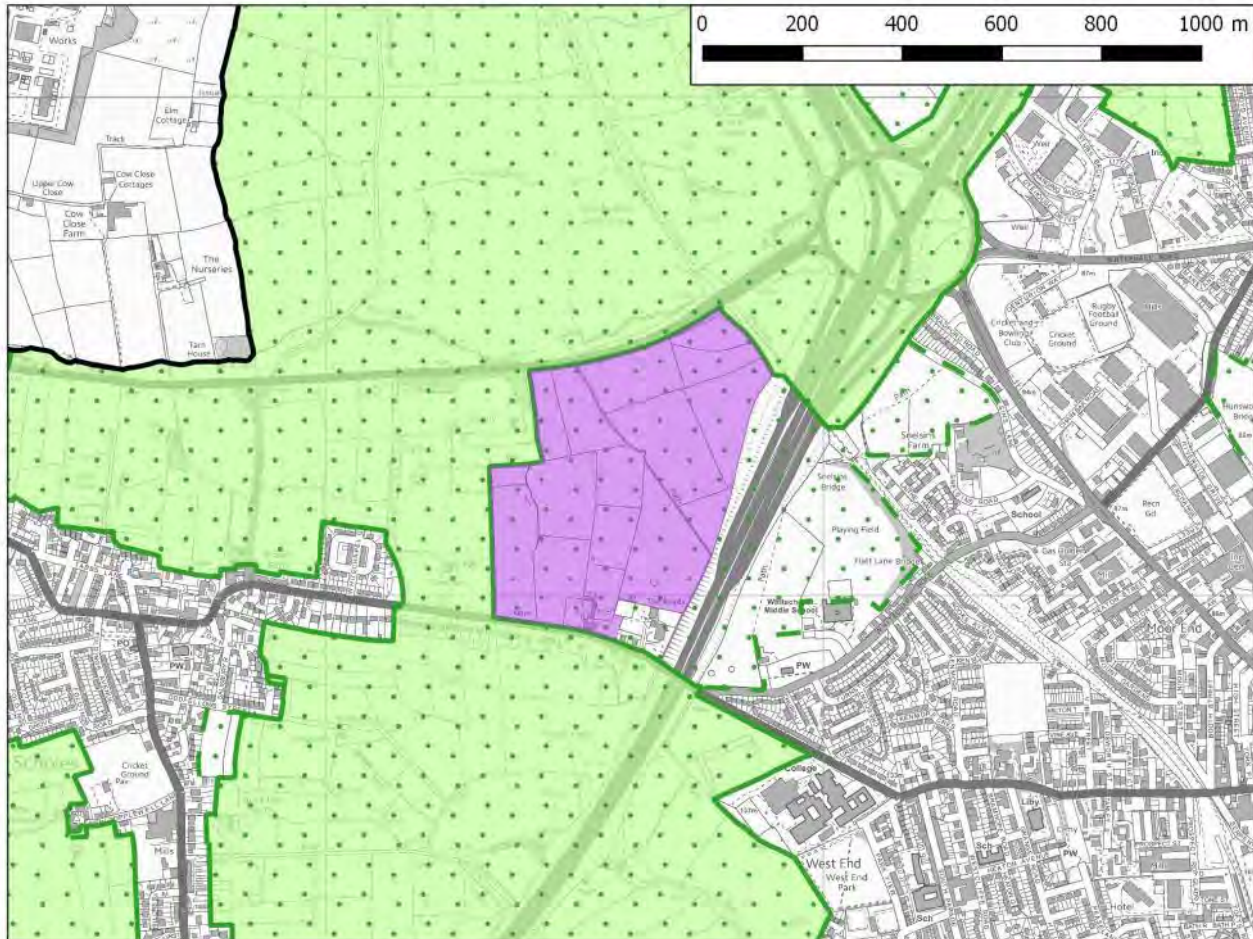


**Site pro-formas for each green belt release showing accepted site information, outputs from SA and site maps**

(Council's Response to paragraph 19 of the Inspector's initial note to the council 25 May 2017)

# E1831 - Land to the north and west of, The Royds, Whitechapel Road, Cleckheaton

## Green Belt Release Sites: E1831



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDL
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01  
Filename: Green Belt Release Sites/E1831

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**E1831****Land to the north and west of, The Royds, Whitechapel Road, Cleckheaton**

Proposed Land Use	Employment
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Detached from Settlement
Gross area (Ha)	24.57
Net area (Ha)	
Housing Capacity	0
Employment Floorspace	41,020

**Technical Consultation summaries**

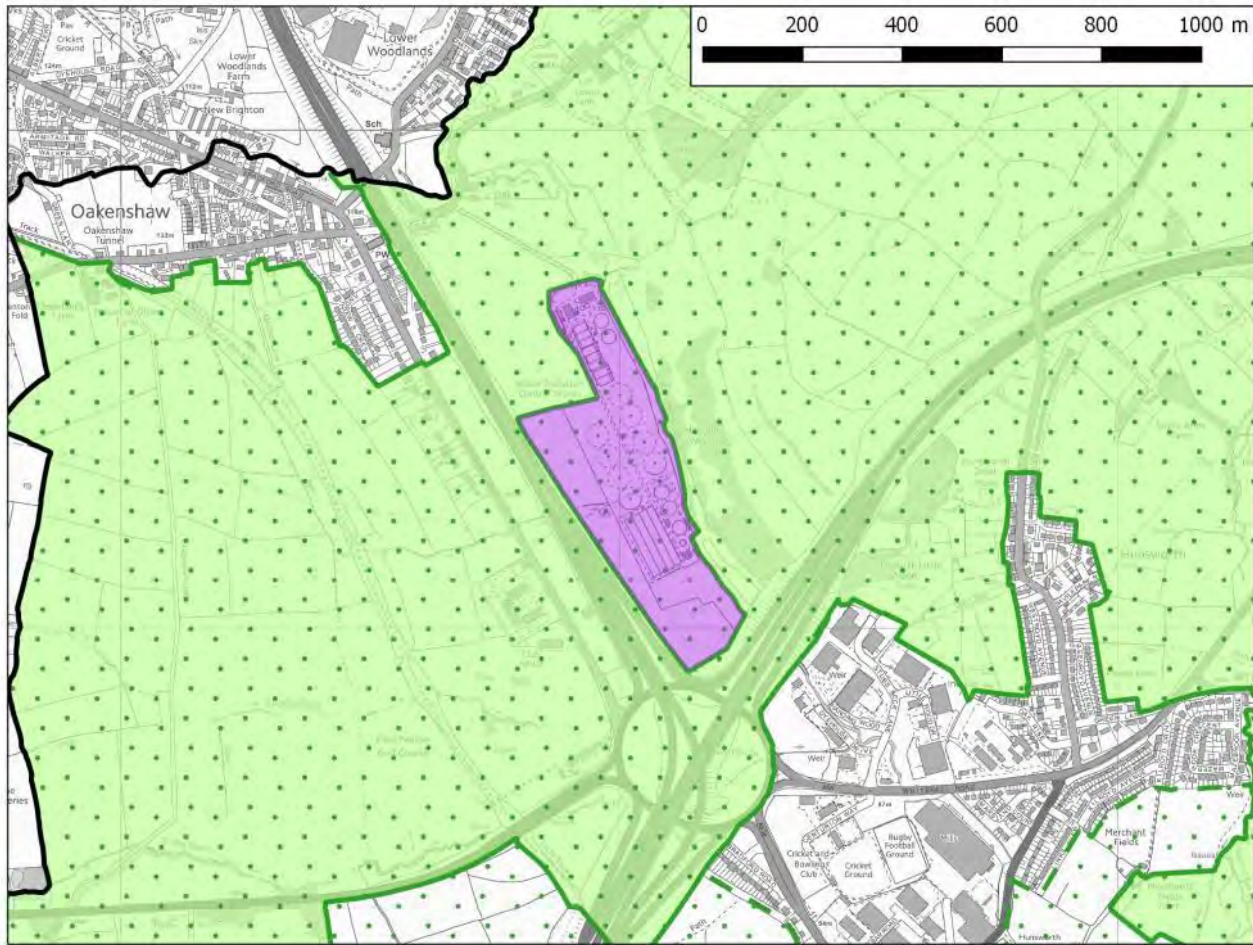
Education	N/A	N/A
Biodiversity		No significant constraints identified.
Historic Environment		Received archaeological evaluation on this site. Conclusion indicates site has historically been used for agricultural purposes and remains undeveloped to this present day. The archaeological desk-based assessment has established that there is low potential for archaeological remains within the proposed site allocation. However, a geophysical survey of arable fields within the proposed development site is recommended. English Heritage and WYAAS have raised no objections.
Flood risk and Drainage		No change from DLP. Main river flood zone 1: no objection. Surface water flood risk; Tributary to Stubs Beck flows through the western section of the site. Stubs Beck crossed under the A58 outside the site boundary. Parts of the site do not naturally fall to these watercourses. Surface water drainage; Investigation into possibility of gravity connection for surface water. Crossing 3rd party land/permission may be required. Flood Management would object to pumped solutions. Note: site promoter has confirmed that swales would be used to address surface water flooding.
Highways/Transport		Access can be achieved from A58 Whitehall Road which is subject to a de-restricted speed limit (60mph). A stopping sight distance of 215m is required. A secondary access is possible from the B6120 Whitechapel Road. 2.4 x 43m (30mph speed limit) visibility splays required. Spen Valley Greenway to the north east of site boundary. Combined Cycle / Footway is required along the site frontage on Whitehall Road to tie into Spen Valley Greenway. A dedicated link to Spen Valley Greenway from inside site should also be provided so as to avoid A58. PROW SPE/24/30 crosses site.
Environmental Protection		Most of the site falls within an outer hazard zone. A small part of the site is affected by the route of a high pressure gas pipeline. Noise and odour reports required if any B2 or B8 proposed. AQIA required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that the development of employment sites does not contribute to poor air quality.
Green Belt Edge	N/A	N/A
Green Belt Site		One of the purposes of the green belt is to prevent the merger of settlements and removal of this site from the green belt has significantly reduced the size of the strategic gap between Scholes and Cleckheaton, however the land between the site and Whitechapel Grove prevents the physical merger of the two settlements. The land stretches between Whitechapel Road to the south, the M62 to the east and the A58 to the north and is not therefore seen as part of the wider countryside.
Exceptional Circumstances	-	This site is required to meet the objectively assessed need for strategic employment locations in the district and as such exceptional circumstances exist to amend the green belt boundary. This is based on market need and locational demand and ensures that employment land is available to meet the aspirations both of the Kirklees Economic Strategy and the Leeds City Region economic market area. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating employment development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	The site has been accepted to meet the needs of the manufacturing industry - particularly advanced manufacturing and precision engineering. It has been demonstrated there are no site opportunities of the size and location required by manufacturing within the localities of Kirklees. In view of this exceptional circumstances exist to release land from the green belt for B2 operations.

**E1831: Land between Whitechapel Road and Whitehall Road Cleckheaton (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	The provision of new employment sites in any location is likely to have a positive effect by ensuring that new job opportunities are provided to match the population growth that is being planned for within the Local Plan. Effects will be particularly positive where sites are large in size as they will result in more job creation.  This site is relatively large (21.11ha); therefore a significant positive effect is likely.
2. Achieve an economy better capable of growth through increasing investment, innovation and Entrepreneurship.	++	The provision of new employment sites in any location is likely to have a positive effect by encouraging economic growth. Effects will be particularly positive where sites are large in size.  This site is relatively large (21.11ha); therefore a significant positive effect is likely.
3. Ensure education facilities are available to all.	0	The location of employment sites will not have a direct effect on this SA objective: therefore all sites will have a negligible effect.
4. Improve the health of local people and ensure that they can access the health and social care they need.	0	The location of employment sites will not have a direct effect on this SA objective: therefore all sites will have a negligible effect.
5. Protect local amenity including avoiding noise and light pollution.	-?	Where employment 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 but also potentially during the operational phase depending on the nature of businesses that locate at the site. There are existing residential properties within 100m to the west and south of this site, which could be affected by increased noise and light pollution both during construction and also potentially during the operational phase although this is uncertain depending on the nature of commercial activities that take place at the site. Therefore, a potential but uncertain minor negative effect is likely.
6. Retain and enhance access to local services and facilities.	0	The location of employment sites is not expected to have a significant effect on this objective, with effects being determined more by the location of residential sites (which have been appraised separately). Therefore, all of the employment site options are considered likely to have a negligible effect on retaining and enhancing access to local services and facilities.
7. Make our communities safer by reducing crime, anti-social behaviour and the fear of crime.	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the district: therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites and so the effects of all of the potential employment 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 effects of the potential employment sites on this objective will partly depend on the proximity of open space and green infrastructure which can be used by employees during breaks, and also whether any recreation facilities/areas of open space/green infrastructure would be lost due to development of the site for employment.  There are several areas of open space within 600m of the site, including a golf course, approximately 12m to the north, an area of allotments approximately 205m to the west and an area of amenity greenspace approximately 203m to the west. In addition there is a national cycle path running adjacent to part of the north eastern site boundary. Therefore, a minor positive effect is likely. This site does not contain any existing open space or recreational facilities that could be lost as a result of the development of the site.
9. Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective: therefore the score for all sites will be negligible.
10. Secure an effective and safe transport network which encourages people to make use of sustainable and active modes of transport.	+	<b>The accessibility 'heatmapping' work that has been undertaken on behalf of Kirklees Council has been analysed to identify the number of working age people (those aged 16-64) that live within 20 minutes travel time of each employment site option, taking into account non-car based modes of transport.</b>  10,424 people (aged 16-64) would be able to access this site via sustainable transport within 20 minutes: 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 site is relatively large (21.11ha) and is on mainly greenfield land (although there is an existing property to the west of the site), the majority of which is classified as Grade 3 agricultural land: therefore a significant negative effect is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	--?	This site is relatively large (21.11ha) and is on mainly greenfield land (although there is an existing property to the west of the site): therefore a significant negative effect on this objective is likely although this is uncertain depending on the design of the development. This site is not within 500m of the National Park.  The site lies in LCA K1: Thornton-Queensbury, as identified in the 2015 Landscape Character Assessment for Kirklees. The LCA comprises pockets of higher gently undulating ground. Woodland cover is generally marginal. Although this area is predominantly farmland with relatively small settlements, the surrounding urban centres and major transport corridors have a pervading influence, reducing levels of tranquillity.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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 three biodiversity /geodiversity sites between 250m and 1km of this site: Hanging Wood (745m) Local Wildlife Site and Hanging Wood (710m) and Hunsworth Great Wood and Little Wood (803m) candidate Local Wildlife Sites: therefore a minor negative effect is likely. Given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development the effect is noted to be uncertain.
15. Reduce air, water and soil pollution.	0	This site is not within or adjacent to an AQMA: therefore a negligible effect is expected.
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 mainly greenfield land (although there is an existing property to the west of the site) outside of flood zone 3b: therefore a minor negative effect is likely.
17. Increase prevention, re-use, recovery and recycling of waste close to source.	-	All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. Where 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 mainly greenfield land (although there is an existing property to the west of the site) therefore a minor negative effect on this objective is likely.
18. Increase efficiency in water, energy and raw material use.	0	While all new employment development is likely to involve an increase in energy and water consumption this will not be influenced by the location of employment sites. Similarly, all employment development will result in the increased consumption of minerals for construction but this will not be influenced by the location of employment 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 employment development will not affect the contribution that the buildings make to climate change, which will be influenced by other factors such as how energy efficient the building is and the nature of commercial activities at the site. However, where a high number of people are able to access employment sites via sustainable transport, levels of car use and the associated greenhouse gas emissions are likely to be lower.  10,424 people (aged 16-64) would be able to access this site via sustainable transport within 20 minutes: 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 1: employment and 2: economic growth, and potential significant negative effects were identified in relation to SA objectives 11: land use and 12: landscape. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# E1985a - Former North Bierley Waste Water, Cliffe Hollins Lane, Cleckheaton

## Green Belt Release Sites: E1985a



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/E1985a

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**E1985a****Former North Bierley Waste Water, Cliffe Hollins Lane, Cleckheaton**

Proposed Land Use	Employment
Is the site Green/Brownfield?	Predominantly Brownfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Detached from Settlement
Gross area (Ha)	14.03
Net area (Ha)	
Housing Capacity	0
Employment Floorspace	46,451

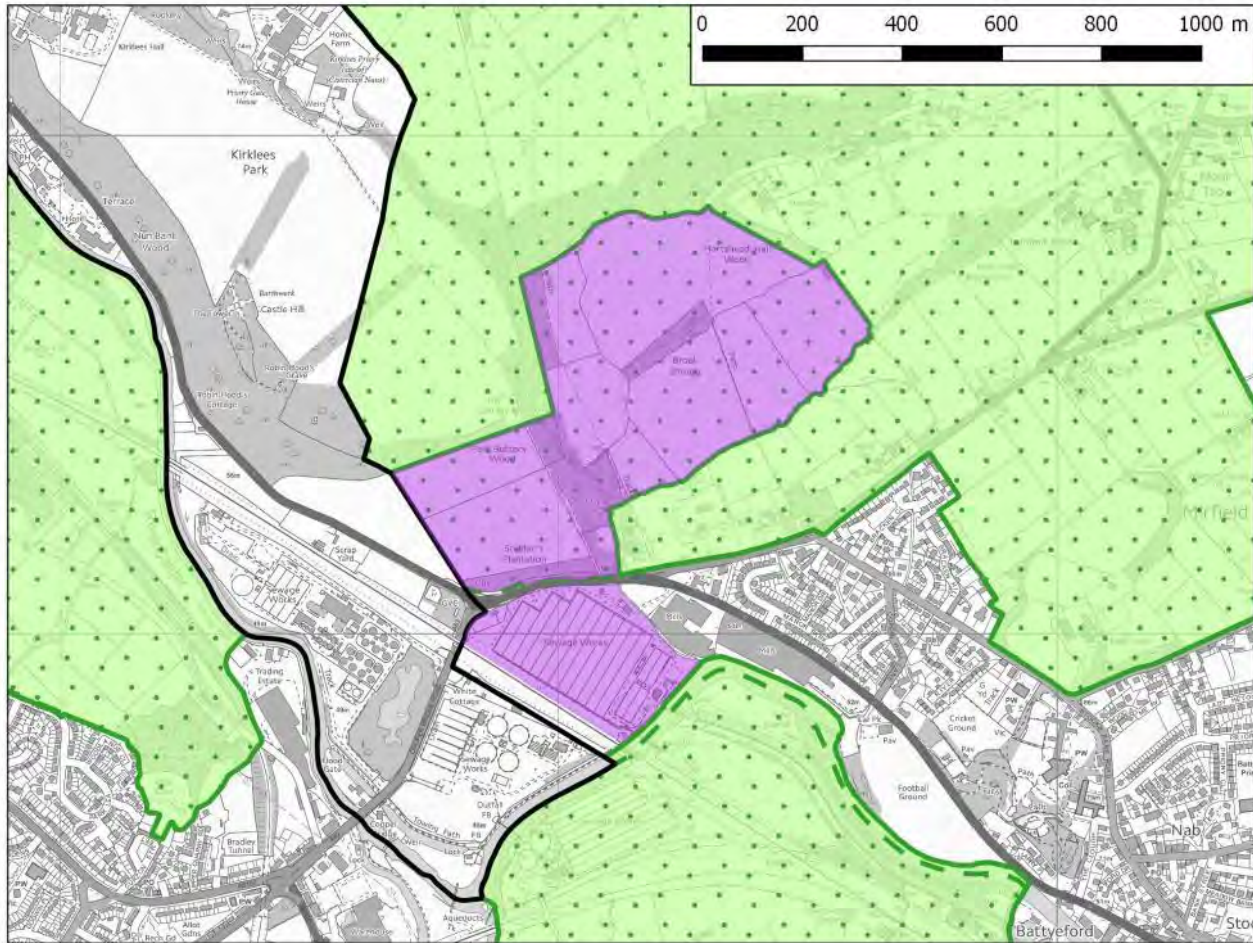
**Technical Consultation summaries**

Education	N/A	N/A
Biodiversity		Adjacent to Hanging Wood LWS an ancient wood site. Buffer of 0.34 ha required.
Historic Environment		No apparent archaeological implications but given area would recommend desk-based assessment & possible pre-determination evaluation.
Flood risk and Drainage		Main river flood zones 1, 2 and 3a. FRA required for development in FZ2/3. Surface water flood risk; deep flooding shown at the south-eastern boundary as well as linear patterns reflecting position of watercourse. Stand-off for maintenance and flood routing. Surface water drainage; modelling for watercourse advised. Seek opportunities to support River Spen restoration. Although weir is not a priority structure for fish passage there may be benefits in improving fish passage.
Highways/Transport		Highways improvement scheme required to accommodate the planned growth in the area. 5.9 hectares of the land identified within this allocation will need to be set aside to accommodate this scheme - including storage during road construction. KC Highways local links work has not identified any significant constraints. Information supplied at draft stage remains relevant therefore amber rating is to be retained. Key issues include access is achievable using existing access to water works. 43m stopping sight distance required for site access junction (30mph speed limit). Although this existing access road is shown outside site boundary, it is assumed that this road can be utilised for access (it only serves this site). The road will require widening into the site and improve junction with Cliffe Hollins Lane. Signage on Cliff Hollins Lane stating "unsuitable for heavy goods vehicles", refers to narrow road AFTER proposed site access location. Sign at Mill Carr Road / Cliffe Hollins Lane junction shows vehicles over 7.5t prohibited, except for access. This TRO should allow HGVs to access the site. PROW SPE/21/20 to north of site boundary. Highways Agency rank 3 site: additional mitigation required.
Environmental Protection		All the site lies within an outer hazard zone. Part of site affected by high pressure gas pipeline. AQIA required. Good site for all business and industrial uses.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that the development of employment sites does not contribute to poor air quality.
Green Belt Edge	N/A	N/A
Green Belt Site		This site is separated from any settlement in Kirklees by major roads, including the M62 and M606 motorways. One of the purposes of the green belt is to prevent neighbouring towns from merging into one another and although it is acknowledged that there is development on the west of Bradford Road, undeveloped frontages help to maintain the appearance of separation. The extent of this site could reinforce merger between Oakenshaw and Cleckheaton, however the open fields between the site and Cliff Hollins Lane would retain separation.
Exceptional Circumstances	-	This site is required to meet the objectively assessed need for strategic employment locations in the district and as such exceptional circumstances exist to amend the green belt boundary. This is based on market need and locational demand and ensures that employment land is available to meet the aspirations both of the Kirklees Economic Strategy and the Leeds City Region economic market area. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating employment development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site has been accepted to meet the needs of the manufacturing industry - particularly advanced manufacturing and precision engineering. It has been demonstrated there are no site opportunities of the size and location required by manufacturing within the localities of Kirklees. In view of this exceptional circumstances exist to release land from the green belt for B2 operations. 5.9 hectares will need to be set aside to accommodate the M606 / M62 link road. This area has been removed from the developable area.

E1985a (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	The provision of new employment sites in any location is likely to have a positive effect by ensuring that new job opportunities are provided to match the population growth that is being planned for within the Local Plan. Effects will be particularly positive where sites are large in size as they will result in more job creation.  This site is large (14.03ha): therefore a significant positive effect is likely.
2. Achieve an economy better capable of growth through increasing investment, innovation and Entrepreneurship.	++	The provision of new employment sites in any location is likely to have a positive effect by encouraging economic growth. Effects will be particularly positive where sites are large in size.  This site is large (14.03ha): therefore a significant positive effect is likely.
3. Ensure education facilities are available to all.	0	The location of employment sites will not have a direct effect on this SA objective: therefore all sites will have a negligible effect.
4. Improve the health of local people and ensure that they can access the health and social care they need.	0	The location of employment sites will not have a direct effect on this SA objective: therefore all sites will have a negligible effect.
5. Protect local amenity including avoiding noise and light pollution.	0	Where employment 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 but also potentially during the operational phase depending on the nature of businesses that locate at the site.  The site is not located within close proximity of an existing residential development or any other sensitive receptors. As such, a negligible effect is expected on this SA objective.
6. Retain and enhance access to local services and facilities.	0	The location of employment sites is not expected to have a significant effect on this objective, with effects being determined more by the location of residential sites (which have been appraised separately). Therefore, all of the employment site options are considered likely to have a negligible effect on retaining and enhancing access to local services and facilities.
7. Make our communities safer by reducing crime, anti-social behaviour and the fear of crime.	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the district: therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites and so the effects of all of the potential employment 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 effects of the potential employment sites on this objective will partly depend on the proximity of open space and green infrastructure which can be used by employees during breaks, and also whether any recreation facilities/areas of open space/green infrastructure would be lost due to development of the site for employment.  Cleckheaton Golf Course is located 155m west of the site and there is an area of semi natural and natural greenspace located 560m north of the site on Bradford Road. A minor positive effect is therefore predicted for this SA objective.
9. Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective: therefore the score for all sites will be negligible.
10. Secure an effective and safe transport network which encourages people to make use of sustainable and active modes of transport.	+	<b>The accessibility 'heatmapping' work that has been undertaken on behalf of Kirklees Council has been analysed to identify the number of working age people (those aged 16-64) that live within 20 minutes travel time of each employment site option, taking into account non-car based modes of transport.</b>  6,706 people (aged 16-64) would be able to access this site via sustainable transport within 20 minutes: 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 site is large (14.03ha) and is on mainly brownfield land: therefore it is likely to have a significant positive effect.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	+	This site is large (14.03ha) and is on mainly brownfield land: therefore, a minor positive effect on this objective is likely although this is uncertain depending on the design of the development. This site is not within 500m of the National Park.  The site lies in LCA G11: Batley Fringe Incised Valleys, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a landscape of discrete, small scale tributary valleys with some significant bands of broadleaved riparian woodland. Although mostly undeveloped, there is a strong urban influence, particularly in close proximity to main roads.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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 a number of Local Wildlife Sites located within close proximity to the site: Hanging Wood is directly adjacent to the east of the site, Hunsworth Great Wood and Little Wood is located 285m away and Cockleshaw Wood is 275m north east of the site. As such, a significant negative effect is expected on this SA objective. Given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development the effect is considered to be uncertain.
15. Reduce air, water and soil pollution.	0	This site is not within or adjacent to an AQMA: therefore a negligible effect is expected.
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 mainly brownfield land located within Flood Zone 2 and 3 due to Hunsworth Beck being along the eastern site boundary: therefore a minor negative effect is likely.
17. Increase prevention, re-use, recovery and recycling of waste close to source.	+	All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. Where 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 mainly brownfield: therefore a minor positive effect on this objective is likely. This effect is recorded as uncertain depending on the previous use of the site.
18. Increase efficiency in water, energy and raw material use.	0	While all new employment development is likely to involve an increase in energy and water consumption this will not be influenced by the location of employment sites. Similarly, all employment development will result in the increased consumption of minerals for construction but this will not be influenced by the location of employment 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 employment development will not affect the contribution that the buildings make to climate change, which will be influenced by other factors such as how energy efficient the building is and the nature of commercial activities at the site. However, where a high number of people are able to access employment sites via sustainable transport, levels of car use and the associated greenhouse gas emissions are likely to be lower.  6,706 people (aged 16-64) would be able to access this site via sustainable transport within 20 minutes: therefore, a minor positive effect is likely.
<b>Summary of SA findings:</b> Potential significant positive effect was found in relation to SA objectives 1: employment opportunities, 2: economic growth, and 11: land use. Significant negative effects were identified in relation to any of the SA objective 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.		

**E1832c - Land north and west of the Three Nuns Pub and Former Cooper Bridge Waste Water Treatment Works, Leeds Road**

**Green Belt Release Sites: E1832c**



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/E1832c

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**E1832c****Land north and west of the Three Nuns Pub and Former Cooper Bridge Waste Water Treatment Works, Leeds Road**

Proposed Land Use	Employment
Is the site Green/Brownfield?	Predominantly Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	45.79
Net area (Ha)	
Housing Capacity	0
Employment Floorspace	162,187

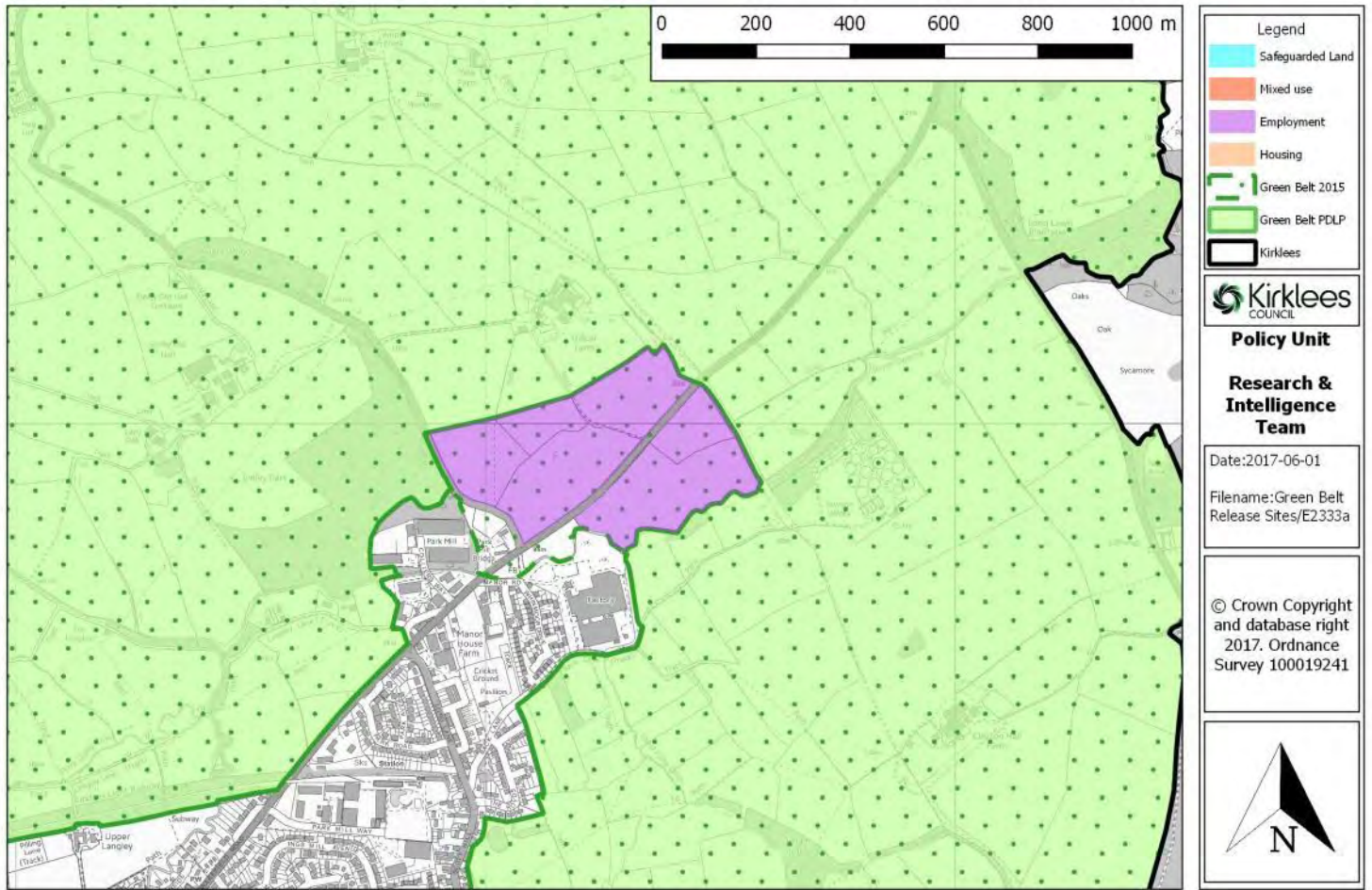
**Technical Consultation summaries**

Education	N/A	N/A
Biodiversity		WYE have confirmed that the area of Common Spotted Orchids should be retained if it can be mapped. The River Calder and Nun Brook converge at part of this proposed allocation. Both are UK BAP priority habitats. There are areas of recently planted woodland which link areas of woodland to east and west of the site and woodland along the Nun Brook all of which should be retained. Otter on the River Calder, need to retain minimum of 10m stand off and plant with locally native woodland or scrub. Developable area reduced by 6.73 ha due to UK BAP habitat and WHN.
Historic Environment		Impact upon Grade II registered Historic Park and Garden and Kirklees Hall - including other designated heritage assets. FAS recommendation is for the development to preserve the boundary of the park, retain the park wall, cottage and deer house. Beyond the park boundary, potential impact on designated heritage assets decreases. Impact on the setting of the Listed Buildings of the surrounding area would potentially be moderate, and would require mitigation through sensitive design and screening.
Flood risk and Drainage		Flood zone 2 (24%) and 3a (18%). Sequential test required. Some surface water flooding within the Cooper Bridge Waste Water Treatment Works. Depth of flooding could be distorted due to presence of filter beds. Further investigation required.
Highways/Transport		Highways local links has not identified any significant issues. Safety issues identified within the vicinity of the site. Access is achievable. Issues can be mitigated via the proposed highways improvements planned for Cooper Bridge through the West Yorkshire Transport Fund.
Environmental Protection		Site falls within an AQMA therefore impact assessment will be required. Noise assessment and phase 1 and 2 contaminated land study also required. No absolute constraints identified but the findings of the aforementioned studies will need to be factored in, and appropriately mitigated, when planning permission is sought. Site also falls within the high pressure gas zone.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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		The fragmented land use presents some opportunity for limited settlement expansion without significantly impacting on the openness or strategic role of the green belt. This area includes part of Kirklees Park which also contains significant historic assets, which are within Calderdale.
Green Belt Site		The presence of green belt in Calderdale prevents physical merger with adjoining settlements and the restriction of the extent of the site northwards limits the impact on the gap. This is an area of countryside but the option follows defensible boundaries, particularly to the north, so there is no risk of sprawl, although there would be risk of development pressure on the remaining green belt land sandwiched between the site and Leeds Road which is already an area of urban fringe. There are areas of priority habitat within the site and historic assets in close proximity.
Exceptional Circumstances	-	This site is required to meet the objectively assessed need for strategic employment locations in the district and as such exceptional circumstances exist to amend the green belt boundary. This is based on market need and locational demand and ensures that employment land is available to meet the aspirations both of the Kirklees Economic Strategy and the Leeds City Region economic market area. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating employment development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	The quantum of land proposed and the sites location meet the requirements of industry that cannot be currently accommodated within the district. Given the importance of such a site to meeting the objectives of the city region and councils own economic strategies exceptional circumstances to release the land from the green belt can be demonstrated. This location is also recognised as a regionally important employment location in the Leeds City Region Strategic Economic Plan and in the Kirklees Economic Strategy.

E1832c (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	The provision of new employment sites in any location is likely to have a positive effect by ensuring that new job opportunities are provided to match the population growth that is being planned for within the Local Plan. Effects will be particularly positive where sites are large in size as they will result in more job creation. This site is large (45.79ha): therefore a significant positive effect is likely.
2. Achieve an economy better capable of growth through increasing investment, innovation and Entrepreneurship.	++	The provision of new employment sites in any location is likely to have a positive effect by encouraging economic growth. Effects will be particularly positive where sites are large in size. This site is large (45.79ha): therefore a significant positive effect is likely.
3. Ensure education facilities are available to all.	0	The location of employment sites will not have a direct effect on this SA objective: therefore all sites will have a negligible effect.
4. Improve the health of local people and ensure that they can access the health and social care they need.	0	The location of employment sites will not have a direct effect on this SA objective: therefore all sites will have a negligible effect.
5. Protect local amenity including avoiding noise and light pollution.	0	Where employment 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 but also potentially during the operational phase depending on the nature of businesses that locate at the site. The site is not within 100m of residential development or other sensitive receptors, therefore a negligible effect is expected on this SA objective.
6. Retain and enhance access to local services and facilities.	0	The location of employment sites is not expected to have a significant effect on this objective, with effects being determined more by the location of residential sites (which have been appraised separately). Therefore, all of the employment site options are considered likely to have a negligible effect on retaining and enhancing access to local services and facilities.
7. Make our communities safer by reducing crime, anti-social behaviour and the fear of crime.	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the district; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites and so the effects of all of the potential employment 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 effects of the potential employment sites on this objective will partly depend on the proximity of open space and green infrastructure which can be used by employees during breaks, and also whether any recreation facilities/areas of open space/green infrastructure would be lost due to development of the site for employment. The site is within 260m of an amenity greenspace feature on Bracken Close and within 305m of a large open space consisting of semi natural and natural greenspace and public playing fields. A minor positive effect is therefore predicted for this SA objective.
9. Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective: therefore the score for all sites will be negligible.
10. Secure an effective and safe transport network which encourages people to make use of sustainable and active modes of transport.	++	The accessibility 'heatmapping' work that has been undertaken on behalf of Kirklees Council has been analysed to identify the number of working age people (those aged 16-64) that live within 20 minutes travel time of each employment site option, taking into account non-car based modes of transport. 26,609 people (aged 16-64) would be able to access this site via sustainable transport within 20 minutes: therefore, a significant 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 site is large (45.79ha) on mainly on greenfield land (a section in the south of the site appears to have been developed for sewage works) and has been identified as mainly Grade 3 Agricultural Quality: therefore it is likely to have a significant negative effect.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	--?	This site is large (42.2ha) and is mainly on greenfield land (a section in the south of the site appears to have been developed for sewage works): therefore, a significant negative effect on this objective is likely although this is uncertain depending on the design of the development. This site is not within 500m of the National Park. The site lies mostly in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition. However a third of the site lies in LCA M1: Calder Valley Floor, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a valley landscape with limited woodland cover, and agricultural land cover is very limited due to urban development. This is a heavily urbanised area with little tranquillity, although the area has more of a rural feel in the east.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment. 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. The effect on this SA objective is therefore likely to be uncertain.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	Sir John Ramsden Canal is a candidate Local Wildlife site located 560m to the south west of the site: therefore a minor negative effect is likely. Given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development the effect is considered to be uncertain.
15. Reduce air, water and soil pollution.	--	This site is within an AQMA along the A644: therefore a significant negative effect is expected.
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 mainly greenfield land located within Flood Zone 2 and 3 due to the River Calder being within close proximity of the site: therefore a significant negative effect is likely.
17. Increase prevention, re-use, recovery and recycling of waste close to source.	-	All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. Where 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 mainly greenfield land: therefore a minor negative effect on this objective is likely.
18. Increase efficiency in water, energy and raw material use.	0	While all new employment development is likely to involve an increase in energy and water consumption this will not be influenced by the location of employment sites. Similarly, all employment development will result in the increased consumption of minerals for construction but this will not be influenced by the location of employment 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 employment development will not affect the contribution that the buildings make to climate change, which will be influenced by other factors such as how energy efficient the building is and the nature of commercial activities at the site. However, where a high number of people are able to access employment sites via sustainable transport, levels of car use and the associated greenhouse gas emissions are likely to be lower. 26,609 people (aged 16-64) would be able to access this site via sustainable transport within 20 minutes: therefore, a significant positive effect is likely.
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 2: economy, 10: sustainable transport and 19: climate change. Potential significant negative effects were identified in relation to SA objectives 11: land use, 12: landscape, 15: pollution and 16: flooding. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

E2333a - Land to the east of, 4 Park Mill, Wakefield Road, Clayton West

Green Belt Release Sites: E2333a



**E2333a****Land to the east of, 4 Park Mill, Wakefield Road, Clayton West**

Proposed Land Use	Employment
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	16.82
Net area (Ha)	
Housing Capacity	0
Employment Floorspace	59,044

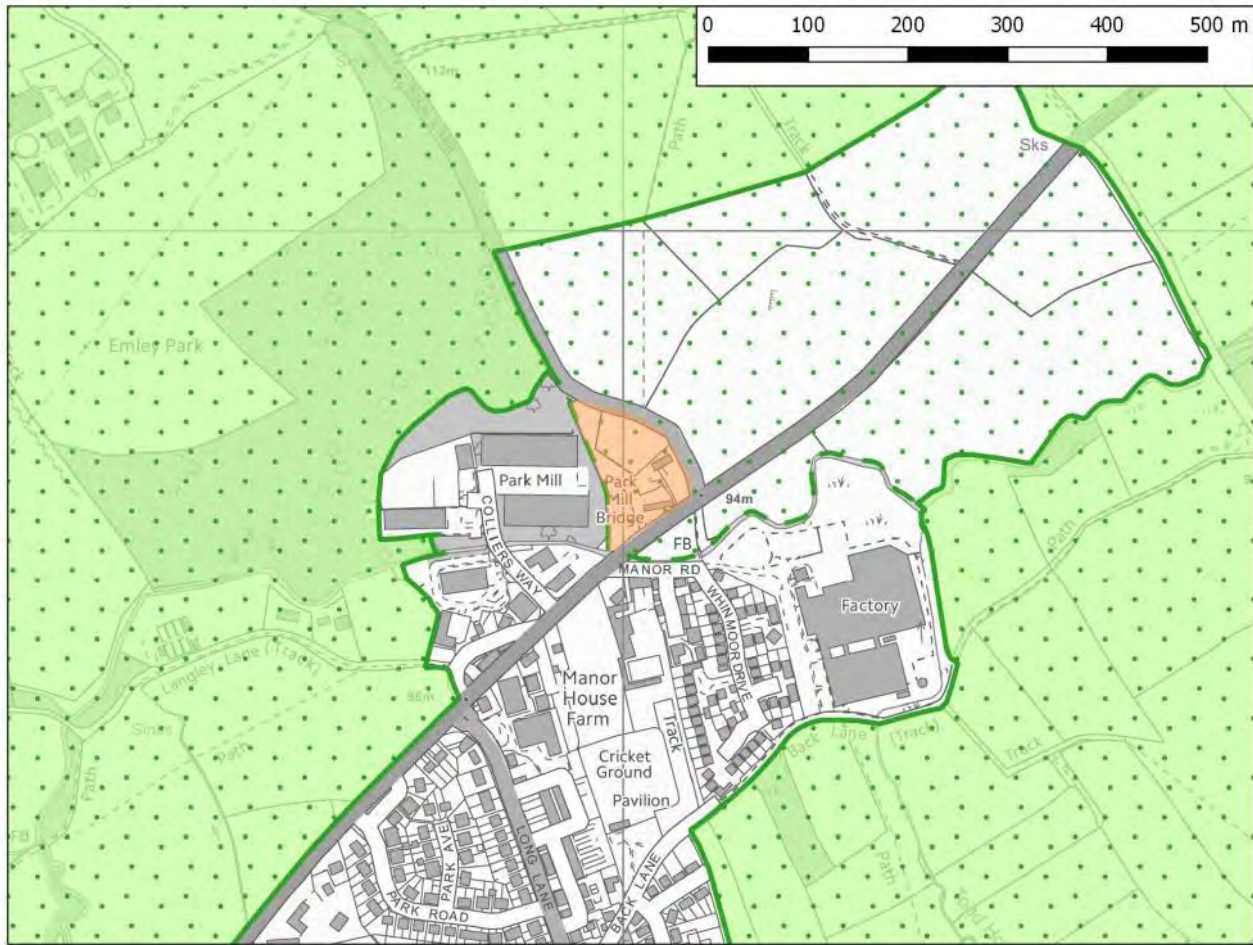
**Technical Consultation summaries**

Education	N/A	N/A
Biodiversity		River Dearne flows along the southern boundary which is a UK BAP priority habitat. Species of Principal Importance along the river therefore a protected species survey and appropriate mitigation - including stand-off - will be required. 0.49 ha will need to be removed from the developable area.
Historic Environment		The site lies 750 metres from the boundary of Bretton Hall a Grade II Historic Park and Garden. Development in this location needs to mitigate from potential harm to elements which contribute to the significance of this area. Site also lies 750metres from some Iron mining shaft mounds and medieval earthworks which are designated as a Scheduled Monument. Mitigation required to prevent harm to the elements which contribute to its significance. Archaeological evaluation required.
Flood risk and Drainage		Site falls within flood zones 2 and 3. Very small area falls within 3b - 0.08 ha to be removed. Some surface water flood risk identified.
Highways/Transport		Site access achievable. PROW crosses northern part of the site. No significant constraints identified.
Environmental Protection		Air Quality Impact Assessment required. Potential for noise impact and on potentially contaminated land (phase 1 and 2 report required).
Other Constraints		Part or all of the site lies within a high risk coal referral area. Coal Mining Risk Assessment will be required.
Open Space	N/A	N/A
Public Health		No potential constraints identified.
Green Belt Edge		This is an extensive area of green belt that maintains separation between villages but there are land use features, such as field boundaries and isolated development to the north-east, which present limited opportunities for settlement extension without compromising the role and function of the green belt. Little impact of development from the green belt edge to Kiln Lane but development on more elevated land beyond this may be more prominent. The settlement edge to the south of Wakefield Road follows the line of the River Dearne which presents a strong natural edge to the settlement and which is a countryside feature associated with important wildlife habitat.
Green Belt Site		The developable area of this site south of Wakefield Road is separated from Clayton West by the River Dearne and its associated important wildlife habitats, however it should also be recognised that the current adjoining factory and its substantial hard standing areas mean that this site is an extension to the urban area. The northern section of the site is also well related to the settlement as there are properties at Park Mill House between the site and the edge of the settlement. North of Wakefield Road the land rises significantly so there is a high risk of prominent development in long distance views to the detriment of the openness of the green belt.
Exceptional Circumstances	-	This site is required to meet the objectively assessed need for strategic employment locations in the district and as such exceptional circumstances exist to amend the green belt boundary. This is based on market need and locational demand and ensures that employment land is available to meet the aspirations both of the Kirklees Economic Strategy and the Leeds City Region economic market area. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating employment development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Exceptional circumstances can be demonstrated for the need to release land from the green belt to accommodate B2 - with an element of B8 - operations that could not otherwise meet the needs of the industry within the existing settlements of Kirklees. This option presents a suitable location to meet the needs of businesses within the south of the district. Site option has a more defensible green belt boundary when considered against the alternatives for this location.

E2333a (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	The provision of new employment sites in any location is likely to have a positive effect by ensuring that new job opportunities are provided to match the population growth that is being planned for within the Local Plan. Effects will be particularly positive where sites are large in size as they will result in more job creation. This site is large (5.17ha); therefore a significant positive effect is likely.
2. Achieve an economy better capable of growth through increasing investment, innovation and Entrepreneurship.	++	The provision of new employment sites in any location is likely to have a positive effect by encouraging economic growth. Effects will be particularly positive where sites are large in size. This site is large (5.17ha); therefore a significant positive effect is likely.
3. Ensure education facilities are available to all.	0	The location of employment sites will not have a direct effect on this SA objective; therefore all sites will have a negligible effect.
4. Improve the health of local people and ensure that they can access the health and social care they need.	0	The location of employment sites will not have a direct effect on this SA objective; therefore all sites will have a negligible effect.
5. Protect local amenity including avoiding noise and light pollution.	-?	Where employment 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 but also potentially during the operational phase depending on the nature of businesses that locate at the site. The site is located within 100m of existing residential development south of the site on Whinmoor Drive. As such, a minor negative effect is expected on this SA objective. Although this effect is recorded as uncertain depending on the nature of commercial activities that take place at the site.
6. Retain and enhance access to local services and facilities.	0	The location of employment sites is not expected to have a significant effect on this objective, with effects being determined more by the location of residential sites (which have been appraised separately). Therefore, all of the employment site options are considered likely to have a negligible effect on retaining and enhancing access to local services and facilities.
7. Make our communities safer by reducing crime, anti-social behaviour and the fear of crime.	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the district; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites and so the effects of all of the potential employment 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 effects of the potential employment sites on this objective will partly depend on the proximity of open space and green infrastructure which can be used by employees during breaks, and also whether any recreation facilities/areas of open space/green infrastructure would be lost due to development of the site for employment. There is an area of open space located 220m south west of the site consisting of an area of semi natural and natural greenspace, private playing fields and provision for children and young. A minor positive effect is therefore predicted for this SA objective.
9. Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all sites will be negligible.
10. Secure an effective and safe transport network which encourages people to make use of sustainable and active modes of transport.	+	The accessibility 'heatmaping' work that has been undertaken on behalf of Kirklees Council has been analysed to identify the number of working age people (those aged 16-64) that live within 20 minutes travel time of each employment site option, taking into account non-car based modes of transport. 8,100 people (aged 16-64) would be able to access this site via sustainable transport within 20 minutes; 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 site is large (5.17ha) on greenfield land and has been identified as Grade 3 Agricultural Land; therefore it is likely to have a significant negative effect.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	--?	This site is large (5.17ha) and is on greenfield land; therefore, a significant negative effect on this objective is likely although this is uncertain depending on the design of the development. This site is not within 500m of the National Park. The site lies mostly in LCA G10: River Dearne Valley, as identified in the 2015 Landscape Character Assessment for Kirklees. This LCA comprises relatively broad valleys with a high level of broadleaved woodland cover. The main valley floor is densely settled and has a peri-urban feel, while the tributary sections of the LCA are generally more tranquil and rural and are only crossed by minor roads. However a section in the north of the site lies in LCA N1: Emley Moor, as identified in the 2015 Landscape Character Assessment for Kirklees. This is an elevated, undulating farmland plateau with frequent woodland cover. The character is predominantly traditional rural, occupied by small villages.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the Grade II Registered Historic Park and Garden at Bretton Hall which is within fairly close proximity of the site. Additionally the site lies within fairly close proximity of the Medieval ironstone pits south of Bentley Grange which is designated as a Scheduled Monument. The loss of this area and its subsequent development could harm elements which contribute to the significance of this monument. The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	0?	There is not a designated biodiversity or geodiversity site located within close proximity of the site, therefore a negligible effect is expected on this SA objective. Given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development the effect is considered to be uncertain.
15. Reduce air, water and soil pollution.	0	This site is not within or adjacent to an AQMA; therefore a negligible effect is expected.
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 located within Flood Zone 2 and 3 due to the River Dearne being within close proximity of the site; therefore a significant negative effect is likely.
17. Increase prevention, re-use, recovery and recycling of waste close to source.	-	All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. Where 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 on this objective is likely.
18. Increase efficiency in water, energy and raw material use.	0	While all new employment development is likely to involve an increase in energy and water consumption this will not be influenced by the location of employment sites. Similarly, all employment development will result in the increased consumption of minerals for construction but this will not be influenced by the location of employment 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 employment development will not affect the contribution that the buildings make to climate change, which will be influenced by other factors such as how energy efficient the building is and the nature of commercial activities at the site. However, where a high number of people are able to access employment sites via sustainable transport, levels of car use and the associated greenhouse gas emissions are likely to be lower. 8,100 people (aged 16-64) would be able to access this site via sustainable transport within 20 minutes; therefore, a minor positive effect is likely.
<b>Summary of SA findings:</b> Potential significant positive effects were identified in relation to SA objectives 1: employment and 2: local economic growth. Potential significant negative effects were identified in relation to SA objective 11: land use, 12: landscape and townscape and 16: flood risk. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H17 - Park Mill Houses 2 and 4, Wakefield Road, Clayton West

## Green Belt Release Sites: H17



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDL
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H17

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**H17****Park Mill Houses 2 and 4, Wakefield Road, Clayton West**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Predominantly Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	1
Net area (Ha)	0.75
Housing Capacity	26
Employment Floorspace	-

**Technical Consultation summaries**

Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.
Biodiversity		Minor amendment to net area needed to provide stand off between the site and the River Dearne / Drain.
Historic Environment		No objections raised.
Flood risk and Drainage		Site adjacent to flood zones 2 and 3, but is within flood zone 1. No strategic drainage options.
Highways/Transport		Potential third party land required to improve visibility at junction with Wakefield Road or Kiln Lane - but site has highway frontage.
Environmental Protection		Potentially contaminated land. There is noise from nearby industrial units, though this land already has existing occupiers. Impact of potential new employment site to the east will depend on the layout and scale of mitigation.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		No applicable health problems.
Green Belt Edge		This is an extensive area of green belt that maintains separation between existing villages. The green belt in this location defines the settlement limits of Clayton West but locally there are opportunities for minor settlement extension that could be achieved with limited impact on openness. Rising ground may make development more prominent towards the north.
Green Belt Site		This is a contained area of land between the settlement edge and Kiln Lane which already contains a degree of built form. It is bounded by the line of Kiln Lane which could represent a strong new defensible boundary and as such there is no risk of sprawl. The site could be released from the green belt with limited impact on openness although the land immediately behind the houses is at a higher level than the existing buildings and as the land rises to the north there is some risk of prominent development if the tree cover is removed.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Potential third party land required to improve visibility at junction with Wakefield Road or Kiln Lane - but site has highway frontage.. Potential issues with amenity from nearby industrial units, though this land already has existing occupiers. Impact of potential new employment site to the east will depend on the layout and scale of mitigation. This site could be accommodated with Kiln Lane representing a defensible Green Belt boundary to the east and Wakefield Road to the south east. 15% of site within high risk mining area.

**H172: Land at West Yorkshire Fire and Rescue Service, Bradford Road, Birkenshaw (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+	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 <b>employment nodes can affect people's ability to access jobs.</b> Approximately half of this site is within 21-25 minutes travel time of the nearest employment node while the other half is within 16-20 minutes travel time; therefore a minor positive 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 this site is within 6-10 minutes travel time to a primary school (aside from a small area in the south west which is within 11-15 minutes) and the whole site is within 6-10 minutes to a secondary school; therefore it is likely to have a significant positive effect. It is also within 25 minutes 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.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> Approximately half of this site is within 6-10 minutes travel time of a GP while the other half is 11-15 minutes from a GP. The site is also within 41-45 minutes of a hospital; therefore a minor positive effect is likely. 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. This site is adjacent to the A651 (Bradford Road) and approximately 130m south of the A58 (Whitehall Road West), which may mean that residents in these parts of the site are affected by road noise. There are also existing residential properties adjacent to the site to the north-east which may be affected by noise during the construction phase. A significant negative effect on this SA objective is therefore likely.
6. Retain and enhance access to local services and facilities.	0	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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. This site is within 11-15 minutes travel time of a local centre and within 16-20 minutes of a town/district centre; therefore a negligible 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.	++	This site is within 600m of more than three recreational facilities. There is a public right of way (PRoW) and three footpaths within walking distance, the closest being directly adjacent to the north western boundary of the site. Amenity greenspaces nearby include an area of semi natural and natural greenspace and a park and garden, which includes provision for children and young people. Other areas include two outdoor sports facilities and an allotment. A significant positive effect is therefore identified.
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 small (2.33ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly or entirely 'green' in terms of its access to five of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (2.33 ha) on mainly brownfield land; therefore a minor positive effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	+?	This is a small site (2.33 ha) mainly on brownfield land; therefore development here could have a minor positive effect on this SA objective although this is uncertain depending on the design of the development. The site is not within 500m of the Peak District National Park. <b>The site lies in an area classed as 'urban' in the 2015 Landscape Character Assessment for Kirklees.</b>
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	<b>Historic England has rated this site as 'orange' in terms of the uncertain potential impacts on Oakroyd Hall Fire Services HQ building which is a Grade II Listed Building.</b> The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	0?	The site is not within close proximity of any designated biodiversity features: Tong Moor Local Nature Reserve is the closest of such features but is located approximately 1.1km to the north and as such, a negligible effect is recorded on this SA objective. Given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development the effect is noted to be uncertain.
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	0	This site is mainly on brownfield land and is outside of flood zone 3; therefore a negligible effect is likely.
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 <b>mainly on brownfield land</b> ; therefore a potential minor positive effect is identified.
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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site is classed as mainly or entirely 'green' in terms of its access to five of the eight features assessed; therefore a significant positive effect is likely.</b>

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objectives 3: education, 8: leisure and recreation, 10: sustainable transport and 19: Climate change and potential significant negative effects were identified in relation to SA objective 5: local amenity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.



### H31 - Land to the north west of, Woodsome Drive, Fenay Bridge

#### Green Belt Release Sites: H31



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDL
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H31

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N

**H31****Land to the north west of, Woodsome Drive, Fenay Bridge**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	2.27
Net area (Ha)	2.27
Housing Capacity	68
Employment Floorspace	-

**Technical Consultation summaries**

Education		There is no immediate need for extra primary and secondary places.
Biodiversity		No objections raised.
Historic Environment		Close to known archaeological site.
Flood risk and Drainage		No objections raised.
Highways/Transport		Site access is achievable onto Penistone Road.
Environmental Protection		Road traffic noise may affect new receptors. Noise assessment required
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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 washes over the open countryside south of Huddersfield. Locally this area is separated from the wider green belt by the line of Penistone Road and therefore has limited relationship to the wider countryside.
Green Belt Site		This site is wholly contained by development on three sides and Penistone Road to the west. The site has limited relationship with the wider countryside and would represent infill between existing built form. Penistone Road to the west would present a strong new green belt boundary.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	The site is an accepted housing option. Site access is achievable onto Penistone Road. Road traffic noise may affect new receptors. Noise assessment required

**H31: Land to the north west of Woodsome Drive, Fenay Bridge, Huddersfield (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 completely within 11-15 minutes travel time of an employment node, and therefore, a significant positive effect is likely.
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. The whole of this site is within 6-10 minutes of a primary school and mostly within 11-15 minutes of both a secondary school and further education facility. Therefore, a significant positive effect is likely.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	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 whole of this site is within 6-10 minutes of a GP, and within 31-35 minutes of a hospital. Therefore, a minor positive effect is likely. 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. This site is directly adjacent to the A629 (Penistone Road) and future residents could be exposed to noise pollution over the long term, resulting in a significant negative effect. In addition, there are a number of existing residential properties within 100m south and east of this site, and these receptors could be exposed to noise and light pollution during construction of the site, reinforcing the negative effect.
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. The whole of this site is within 6-10 minutes of both a local centre and a town/district centre: therefore a minor positive 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.	++	There are a number of recreational facilities and areas of open space within 600m of the site which could be used by residents, the closest of which is a green corridor which is directly adjacent to the east of the site. Other facilities and areas of open space include areas of semi-natural and natural greenspace, amenity greenspace, outdoor sports facilities and allotments. In addition, there are a number of PRoW footpaths to the north-east and east of this site. Therefore, a significant positive effect is likely 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 (2.27ha); 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, the site was classed as entirely 'green' in terms of its access to seven of eight of the features assessed. Therefore, a significant positive effect is likely overall.
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 site is relatively small (2.27ha) and on greenfield land meaning that there is likely to be a minor negative effect on this objective. This negative effect is reinforced as just under half of the site is within grade 3 agricultural land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This site is relatively small (2.27ha) and 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. The site 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.	?	Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the Scheduled Monument at Castle Hill (this site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument). The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	There are a number of biodiversity and geodiversity designations within 1km of this site, including Lepton Great Wood candidate Local Wildlife Site (approximately 630m east of the site), Lepton Great Wood Local Geological Site (approximately 870m south-east), Almondbury Common approved Local Wildlife Site (approximately 850m west) and Carr Wood candidate Local Wildlife Site (approximately 800m south-west). Therefore, this site is likely to have a minor negative effect on this SA objective.
15. Reduce air, water and soil pollution.	0	This site is not within or directly adjacent to 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 outside of flood zone 3: therefore a minor negative effect is likely.
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 on this SA objective.
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. In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as entirely 'green' in terms of its access to seven of eight of the features assessed. Therefore, a significant positive effect is likely overall.
<p><b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: recreation, 10: sustainable transport and 19: climate change. Potential significant negative effects were identified for SA objective 5: amenity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.</p>		

# H40 - Land to the south west of, Sheep Ings Farm, Granny Lane, Mirfield

## Green Belt Release Sites: H40



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H40

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**H40****Land to the south west of, Sheep Ings Farm, Granny Lane, Mirfield**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	2.23
Net area (Ha)	2.12
Housing Capacity	74
Employment Floorspace	-

**Technical Consultation summaries**

Education		No immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary school places.
Biodiversity		No objections raised
Historic Environment		Sheep Ings Farmhouse and its attached barn immediately adjacent to this area are Grade II Listed Buildings. The loss of this site and its subsequent development could harm elements which contribute to their significance .
Flood risk and Drainage		Majority of the site is located in main river flood zone 1. 30% located in flood zone 2 and 4% in flood zone 3; No objection. No objections raised to surface water flood risk or surface water drainage.
Highways/Transport		Site access achievable, visibility splays required.
Environmental Protection		High pressure gas pipelines cross the site. Low Emission Travel Plan and Phase 1 Contaminated Land Report required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Levels of physical activity are lower than the Kirklees average
Green Belt Edge		This is an extensive area of green belt that delineates the southern extent of Mirfield. The existing settlement pattern and land use features present the opportunity for settlement extension with limited impact on the openness of the green belt.
Green Belt Site		This site sits in an area of urban fringe where there is existing sporadic development in the green belt. The site is between existing residential development and mixed residential and industrial property at the junction with Hagg Lane . This is a flat, well contained site with clear boundaries to three sides. There is no risk of sprawl although the north eastern boundary is less well defined and would leave the property between the site and Granny Lane vulnerable to encroachment.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access achievable. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.

**H40: Land to the south west of Sheep Ings Farm, Granny Lane, Mirfield (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++/+	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 <b>employment nodes can affect people's ability to access jobs.</b> Levels of access to an employment node vary throughout this site. The northern part of the site is within 26-30 minutes travel time of the nearest employment node and the southern part of the site is within 16-20 minutes of the nearest employment node. In between those areas journey times to an <b>employment node vary in between those two extremes. Therefore a mixed effect on this objective is expected –minor positive for the northern part and significant positive for the southern part of the site.</b>
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. The site is within 11-15 minutes travel time of the nearest primary school and within 41-45 minutes from the nearest secondary school: therefore a minor positive effect on this objective is expected. The majority of the site is also 41-45 minutes from a further education institute (with a small area in the south within 36-40 minutes).
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 <b>housing sites there will be positive effects on residents' health.</b> The site is within 16-20 minutes travel time of the nearest GP and within 41-45 minutes from the nearest hospital (with an area to the north within 46-50 minutes): therefore a negligible effect on this objective is expected. 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 several existing residential properties within close proximity of the site to the west of the site. In addition, there is an industrial area within close proximity to the east of the site which may result in noise pollution affecting residents in the longer-term. A minor 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The site is within 6-10 minutes travel time of the nearest local centre and within 11-15 minutes from the nearest town/district centre: therefore a minor positive effect on this objective is expected.
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.	++	Approximately 535m to the east of the site is an area of golf course. In addition, within 240m to the south east of the site there is a local cycle route and a PRoW footpath. Within 150m north of the site there are several areas of semi-natural & natural greenspace however, there is a river separating the open space areas from the site making them less easily accessible. Approximately 300m north west of the site is an area of allotments; however, this is located within another housing site option. There are several PRoW footpaths to the west within 150m of the site. Therefore a significant positive effect is expected for this 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 (2.23ha): 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly or entirely 'green' in terms of its access to three of the eight features assessed. Therefore, a minor positive effect is likely.</b>
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 (2.23ha) mainly on greenfield land: therefore a minor negative effect on this SA objective is likely. The majority of the site is not within an area of high quality agricultural land (the land is classed as urban), however a small area to the south of the site is classed as grade 3.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (2.23ha) mainly 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. The site lies in LCA M1: Calder Valley Floor, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a valley landscape with limited woodland cover, and agricultural land cover is very limited due to urban development. This is a heavily urbanised area with little tranquillity, although the area has more of a rural feel in the east.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the adjacent Sheep Ings Farmhouse and its attached barn which are Grade II Listed Buildings.</b> The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-/?	This site is approximately 170m from Briery Bank Wood Local Wildlife Site (although this is within another housing site option) and approximately 455m from Whitley Wood Local Wildlife Site: therefore development here could have a significant negative effect on this SA Objective.
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 the majority of the site is outside of flood zones 2 and 3 (with an area to the north within flood zone 2 and 3): therefore a minor negative effect is likely.
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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly or entirely 'green' in terms of its access to three of the eight features assessed: therefore a minor positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment (part of a mixed effect) and 8: leisure and recreation and a potential significant negative effect was identified in relation to SA objective 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.		

# H46 - Land to the south west of, Dewsbury Rams RLFC, Owl Lane, Shaw Cross

## Green Belt Release Sites: H46



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H46

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**H46****Land to the south west of, Dewsbury Rams RLFC, Owl Lane, Shaw Cross**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	13.82
Net area (Ha)	13.82
Housing Capacity	206
Employment Floorspace	-

**Technical Consultation summaries**

Education		Primary - Mod increase Secondary - Increase No immediate need for additional places. Over 50 dwellings with increasing need.
Biodiversity		Wildlife habitat network, woodland plantation emerging lowland mixed deciduous woodland corridor.
Historic Environment		No objections raised
Flood risk and Drainage		Chickenley Beck is enmained in the southern section but has not been modelled so is shown as flood zone 1. Surface water flooding confined to watercourse section and offsite basin. Stand-off distance from watercourse required.
Highways/Transport		Strategic Highways flagged this as having a major impact on a priority junction. Further mitigation and discussion required. Impact on the strategic road network will not be mitigated by committed schemes.
Environmental Protection		Significant risk with landfill gas therefore major gas mitigation required. On potentially contaminated land. Contamination assessment phase 1 & 2 are required. Multiple sources of noise may affect receptors therefore noise assessment required. Recommend a buffer between the industry to the West and a buffer to the South with Wakefield Road due to noise. Air Quality Impact Assessment and Low Emission Travel Plan also required.
Other Constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.
Open Space	N/A	N/A
Public Health		Levels of obesity are amongst the highest in the district Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the over 65s are higher than the Kirklees average. Ranks number 1 on the IMD
Green Belt Edge		One of the purposes of the green belt is to prevent the merger of neighbouring towns and this is a restricted area of green belt that helps to maintain separation with Wakefield. There is an existing strong green belt boundary formed by the linear settlement pattern and there are few features on the ground in this location that could form a defendable new green belt boundary. Steep slopes adjacent to the open watercourse also restrict opportunities for settlement extension.
Green Belt Site		Planning permission for 206 dwellings was granted on 27th November 2014 (2014/90780) and development commenced on site in 2015. The granting of permission for this development effectively means that the site cannot now perform a green belt role and function. Commencement on site renders the permission valid in perpetuity. National guidance states that the green belt should not include land that it is unnecessary to keep permanently open and there is therefore no further need to retain this site in the green belt.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Planning permission 2014/90780 granted for 206 dwellings on 27th November 2014



**H46: Land to the south west of Dewsbury Rams RLFC Owl Lane, Shaw Cross, Dewsbury (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> The majority of the site is located within 16-20 minutes travel time of the nearest employment node (parts of the site to the north and to the south are located within 11-15 minutes travel time of the nearest employment node); as such a significant positive effect is expected on this SA objective.
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. The site is located within variable travel times of the nearest primary and secondary school. The north eastern part of the site is located within 5 minutes travel time of the nearest primary school while the central part of the site is located within 16-20 minutes travel time of the nearest primary school. The northern part of the site is located within 21-25 minutes travel time of the nearest secondary school while the central part of the site is located within 31-35 minutes travel time of the nearest secondary school. Overall a mixed effect (significant positive/minor negative) is expected on this SA objective.
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 <b>housing sites there will be positive effects on residents' health.</b> The site is located within variable travel times of the nearest GP and hospital. The south western corner of the site is located within 5 minutes travel time of the nearest GP while the central part of the site is located within 21-25 minutes travel time of the nearest GP. The southern western corner of the site is also located within 26-30 minutes travel time of the nearest hospital while the central part of the site is located within 46-50 minutes travel time of the nearest hospital. Overall a mixed effect (significant positive/negligible) is expected on this SA objective.
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. This is a very large site, with existing residential properties adjacent to the north-eastern and south-western edges of the site, which may be affected by noise during the construction phase. In addition, the Shawcross business park and associated industry is in close proximity. Overall, a significant negative effect on this SA objective is therefore likely.
6. Retain and enhance access to local services and facilities.	++/0	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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. Levels of access to local centres and town/district centres vary throughout this site. The southern part of the site is within 5 minutes of a local centre and central and northern parts of the site are within 16-20 minutes from a local centre. The southern part of the site is within 11-15 minutes of a town/district centre and central parts of the site are within 26-30 minutes from a local centre. In between these parts of the site, journey times to employment nodes vary in between those two extremes. Overall, a mixed effect (significant positive/negligible) is expected for this SA objective.
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.	++	There are a number of footpaths and areas of open space within walking distance (600m) of the site which could be used by residents for sports and recreation. These include a park and garden (to the south west within 425m), outdoor sports facilities (adjacent to the site to the north), an allotment (to the within 250m), amenity greenspace (to the north east within 220m) and provision for children and young people (within 105m to the south east. A significant positive effect is therefore identified.
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 large (15.6ha); therefore significant 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to three out of the eight features assessed. Therefore, a minor positive effect is likely.</b>
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 large site (15.6ha) on mostly greenfield land (a small part of the site to the north east has been used for a car park but the remainder of the site is undeveloped); therefore a significant negative effect on this SA objective is likely. The site is mostly located on land which has been categorised as Grade 3 Agricultural Land (a small part of the site to the south is located on land which is categorised as Urban Land).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	--?	This is a large site (15.6ha) on mostly greenfield land (a small part of the site to the north east has been used for a car park but the remainder of the site is undeveloped); therefore development here is expected to have a significant negative effect on this SA objective. This impact is uncertain given that it is dependent on the design of the development. The site is not within close proximity of the Peak District National Park. The site mainly lies in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	-?	The site is located within 865m of Caulms Wood Quarry, Dewsbury which has been designated as a Local Geological Site to the west. The relative proximity of the site to this designated biodiversity feature may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc and as such a minor 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 located on mostly greenfield land (a small part of the site to the north east has been used for a car park but the remainder of the site is undeveloped) and is 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. Development at this site would make use of greenfield land meaning there is likely to be little opportunity to reuse material already onsite; therefore a minor negative effect is likely on this SA objective.
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. <b>This site is classed as 'green' in terms of its access to three of the eight features assessed; therefore a minor positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 4: health, 6: access to local services (it should be noted that the overall scores recorded for these three SA objectives were mixed), 8: recreation and leisure, and 9: housing and potential significant negative effects were identified for this site in relation SA objectives 11: land use and 12: landscape and townscape. These issues will need to be considered further in terms of enhancement and/or mitigation, which may be achieved through Local Plan policies.		

# H48 - Travel Station Yard, Station Road, Honley

## Green Belt Release Sites: H48



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H48

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**H48****Travel Station Yard, Station Road, Honley**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Brownfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.42
Net area (Ha)	0.42
Housing Capacity	14
Employment Floorspace	-

**Technical Consultation summaries**

Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.
Biodiversity		Proposals will need to avoid direct impacts on the geological features for which Honley Station Railway Cutting SSSI is designated. However it is likely that access issue resulting from the position of the railway line between the allocation and the SSSI will significantly reduce the likelihood of impacts occurring. Natural England to be consulted further on this option.
Historic Environment		No objections raised.
Flood risk and Drainage		Site is in EA flood zone 1. Investigation of existing buildings surface water drainage would be required.
Highways/Transport		Site access achievable. Pedestrian facilities to be incorporated within the access arrangements.
Environmental Protection		Railway noise to be considered. Potentially contaminated land therefore phase 1 and 2 contamination report required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Green Belt Edge		This is an extensive area of green belt that maintains separation between settlements and where locally the green belt washes over the railway line to include this parcel of land within it. The settlement pattern and degree of containment provided by the railway line means that this narrow parcel of land has a very limited green belt role.
Green Belt Site		This site already contains built form and associated surface infrastructure. It does not play a strategic role and is separated from the wider green belt by the line of the railway. This site could be released without harm to the role and function of the green belt.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access achievable, remediation of contaminated land required, surface water drainage solution and consultation with Natural England to prevent impacts of development on the Honley Railway Cutting SSSI.

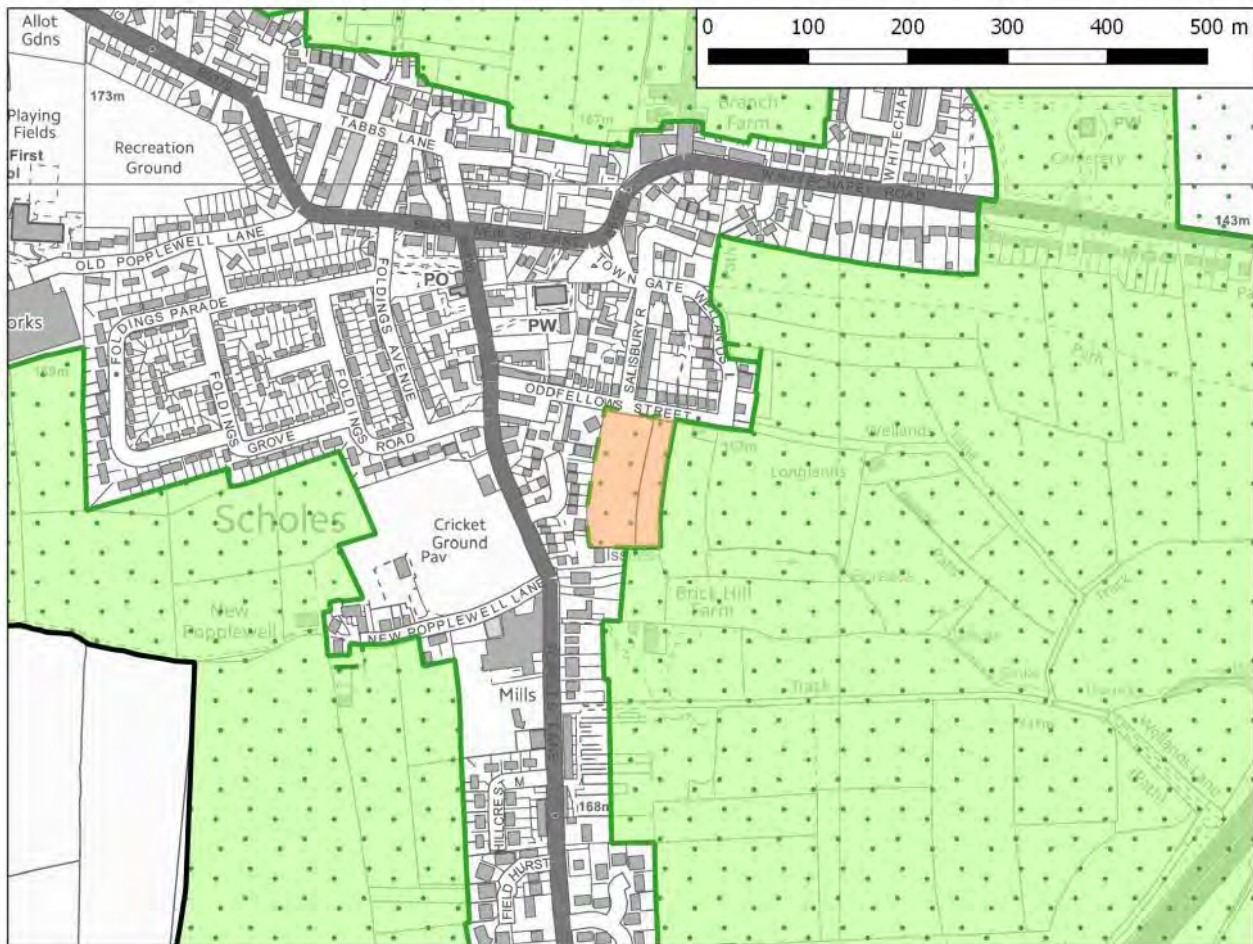
**H48: K Line Travel Station Yard, Station Road, Holney (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+	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 <b>employment nodes can affect people's ability to access jobs.</b> The site is within 26-30 minutes travel time of an employment node. As such a minor positive effect is expected on this SA objective.
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. The site is within 6-10 minutes travel time of a primary school. The majority of the site is also located within 5 minutes travel time of a secondary school (a small part of the site to the north is within 6-10 minutes travel time of a secondary school). Overall a significant positive effect is expected on this SA objective. The site is within 21-25 minutes travel time of a centre for further education.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The site is located within 6-10 minutes travel time of the nearest GP. The site is also located within 36-40 minutes travel time of a hospital. Overall a minor positive effect is expected on this SA objective.
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. This site is in close proximity to existing properties to the west on Station Road. These properties may be affected by noise during the construction phase and a minor 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The site is within 11-15 minutes travel time of a local centre. The site is also located within 6-10 minutes travel time of a town/district centre. Overall a minor positive effect is expected on this SA objective.
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 in close proximity to a number of open spaces which could be used by residents. Outdoor sports facilities are provided within 65m of the site to the west on Station Road. A green corridor is located within 405m to the north west of the site. Allotments are also located to the north west of the site within 555m. As such given that the relative close proximity of these open spaces to the site may encourage new residents to make use of them a significant positive effect is expected on 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 (0.42ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to six out of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (0.42ha) on brownfield land; therefore a minor positive effect on this SA objective is likely. The site is located on Grade 3 Agricultural Land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	++?	This is a relatively small site (0.42ha) on brownfield; therefore development here is expected to have a minor positive effect on this SA objective. This impact is uncertain given that it is dependent on the design of the development. The site is not within close proximity of the Peak District National Park. The site lies in LCA G8: Holme River Valley, as identified in the 2015 Landscape Character Assessment for Kirklees. This is the main valley of the River Holme, and it is a densely settled landscape. It is generally low lying and enclosed, with frequent deciduous woodland along watercourses and on the steeper slopes.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	---	The site is within 25m of Honley Station Cutting which has been designated as a SSSI to the north east. Upper Park Wood is located to the north east also within 405m and has been designated as a Local Nature Reserve and a Local Wildlife Site. Hey Wood/West Wood has been identified as a Candidate Local Wildlife Site and is within 485m to the east. The proximity of the site to these designated biodiversity features may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc and 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.	0	This site is located on brownfield land and is outside of flood zones 2 and 3; development at this location is unlikely to increase the area of impermeable surfaces in Kirklees and therefore a negligible effect is expected on this SA objective.
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. Development at this site would make use of brownfield land meaning there is likely to be increased opportunity to reuse material already onsite. A minor positive effect is therefore likely on this SA objective depending on the design of the development.
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. <b>This site is classed as 'green' in terms of its access to six of the eight features assessed; therefore a significant positive effect is likely.</b>

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objectives 3: education, 8: recreation and leisure, 10: transport and 19: climate change and potential significant negative effects were identified for this site in relation to SA objective 14: biodiversity and geodiversity. These issues will need to be considered further in terms of enhancement and/or mitigation, which may be achieved through Local Plan policies.

# H49a - Land adjacent Brick Hill Farm, Oddfellows Street, Scholes, Cleckheaton

## Green Belt Release Sites: H49a



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDL
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H49a

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**H49a****Land adjacent Brick Hill Farm, Oddfellows Street, Scholes, Cleckheaton**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.98
Net area (Ha)	0.98
Housing Capacity	34
Employment Floorspace	-

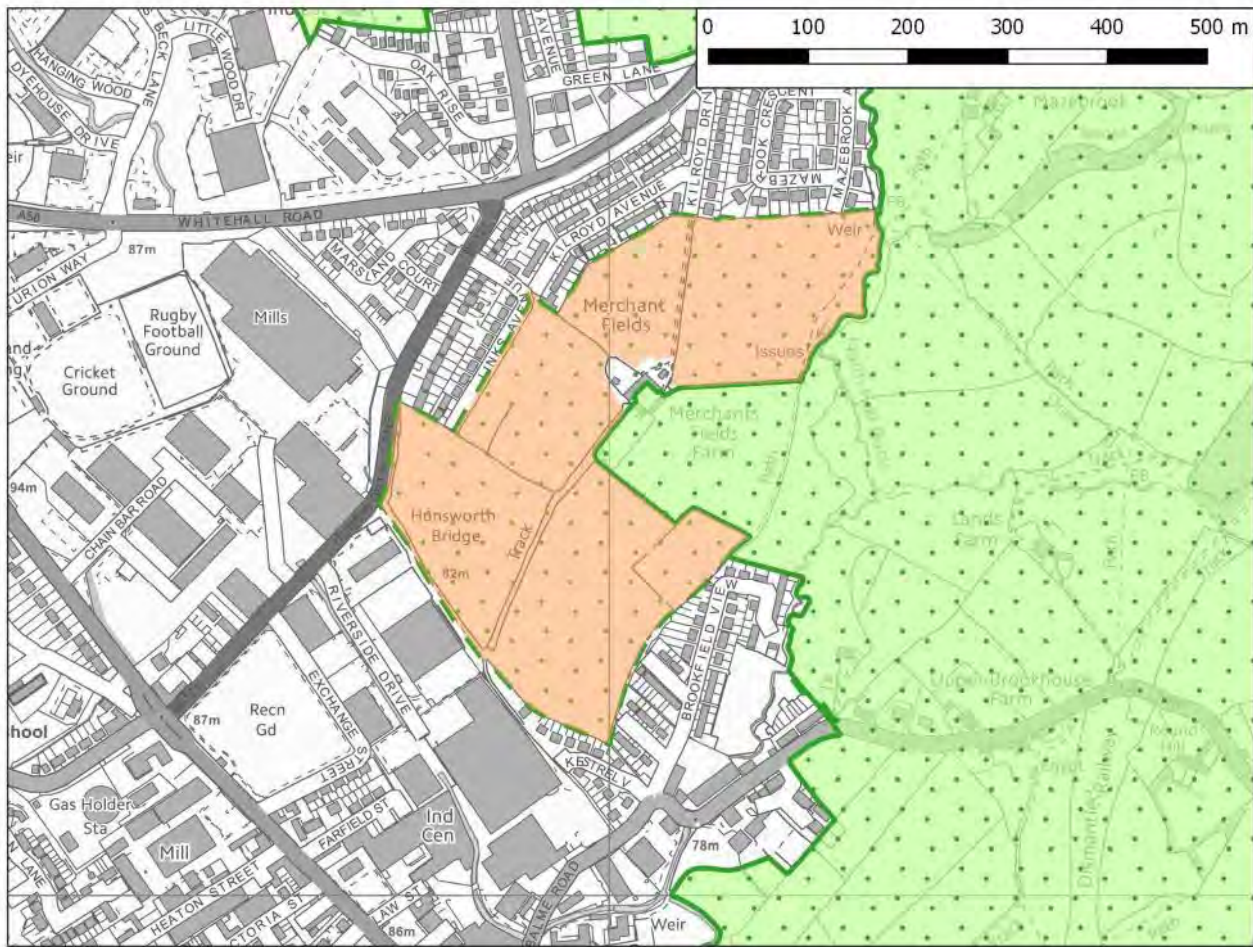
**Technical Consultation summaries**

Education		There is no immediate need for additional school places within the catchments area.
Biodiversity		No objections raised
Historic Environment		No objections raised
Flood risk and Drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there is a culverted watercourse that crosses the site, this will need surveying and could require upgrading.
Highways/Transport		Third party land required to bring road up to adoptable standard.
Environmental Protection		No objections raised, Phase 1 Contaminated Land Report required.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district
Green Belt Edge		The green belt in this location forms part of an extensive gap between Scholes and Cleckheaton and prevents the eastward encroachment of Scholes along Scholes Lane. The existing settlement form and field patterns present opportunities for settlement extension or rounding off without undermining the role of the green belt in this location.
Green Belt Site		This site is well related to the settlement edge, is contained on three sides and represents rounding off of this part of Scholes. The eastern boundary while not strong, is present so a new green belt boundary can be found which would prevent sprawl. The site appears as countryside but its relationship with the wider countryside is limited by its containment.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Third party land required to bring road up to adoptable standards. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.

H49a (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> Most of this site is within 11-15 minutes travel time of the nearest employment node, although a small area in the south east is within 16-20 minutes travel time: therefore a significant positive 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. This site is within 11-15 minutes travel time to a primary school. However, levels of access to secondary schools vary throughout the site. The majority of the site is within 6-10 minutes while the smaller, least accessible part is the south east which is within 16-20 minutes travel time to a secondary school. However, overall it is likely to have a significant positive effect. Almost all of the site is within 26-30 minutes of a centre for further education.
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 <b>housing sites there will be positive effects on residents' health.</b> Levels of access to healthcare facilities vary throughout the site. The majority of the site lies within 16-20 minutes travel time to a GP (a small section to the south east of the site is within a 21-25 minute walk to a GP). Almost all of the site lies within a 46-50 minute journey time to a hospital (a very small area to the south west of the site lies within 36-40 minutes). A negligible effect is therefore 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. This site is surrounded by existing residential development to the north on Oddfellows Street and Scholes Lane to the west of the site. 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. Levels of access to local and district/town centres vary throughout the site. The whole site is within 6-10 minutes travel time to a local centre. Most of the site lies within an 11-15 minutes travel time to a town/district centre (the least accessible area is a small section in the south eastern area, which is within 21-25 minutes travel time). A minor positive effect is therefore likely on this SA objective.
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. There is an area located 60m west of the site which consists of private playing fields and an area of semi natural and natural greenspace and there is an amenity greenspace feature located 325m north west of the site on Tabbs Lane. Another large area of open space is located 421m north west of the site which consists of a park, childrens playground. There are a number of PROWs within close proximity to the site, for example there is a bridleway located 50m from the site leading east following Wellands Lane. As such a significant positive effect is expected on 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 (0.98 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly or entirely 'green' in terms of its access to five of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (0.98 ha) on greenfield land: therefore a minor negative effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (0.98 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. The site lies in LCA K1: Thornton-Queensbury, as identified in the 2015 Landscape Character Assessment for Kirklees. The LCA comprises pockets of higher gently undulating ground. Woodland cover is generally marginal. Although this area is predominantly farmland with relatively small settlements, the surrounding urban centres and major transport corridors have a pervading influence, reducing levels of tranquillity.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	0?	There are not any designated biodiversity or geodiversity sites located within close proximity to the site. As such, a negligible effect is expected on 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site is classed as mainly or entirely 'green' in terms of its access to five of the eight features assessed: therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: leisure and recreation (part of a mixed effect), 10: sustainable transport and 19: climate change and potential significant negative effect were identified in relation to SA objective 5: amenity and 8: leisure and recreation (mixed effect). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H69 - Merchant Fields, Hunsworth Lane, Cleckheaton

## Green Belt Release Sites: H69



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H69

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**H69****Merchant Fields, Hunsworth Lane, Cleckheaton**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	12.1
Net area (Ha)	11.82
Housing Capacity	413
Employment Floorspace	-

**Technical Consultation summaries**

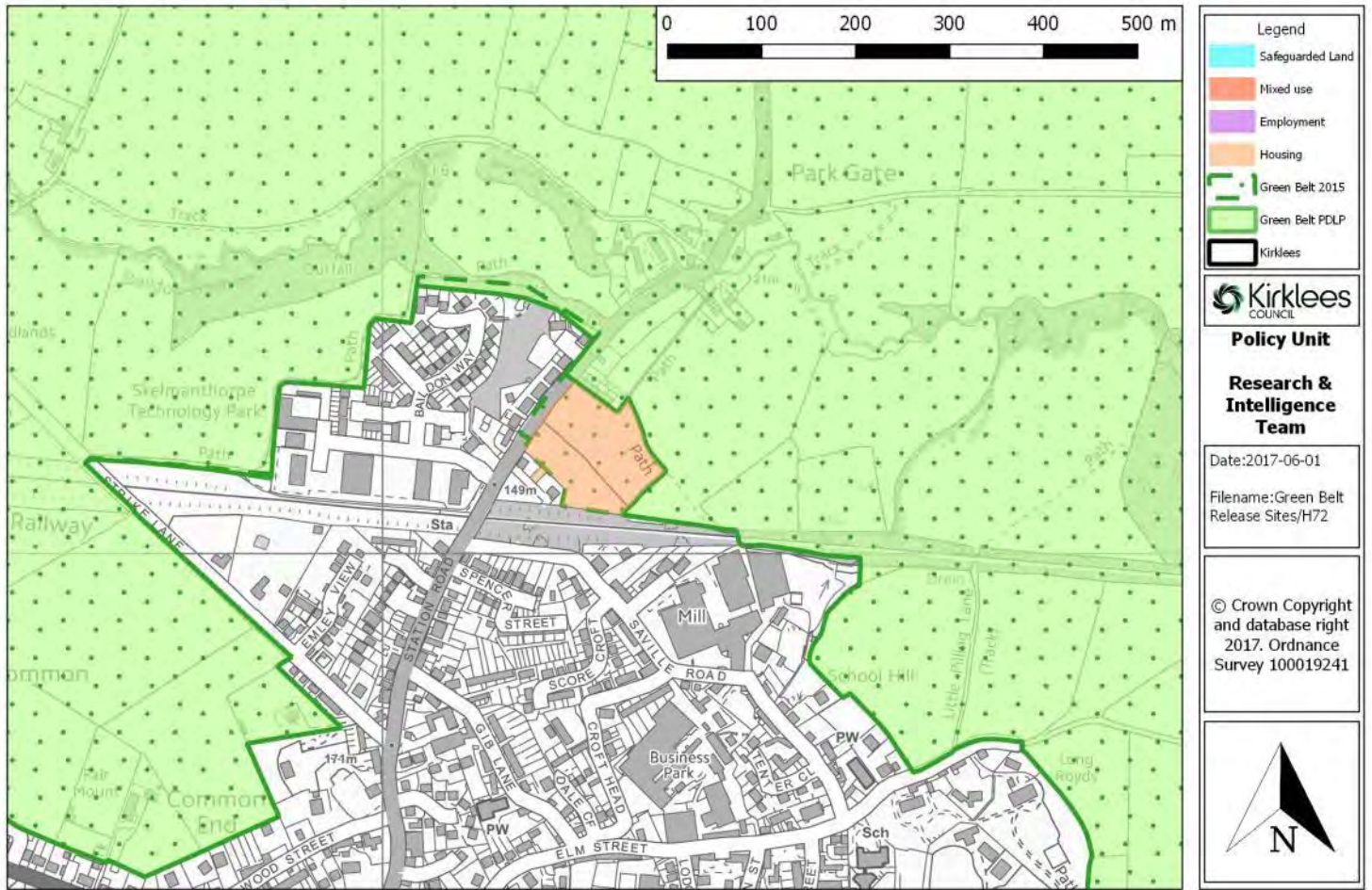
Education		Primary and secondary schools; no immediate need but increasing trend for places.
Biodiversity		The Nann Hall Beck a UK BAP priority habitat flows down the east side of the site. The site also includes hedgerows a UK BAP priority habitat. An area of 0.28ha has been removed from the developable area retaining 11.84ha.
Historic Environment		Site of known archaeology (PRN3521). Archaeological evaluation required.
Flood risk and Drainage		Main river flood zone 1; no objection. Surface water flood risk; some land regarding may be required. No objection. Surface water drainage; no objection.
Highways/Transport		Site access achievable. Two accesses are required. Possible access off Hunsworth Road. 2.4m x 43m (30mph speed limit) visibility splays required along Hunsworth Rd. A secondary access can be obtained from Brookfield View or Kilroyd Drive or Mazebrook Avenue.
Environmental Protection		AQIA, noise and contaminated land phase 1 and 2 reports required. Subject to the masterplan further noise mitigation measures may be required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that developments do not contribute to an increase in poor air quality.
Green Belt Edge		The green belt in this location forms part of a reasonably extensive area separating Cleckheaton and Gomersal. The existing settlement form and land use pattern presents numerous opportunities for rounding off and infilling without significant detriment to the purposes of the green belt.
Green Belt Site		This is a contained area which is well related to the existing settlement and presents an opportunity for rounding off. The site follows features on the ground, including the line of Nann Hall Beck to the east. The size of the site presents opportunities to retain the setting of the beck and its associated important wildlife habitats. The site is agricultural but its containment and the degree of overlooking by existing development limits its appearance as countryside, particularly at its western extent. The north east of the site is on rising ground and could therefore be prominent.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access achievable. There are no other constraints that cannot be mitigated against at the detailed planning application stage.

**H69: Merchant Fields, East of Hunsworth Lane (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> Approximately half of this site is within 11-15 minutes travel time of the nearest employment node while the other half is within 16-20 minutes travel time; therefore a significant positive 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. Levels of access to education facilities vary throughout the site. The most accessible area is in the lower western boundary area of the site, which is within 6-10 minutes travel times to a primary school and secondary school. The least accessible area is the north of the site, which is over 60 minutes travel time to a primary and secondary school. Travel times to education facilities vary in between these two extremes. Therefore, overall, a mixed effect is expected-significant positive for the lower western boundary area and significant negative effect for the northern area of the site. The southern half of the site is also within 30 minutes of a further education institute: while the northern half is, over 60 minutes travel time.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+/-	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. Levels of access to healthcare facilities vary throughout the site. The most accessible area is in the lower western boundary area of the site, which is within 6-10 minutes travel times to a GP and within 31-35 minutes travel time to a hospital. The least accessible area is the north of the site, which is over 60 minutes travel time to a GP and hospital. Travel times to healthcare facilities vary in between these two extremes. Therefore, overall, a mixed effect is expected- minor positive for the lower western boundary area and significant negative effect for the northern area of the site. 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. This site is surrounded by residential properties to the north and south of the site and the residents of these may be affected by noise and light pollution during the construction phase. There are also industrial buildings and activities directly to the west which could cause noise effects over the long term. 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. Levels of access to town, local/district centres vary throughout the site. The most accessible area is in the lower south-eastern area of the site, which is within 6-10 minutes travel times to a local centre and within 11-15 minutes travel time to a town/district centre. The least accessible area is the north of the site, which is over 60 minutes travel time to a town, local/district centre. Travel times to town, local/district centres vary in between these two extremes. Therefore, overall, a mixed effect is expected- minor positive for the lower south-eastern area and significant negative effect for the northern area of the site.
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.	++/-/?	This site contains a Public Right of Way (PRoW), which could be lost as a result of development. However the site is within 600m of other recreation and leisure facilities including several PRoW, including a Bridleway, to the north of the site. Greenspace designations nearby include one green corridor, two park and gardens, two amenity greenspaces and one semi-natural and natural greenspace. However, the semi-natural and natural greenspace is within housing option H509 and therefore could be lost as a result of development. Other facilities nearby include three sites containing provision for children and young people and six outdoor sports facilities. Therefore, overall a mixed (significant positive and potential significant negative) effect is therefore identified.
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 large (12.16ha); therefore, a significant 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 mainly or entirely 'green' in terms of its access to one 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 large site (12.16ha) on mainly greenfield: therefore a significant negative effect on this SA objective is likely. Most of the site is designated as grade 3 agricultural land aside from the south western boundary of the site, which is designated as urban land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	--/?	This is a large site (12.16ha) mainly on greenfield land: therefore development here could have a significant negative effect on this SA objective although this is uncertain depending on the design of the development. The site is not within 500m of the Peak District National Park. The site lies mainly in an area classed as 'urban' in the 2015 Landscape Character Assessment for Kirklees.
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 as it is considered unlikely to result in any harm to any designated heritage asset. The effect on this SA objective is therefore negligible and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-/?	Hunsworth Great Wood and Little Wood Candidate Local Wildlife Site and Hanging Wood Local Wildlife/ Candidate Local Wildlife Site are all within 1km north of the site and as such, a minor negative effect is recorded on this SA objective. Given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development the effect is noted to be uncertain.
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 outside of flood zone 3: therefore a minor negative effect is likely.
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 potential minor negative effect is identified.
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 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. In the accessibility heat mapping work that was undertaken for Kirklees Council, this site is classed as mainly or entirely 'green' in terms of its access to one 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 1: employment, 3: education, 8: leisure and recreation and 9: housing. Potential significant negative effects were identified in relation to SA objectives 3: education, 4: health, 6: access to local services, 8: leisure and recreation, 11: land use and 12: landscape and townscape. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

## H72 - Land off, Station Road, Skelmanthorpe

### Green Belt Release Sites: H72



**H72****Land off, Station Road, Skelmanthorpe**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	1.28
Net area (Ha)	1.28
Housing Capacity	44
Employment Floorspace	-

**Technical Consultation summaries**

Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.
Biodiversity		No objections raised.
Historic Environment		No objections raised.
Flood risk and Drainage		Flood Zone 1. Potential drainage issues relating to site topography.
Highways/Transport		Access achievable provided visibility splays can be provided on Station Road.
Environmental Protection		No objections raised.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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 which maintains separation between villages. The existing settlement pattern and land use features present the opportunity for some limited infilling or rounding off without compromising the role and function of the green belt in this location.
Green Belt Site		This is a reasonably well contained site with development to the north and west and the line of the light railway to the south. A field boundary gives a boundary to the east although it is not a strong feature on the ground and could leave the adjacent land vulnerable to encroachment. This site is well related to the settlement and could represent rounding off of Skelmanthorpe in this location.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Sloping site with development to the north and west and light railway to the south. The existing settlement pattern and land use features present the opportunity for some limited infilling or rounding off without compromising the role and function of the green belt in this location. Access achievable provided visibility splays can be provided on Station Road. Flood Zone 1. Potential drainage issues relating to site topography. 94% of the site within a high risk coal mining area.

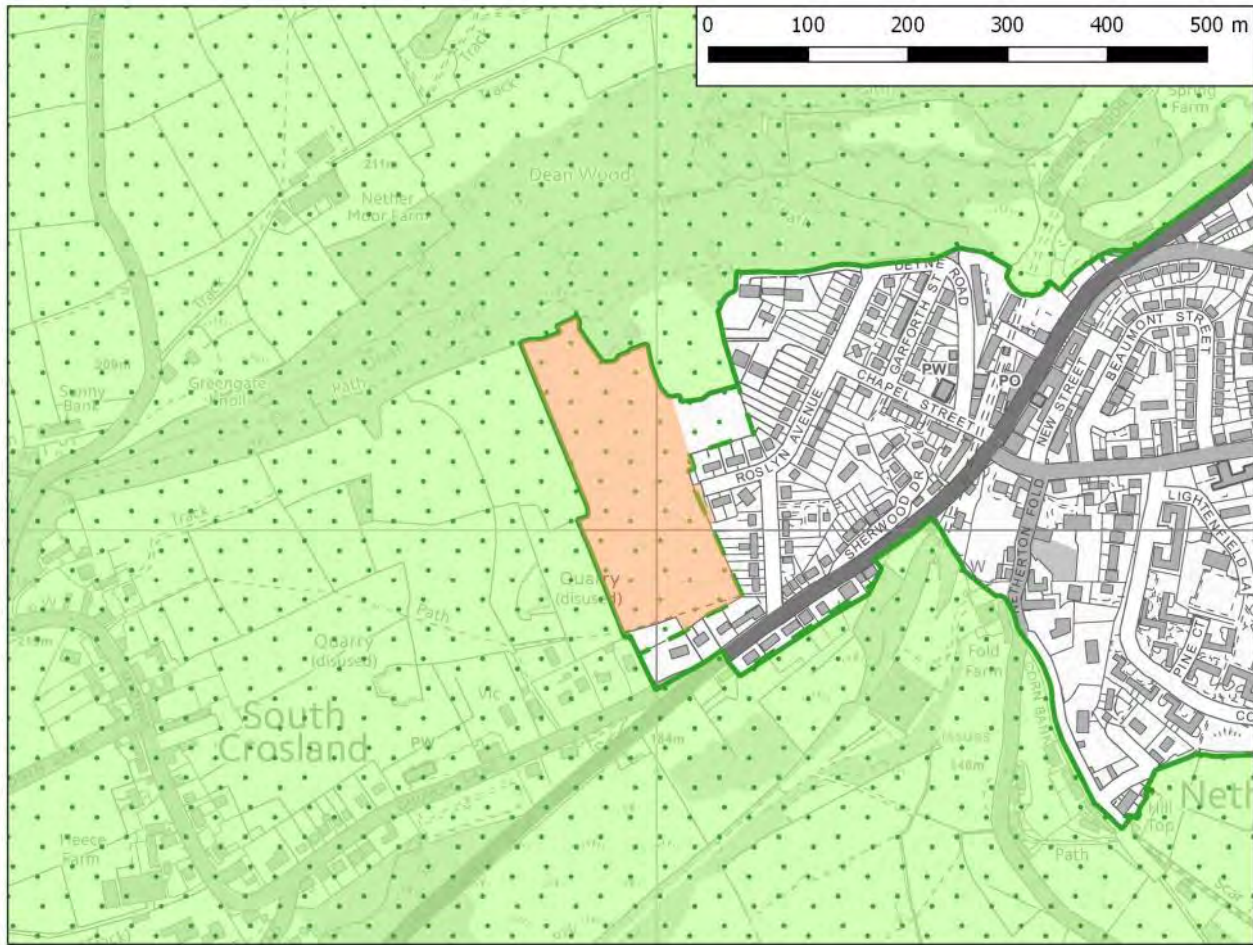
**H72: Land off Station Road, Skelmanthorpe, Huddersfield (allocated in the Publication Draft Local Plan**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> This site is within 16-20 minutes travel time of the nearest employment node: therefore a significant positive 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. The site is within 11-15 minutes travel time of the nearest primary school and the majority of the site is within 16-20 minutes of a secondary school (with an area in the south east within 21-25 minutes) so is likely to have a significant positive effect. The majority of the site is also within 16-20 minutes of a further education institute (with an area in the south east within 21-25 minutes).
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The site is within 11-15 minutes travel time of the nearest GP and within 56-60 of a hospital; therefore a minor positive effect is likely for 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 a number of existing residential properties within close proximity of the site to the north and west which may be affected by noise during the construction phase. In addition, the southern boundary of the site is also adjacent to a railway line which may result in noise pollution affecting residents in the longer-term. 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The site is within 11-15 minutes travel time of both the nearest local centre and town/district centre: therefore a minor positive effect is likely for this objective.
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.	+ +/ - ?	There is a PRoW footpath which runs just in the north eastern boundary of the site and could be lost or disrupted as a result of housing development. However, approximately 40m west of the site is another PRoW footpath and another two footpaths run approximately 75m and 165m north of the site. <b>Approximately 250m north east of the site is a bridleway. The site is adjacent to an area classed as 'other' open space. To the south west of the site approximately 340m away is an area of amenity greenspace and approximately 425m south east of the site is an area of school grounds and playing fields. In addition, to the north of the site approximately 95m away is an area of amenity greenspace which contains a children's play area.</b> Therefore, a mixed significant positive and significant negative effect is expected for this 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 (1.28ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly or entirely 'green' in terms of its access to seven of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (1.28ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. The site is also within an area of high quality agricultural land (the land is classed as grade 3).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	- ?	This is a relatively small site (1.28ha) on greenfield land; therefore development here could have a significant 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. The site lies in LCA G10: River Dearne Valley, as identified in the 2015 Landscape Character Assessment for Kirklees. This LCA comprises relatively broad valleys with a high level of broadleaved woodland cover. The main valley floor is densely settled and has a peri-urban feel, while the tributary sections of the LCA are generally more tranquil and rural and are only crossed by minor roads.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>Historic England has rated this site as 'green' in terms of the potential for effects on the historic environment as it is considered unlikely to result in any harm to any designated heritage asset.</b> The effect on this SA objective is therefore negligible and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	- ?	This site is approximately 485m from Blacker Wood Local Wildlife Site, approximately 850m from Springs Wood Local Wildlife Site and approximately 940m from Park Gate Dyke Local Wildlife Site: therefore development here could have a minor negative effect on this SA Objective.
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 outside of flood zones 2 and 3. Therefore a minor negative effect is likely.
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. The 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly or entirely 'green' in terms of its access to seven of the eight features assessed: therefore a significant positive effect is likely.</b>

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: leisure and recreation (part of a mixed effect), 10: sustainable transport and 19: climate change. Potential significant negative effects were identified for SA objectives 5: amenity and 8: leisure and recreation (mixed effect). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

# H94 - Land to the west of, Henry Frederick Avenue, Netherton

## Green Belt Release Sites: H94



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDL
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H94

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**H94****Land to the west of, Henry Frederick Avenue, Netherton**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	3.53
Net area (Ha)	3.53
Housing Capacity	132
Employment Floorspace	-

**Technical Consultation summaries**

Education		No immediate need for school places.
Biodiversity		The north of the site lies adjacent to Dean Wood Local Wildlife Site.
Historic Environment		No impact on heritage assets.
Flood risk and Drainage		Site within Flood Zone 1 and no surface water drainage issues.
Highways/Transport		Site access achievable and no highway safety issues.
Environmental Protection		No issues relating to air quality, noise or odour.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Levels of obesity are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average.
Green Belt Edge		This is an extensive area of green belt, but does have restricted width to the overwashed settlement of South Crosland. There is little risk of sprawl as it is contained by landform and trees to the north and by development on Church Lane to the south. There are numerous field boundaries to provide opportunities for limited expansion without undermining the role and function of the green belt in this location.
Green Belt Site		The site is contained by landform and trees to the north and by existing development to the south and does not encroach on a significant scale towards South Crosland, although it may be prominent on rising land to the north. The site is an area of countryside and borders Dean Wood Local Wildlife Site to the north but is large enough to incorporate a buffer to protect sensitive environmental habitats. Release of the site would constitute encroachment and would also leave an isolated field between the site and the settlement edge bordering the wood to the north but this should not be removed from the green belt in order to protect its woodland setting.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	The site is contained by landform and trees to the north and by existing development to the south and does not encroach on a significant scale towards South Crosland, although it may be prominent on rising land to the north. The site is an area of countryside and borders Dean Wood Local Wildlife Site to the north but is large enough to incorporate a buffer to protect sensitive environmental habitats. Release of the site would constitute encroachment and would also leave an isolated field between the site and the settlement edge bordering the wood to the north but this should not be removed from the green belt in order to protect its woodland setting. Site would not have detrimental impact upon the role and function of the GB in this location and is therefore a suitable site for development. There are no physical constraints to the development of this site that cannot be mitigated against in the planning applications stage.

**H94: Land to the west of Henry Frederick Avenue, Netherton, Huddersfield (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+	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 <b>employment nodes can affect people's ability to access jobs.</b> The majority of the site is within 26-30 minutes travel time of the nearest employment node (with an area in the north west within 31-35 minutes); therefore a minor positive 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. The majority of the site is within 5 minutes travel time of the nearest primary school (with an area in the north west within 6-10 minutes) and within 26-30 minutes of a secondary school. Therefore a minor positive effect is likely for this objective. The majority of the site is also within 16-20 minutes of the nearest further education institute (with an area in the north west within 21-25 minutes).
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	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 majority of the site is within 6-10 minutes travel time of the nearest GP (with an area in the south east within 5 minutes) and within 51-55 minutes of a hospital so a minor positive effect is likely for this SA objective (with an area in the east within 46-50 minutes). 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 a number of existing residential properties in close proximity to the east and south of the site which may be affected by noise during the construction phase. A minor negative effect on this SA objective is therefore likely.
6. Retain and enhance access to local services and facilities.	0	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. The majority of the site is within 6-10 minutes travel time of the nearest local centre (with an area in the east within 5 minutes) and within 16-20 minutes of the nearest town/district centre (with an area in the south east within 11-15 minutes). Therefore a negligible effect is expected for this SA objective.
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.	++/-?	There is a PRoW footpath that runs through the southern part of the site which could be lost or disrupted as a result of housing development. However, to the north of the site there are two PRoW footpaths, approximately 20m and 185m away and a byway approximately 255m away. The site is adjacent to an area of semi-natural and natural greenspace. In addition, 145m to the east of the site is an area of allotments, approximately 450m away is a private bowling green and 485m away is an area of school grounds and playing fields which contains an area of children's play provision. Also to the east of the site is an area of amenity greenspace approximately 550m away which contains a children's play area. Therefore, a mixed significant positive and significant negative effect is expected for this 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 (3.88ha); 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 entirely 'green' in terms of its access to four of the eight features assessed. Therefore, a significant 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 (3.88ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. The site is not within an area of high quality agricultural land (the land is classed as urban).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (3.88ha) 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. The site lies mainly in LCA F5: Holme & Hall Dyke (Holmfirth & Meltham), as identified in the 2015 Landscape Character Assessment for Kirklees. This landscape comprises steep incised valleys associated with the upper parts of River Holme and its tributaries. Mixed semi-natural woodlands are found along the waterways and on the steepest slopes of the valleys. There are contrasting levels of tranquillity throughout the LCA, influenced by proximity to development and roads. Perceptions of tranquillity and remoteness are greatest on the fringes of the National Park.
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 as it is considered unlikely to result in any harm to any designated heritage asset. The effect on this SA objective is therefore negligible and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	--?	This site is adjacent to Dean Wood Local Wildlife Site, approximately 625m from Delves Wood Local Wildlife Site, approximately 700m from Spring Wood Honley Local Wildlife Site, approximately 735m from Honley Wood Local Wildlife Site, approximately 770m from Bank Wood Local Wildlife Site and approximately 835m from Johnson Wellfield Quarries, Crosland Hill Local Wildlife Site; therefore development here could have a significant negative effect on this SA Objective.
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.	-	The site is on greenfield land and is outside of flood zones 2 and 3. Therefore a minor negative effect is likely.
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. The 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. In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was as entirely 'green' in terms of its access to four of the eight features assessed; therefore a significant positive effect is likely.
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 8: leisure and recreation (part of a mixed effect), 10: sustainable transport and 19: climate change and potential significant negative effects were identified for SA objective 8: leisure and recreation (mixed effect) 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.		



# H102 - Land to the west of, Netherton Moor Road, Netherton

## Green Belt Release Sites: H102



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H102

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**H102****Land to the west of, Netherton Moor Road, Netherton**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	3.53
Net area (Ha)	3.53
Housing Capacity	123
Employment Floorspace	-

**Technical Consultation summaries**

Education		No immediate need for primary school places.
Biodiversity		Site boundary amended to provide buffer to Local Wildlife Site therefore no detrimental impact on biodiversity.
Historic Environment		The site impacts on the setting of Castle Hill. Heritage Impact Assessment required.
Flood risk and Drainage		Flood Management are aware of surface water flooding issues around the site and Hawkroyd Bank Road. Drainage masterplan required.
Highways/Transport		Given the scale of the development, a Transport Assessment will be required as part of any application which will assess the impact of development traffic on the local highway network. Subject to highway improvements in context with the development and the local highway network, HDM considers that the proposed development would not result in any significant detriment to the efficiency and safe use of the local highway network.
Environmental Protection		Air Quality Impact Assessment, Low Emission Travel Plan, Phase 1 Contaminated Land Report, Noise Assessment and Odour Assessment will be required due to Hinchcliffes farm shop located nearby.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Levels of obesity are amongst the highest in the district. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average. Ranks number 1 on the IMD.
Green Belt Edge		This is a reasonably extensive area of green belt separating Netherton from Honley. The existing settlement pattern and land use features present some opportunity for settlement extension without undermining the role and function of the green belt.
Green Belt Site		This site is contained by existing residential development to the west and by Netherton Moor Road to the east. The existing buildings constituting Hinchliffe's farm and shop are immediately to the south east and so the site appears to be infilling between built form. The site could be released from the green belt without compromising the role and function of the green belt in this location. However, adjacent to 35 Lavender Court it cuts across a field for a short distance and the field boundary that marks the south eastern extent of the site is a very weak feature on the ground.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	This site is contained by existing residential development to the west and by Netherton Moor Road to the east. The existing buildings constituting Hinchliffe's farm and shop are immediately to the south east and so the site appears to be infilling between built form. The site could be released from the green belt without compromising the role and function of the green belt in this location. The site impacts on the setting of Castle Hill - a Heritage Impact Assessment will be required.

**H102: Land to the west of Netherton Moor Road, Netherton, Huddersfield (allocated in the Publication Draft Local Plan)**

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 <b>employment nodes can affect people's ability to access jobs.</b> This site is mostly within 31-35 minutes travel time of 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. The northern part of the site is within 6-10 minutes travel time of a primary school and 21-25 minutes travel time to a secondary school, as well as being within 21-25 minutes of a further education facility. However, the southern part is within 6-10 minutes of a primary school and within 45-50 minutes travel time of a secondary school, as well as being within 21-25 minutes of a further education facility. In between the far northern and southern parts of the site, journey times to secondary education facilities vary in between those two extremes. For the whole site, the effect is likely to be minor positive due to the proximity to a primary school.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	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. This site is within 11-15 minutes travel time of a GP and within 41-45 minutes travel time of a hospital so is likely to have a minor positive effect on access to healthcare. 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. Whilst the site is not surrounded by residential development or other sensitive receptors, there are a number of residential properties to the north and west of the site and Sunnyside Farm is to the east. The residents of these properties may be affected by noise and light pollution during the construction phase. A minor negative effect on this SA objective is therefore likely.
6. Retain and enhance access to local services and facilities.	0	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. This site is within 11-15 minutes travel time of a local centre and within 16-20 minutes of a town/district centre: therefore a negligible 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.	++	There are a number of recreational facilities and areas of open space surrounding the site and within 600m, the closest of which is an area of amenity greenspace approximately 220m to the west. There are also outdoor sports facilities, areas of semi-natural and natural greenspace, a park and garden, allotments, areas for children and young people and a number of public rights of way (PRoW) to the south. A significant positive effect is therefore identified.
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 (3.53ha): 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to four of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (3.53ha) on greenfield land with an agricultural classification of 3: therefore a minor negative effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (3.53ha) 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. The site lies in LCA E1: Holmfirth-Meltham, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a gently undulating plateau with considerable tree and woodland cover. Although the proximity of the urban centres exerts an influence on landscape character, with urban fringe land uses evident in many areas, there are pockets of relative tranquillity away from the main settlements. There is a strong visual relationship with the moorlands of the National Park.
13. Conserve and enhance the historic environment, heritage assets and their settings.	-?	<b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on</b> prehistoric remains at Honley Wood, which are designated as a Scheduled Monument. The effect on this SA objective is therefore 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.	--?	This site is approximately 70m north of Spring Wood Honley Local Wildlife Site: therefore development here could have a significant negative effect on this SA objective.
15. Reduce air, water and soil pollution.	0	This site is not within or directly adjacent to 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 outside flood zone 3: therefore a minor negative effect is likely.
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 on this SA objective.
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. <b>This site is classed as 'green' in terms of its access to four of the eight features assessed; therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 8: recreation and leisure, 10: sustainable transport and 19: climate change. Potential significant negative effects were identified in relation to SA objective 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.		

H120 - Park Farm, Manor Road, Farnley Tyas

Green Belt Release Sites: H120



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDL
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date:2017-06-01

Filename:Green Belt Release Sites/H120

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**N**

**H120****Park Farm, Manor Road, Farnley Tyas**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.44
Net area (Ha)	0.44
Housing Capacity	7
Employment Floorspace	-

**Technical Consultation summaries**

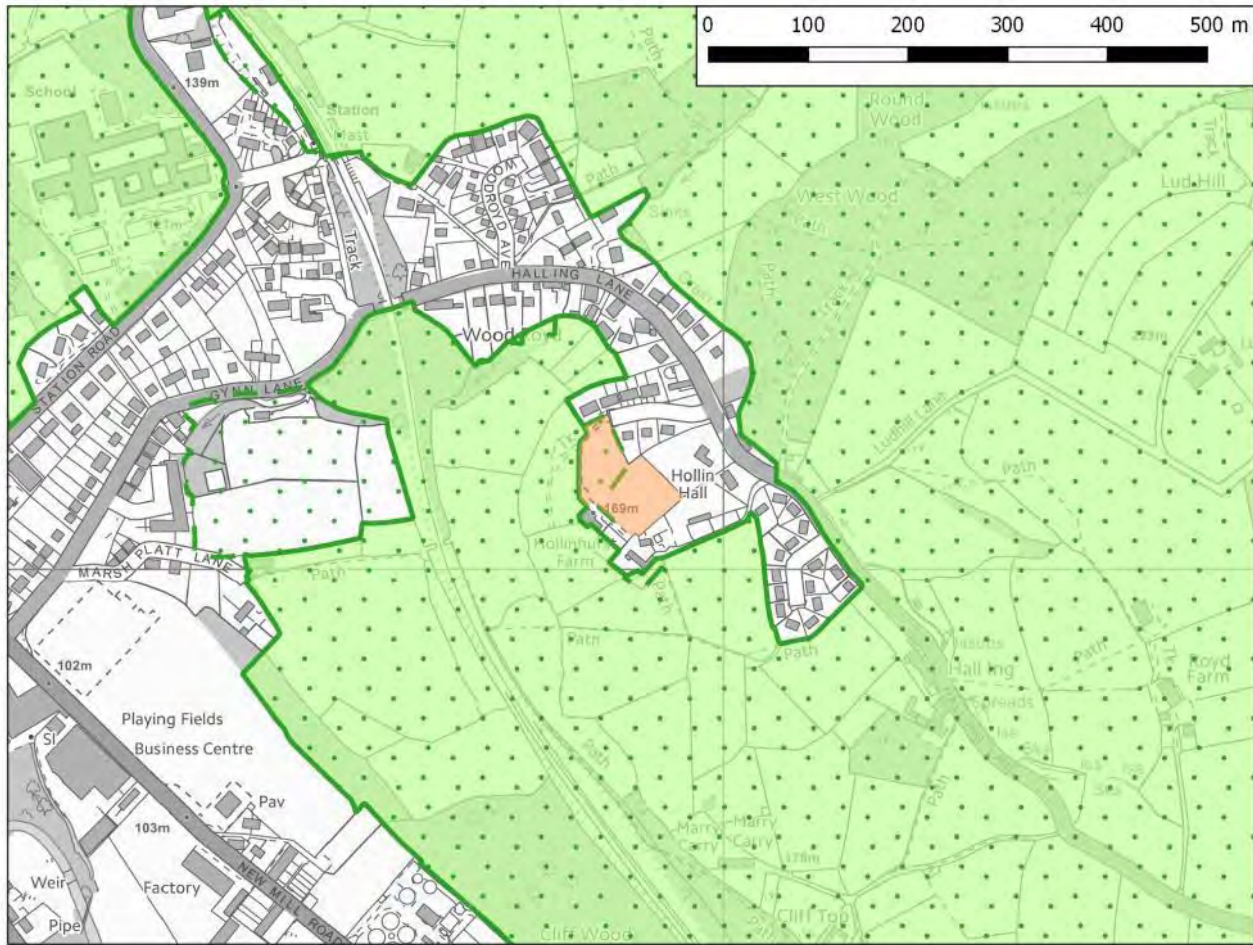
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.
Biodiversity		No objections raised.
Historic Environment		Potential impacts on the setting of a Grade II Listed buildings and Farnley Tyas Conservation area. Impact may be reduced if new development is designed in an agricultural style. Heritage impact assessment required. The current planning application (2015/90759) and listed building application (2015/90758) on this site will explore these issues further.
Flood risk and Drainage		Site is within EA flood zone 1. This site is located in a Source Protection Zone therefore hydrological assessment required. Further surface water drainage investigation also required.
Highways/Transport		Site access is achievable. 2.4m x 43m visibility splays required. Provision for passing places between the site and Farnley Road are required. Third party land may therefore be required.
Environmental Protection		Site is not recorded as contaminated land but phase 1 contamination report 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 land use features risk major expansion southwards relative to the size of the village because of the lack of potential new boundaries.
Green Belt Site		The majority of this option is within the village boundary of Farnley Tyas, but projects into the green belt over an existing agricultural building. This building abuts the settlement boundary on its northern elevation so a sensible new settlement boundary could be created without detriment to openness or to the role and function of the green belt.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	This site comprises existing agricultural buildings including a listed building. It is within the Farnley Tyas conservation area. A heritage impact assessment is required. Some third party land may be required for passing places and impacts on listed buildings to be assessed further. The site is within a Source Protection Zone.

**H120: Park Farm, Manor Road, Huddersfield (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	-	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 <b>employment nodes can affect people's ability to access jobs.</b> This site is within 41-45 minutes travel time of the nearest employment node: therefore a minor negative 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. This site is within 6-10 minutes travel time of a primary and 11-15 minutes travel of a secondary school so is likely to have a significant positive effect.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	The location of housing sites will not affect the number or location of healthcare facilities: however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> Most of this site is within 11-15 minutes travel time of a GP and the entire site is within 51-55 minutes of a hospital: therefore a minor positive effect is likely. 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 a number of residential properties adjacent to the site to the east, and also several others within 100m of the site, which may be affected by noise during the construction phase. A minor 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. Most of this site is within 16-20 minutes travel time of a local centre and the entire site is within 11-15 minutes of a town/district centre: therefore a minor positive 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.	++	This site is within 600m of a number of open spaces, including an area of semi-natural and natural greenspace approximately 183m to the north west of the site, a bowling green approximately 206m to the north west, and a public playing field, approximately 585m to the south west of the site. A significant positive effect is therefore identified.
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 (0.56ha): 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to four of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (0.56ha) on brownfield land: therefore a minor positive effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	++?	This is a relatively small site (0.56ha) on brownfield land: therefore development here could have a minor positive effect on this SA objective although this is uncertain depending on the design of the development. The site is not within 500m of the Peak District National Park. 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.
13. Conserve and enhance the historic environment, heritage assets and their settings.	-?	<b>Historic England has rated this site as 'yellow' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the barn at 18 Manor Road, which is a Grade II Listed Building.</b> The site also lies within the boundary of the Farnley Tyas Conservation Area, and may include buildings which contribute to the character of this area. The effect on this SA objective is therefore minor negative and uncertain as the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	This site is approximately 357m from the Woodview Meadows Farnley Tyas approved Local Wildlife Site: therefore development here could have a minor negative effect on this SA objective.
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.	0	This site is on brownfield land and is outside of flood zones 2 and 3: therefore a negligible effect is likely.
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 positive 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to four of the eight features assessed. Therefore, a significant positive effect is likely.</b>
<b>Summary of SA findings.</b> Potential significant positive effects were identified for this site in relation to SA objectives 3: education, 8: leisure and recreation, 10: sustainable transport and 19: climate change. No potential significant negative effects were identified in relation to any SA objectives.		

# H178 - Land to the south of, Southwood Avenue, Honley

## Green Belt Release Sites: H178



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**  
**Research & Intelligence Team**

Date: 2017-06-01  
Filename: Green Belt Release Sites/H178

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**H178****Land to the south of, Southwood Avenue, Honley**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.68
Net area (Ha)	0.68
Housing Capacity	23
Employment Floorspace	-

**Technical Consultation summaries**

Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.
Biodiversity		No objections raised.
Historic Environment		No objections raised.
Flood risk and Drainage		Site is within flood zone 1. Limited surface water drainage options which may require crossing third party land therefore further feasibility work may be required.
Highways/Transport		The site boundary of this site has been extended to the north and now abuts the Southwood Drive. Further visibility splays potentially required at the Southwood Avenue / Hall Ings Lane junction.
Environmental Protection		Site is not recorded as contaminated but a phase 1 contamination report is required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Green Belt Edge		This is an extensive area of green belt that in this location maintains separation between Honley and Brockholes. Opportunities for settlement extension are limited by the presence of steep slopes where development could be prominent.
Green Belt Site		The majority of this site is within the settlement of Hall Ing. The area of the site that is green belt is proposed to allow access through to Southwood Avenue. Although located on a slope the configuration of the site respects the settlement form and would not sprawl down the slope. There is an existing road/track which could present a new green belt boundary although the site breaches this line where it meets 14 and 16 Southwood Avenue. It is not a particularly strong feature but appears more defensible than the existing green belt boundary which runs across the field.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access is achievable although improvements to visibility splays at Southwood Avenue / Hall Ings Lane junction may be required. Limited surface water drainage options but run-off rates will need to meet the requirements of the local plan policies once adopted.



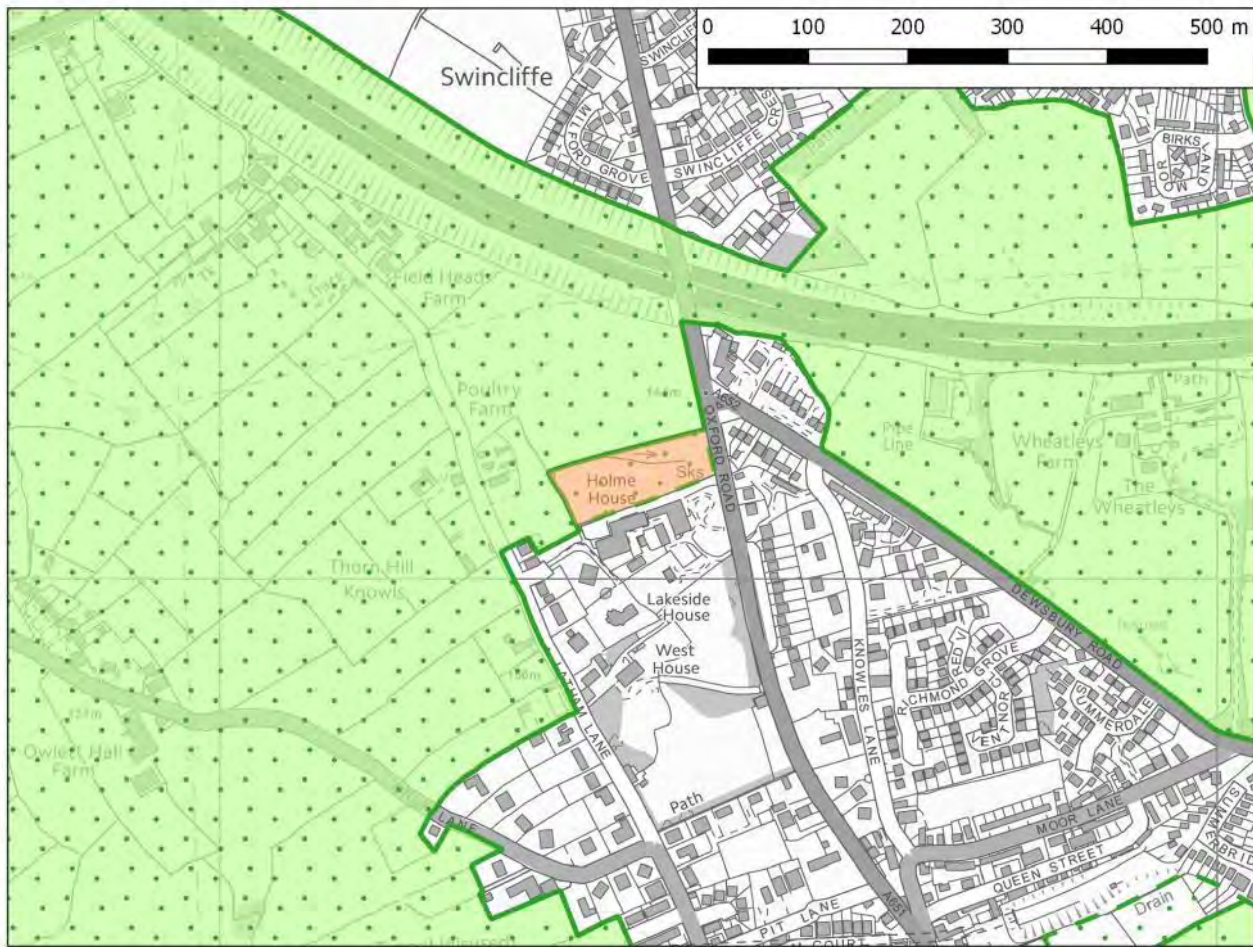
**H178: Land off Southwood Avenue, Holney, Holmfirth (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	--	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 <b>employment nodes can affect people's ability to access jobs.</b>  The site is located more than 60 minutes travel time from the nearest employment node: therefore a significant negative 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.  The site is located more than 60 minutes travel time from a primary school and more than 60 minutes travel time from a secondary school. A significant negative effect is therefore likely on this SA objective.
4. Improve the health of local people and ensure that they can access the health and social care they need.	--	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b>  The site is located more than 60 minutes travel time from a GP and more than 60 minutes travel time from a hospital; therefore a significant negative effect is likely. 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.  This site is adjacent to existing residential properties on Southwood Avenue to the north. These properties may be affected by noise during the construction phase and a minor 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities.  The site is located more than 60 minutes travel time from a local centre. The site is also located more than 60 minutes travel time from a town/district centre; therefore a significant 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 in close proximity to a number of open spaces. Outdoor sports facilities are located within 450m to the north west of the site. Further outdoor sports facilities are located to the south west of the site within 360m. A footpath is located within 30m to the south of the site.  As such given that the relative close proximity of these open spaces to the site may encourage new residents to make use of them a significant positive effect is expected on 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 (0.6ha); 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.  <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was not classed as 'green' in terms of its access to any of the eight features assessed. Therefore, a significant negative effect is likely.</b>
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 (0.6ha) on mostly greenfield land; therefore a minor negative effect on this SA objective is likely. The site lies on land which has been identified as Grade 4 Agricultural Land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (0.6ha) 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.  The site lies in LCA G8: Holme River Valley, as identified in the 2015 Landscape Character Assessment for Kirklees. This is the main valley of the River Holme, and it is a densely settled landscape. It is generally low lying and enclosed, with frequent deciduous woodland along watercourses and on the steeper slopes.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	--?	The site is in close proximity to Hey Wood/West Wood which is within 90m to the north east and has been identified as a Candidate Local Wildlife Site. Honley Station Cutting is within 430m to the north west of the site and has been designated as a SSSI. To the north of the site Upper Park Wood is within 780m and has been designated as a Local Nature Reserve and a Local Wildlife Site. Brockholes and Round Wood, Brockholes is located within 895m to the south of the site and has been designated as a Local Geological Site. The proximity of the site to these designated biodiversity and geodiversity features may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc and 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 located on greenfield land; 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 located 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.  <b>This site is not classed as 'green' in terms of its access to any of the eight features assessed; therefore a significant negative effect is likely.</b>

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objective 8: recreation and leisure and potential significant negative effects were identified in relation to SA objectives 1: employment, 3: education, 4: health, and 6: local services, 10: transport, 14: biodiversity and geodiversity and 19: climate change. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

# H193 - Land north of, Holme House, Oxford Road, Gomersal

## Green Belt Release Sites: H193



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H193

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**H193****Land north of, Holme House, Oxford Road, Gomersal**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.84
Net area (Ha)	0.6
Housing Capacity	21
Employment Floorspace	-

**Technical Consultation summaries**

Education		There is no immediate need for Primary or Secondary school places within the catchments area. There is an increasing trend for Secondary school places.
Biodiversity		No objections raised.
Historic Environment		No objections raised
Flood risk and Drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Modelling of the watercourse will be required. Surface water is restricted to greenfield rates.
Highways/Transport		Site access achievable from Oxford Road, 2.4m x 43m visibility splays required. No highways safety issues have been raised.
Environmental Protection		Near area of poor air quality. Reconsult with Environmental Health states that site is suitable for residential development. A detailed noise report will be required at application stage. The primary concern relates to elevated levels along Oxford / Bradford Road, compounded by the emissions from the M62 in the cutting. The site should be designed to ensure that housing is not directly adjacent to Oxford Road and a buffer zone should be created to allow for suitable diffusion of pollutants.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. The green belt in this location forms a narrow gap between Gomersal and Birstall but the presence of the M62, which is overwashed, means that there is no risk of the settlements merging and that there is no risk of sprawl. This is an area of urban fringe where there is already significant built form within the green belt.
Green Belt Site		Although this site is within a narrow gap between Gomersal and Birkenshaw the M62 prevents the merger of the settlements. The site is screened from the surroundings by the line of protected trees on the frontage to Oxford Road. It has only limited relationship with the wider countryside. Existing development and the road present strong new defendable boundaries but the boundary to the north although present is not a strong feature on the ground.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access is achievable. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.

**H193: Land north of Holme House, Oxford Road, Gomersal, Cleckheaton (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> This site is within 11-15 minutes travel time of an employment node and therefore, a significant positive effect is likely.
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. The central to eastern part of the site is within 6-10 minutes of a primary school, 6-10 minutes of a secondary school and 21-25 minutes of a further education facility. The far western part of the site is within 16-20 minutes of a primary school, 16-20 minutes of a secondary school and 31-35 minutes of a further education facility. <b>In between, journey times to education nodes vary between those two extremes. Overall, there is likely to be a mixed effect – potentially significant positive for the central to eastern part and minor positive for the far western part.</b>
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 central to eastern part of the site is within 6-10 minutes of a GP and 41-45 minutes of a hospital. The far western part of the site is within 16-20 minutes of a GP and 51-55 minutes of a hospital. In between, journey times to health facilities vary between those two extremes. Overall, there is likely to be a mixed effect – potentially minor positive for the central to eastern part and negligible for the far western part. <b>The site is not within or adjacent to an AQMA.</b>
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. This site is directly adjacent to the A651 (Oxford Road) which could result in noise pollution over the long term on future residents. The M62 motorway is also approximately 120m north of the site which may contribute to this noise pollution. Therefore, a significant negative effect is likely. In addition, there are a number of residential properties within 100m to the west, south and east of the site, and these residents could experience noise and light pollution during construction which reinforces the negative effect.
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. The central to eastern part of the site is within 6-10 minutes of a local centre and 11-15 minutes of a town/district centre, whereas the far western end of the site is within 21-25 minutes of a local centre and a town/district centre. In between, journey times to local services vary between those two extremes. <b>Overall there is likely to be a mixed effect – potentially minor positive for the central to eastern part of the site and minor negative for the far western part.</b>
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.	++	There are several recreational facilities and areas of open space within 600m of the site, the closest of which is an area for children and young people and amenity greenspace which are approximately 280m south-east of the site. There are also additional areas for children and young people and outdoor sports facilities. In addition, there are a number of PRoW footpaths within 600m to the north, east and south of the site, and there are two bridleways to the north-west. Therefore, a significant positive effect is likely.
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 0.84ha: 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as 'green' in terms of its access to seven of eight of the features assessed. Therefore, a significant positive effect is likely overall.</b>
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 site is small (0.84ha) and mostly on greenfield land, the majority of which is classed as grade 3 agricultural land. Therefore, a minor negative effect is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This site is small (0.84ha) and on mostly 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. The site lies in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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 is one biodiversity designation within 1km of the site, this being Oakwell Park approved Local Wildlife Site and Local Nature Reserve which is approximately 650m east of the site. Therefore development here could have a minor negative effect on this SA objective.
15. Reduce air, water and soil pollution.	0	This site is not within or directly adjacent to 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 outside of flood zone 3, therefore a minor negative effect is likely.
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 mostly greenfield land therefore a minor negative effect is likely on this SA objective.
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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as 'green' in terms of its access to seven of eight of the features assessed. Therefore, a significant positive effect is likely overall.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: recreation and leisure, 10: sustainable transport and 19: climate change. A potential significant negative effect is identified for SA objective 5: amenity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H198 - Land to the south of, Second Avenue, Hightown

## Green Belt Release Sites: H198



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDL
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H198

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**H198****Land to the south of, Second Avenue, Hightown**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	3.6
Net area (Ha)	3.6
Housing Capacity	125
Employment Floorspace	-

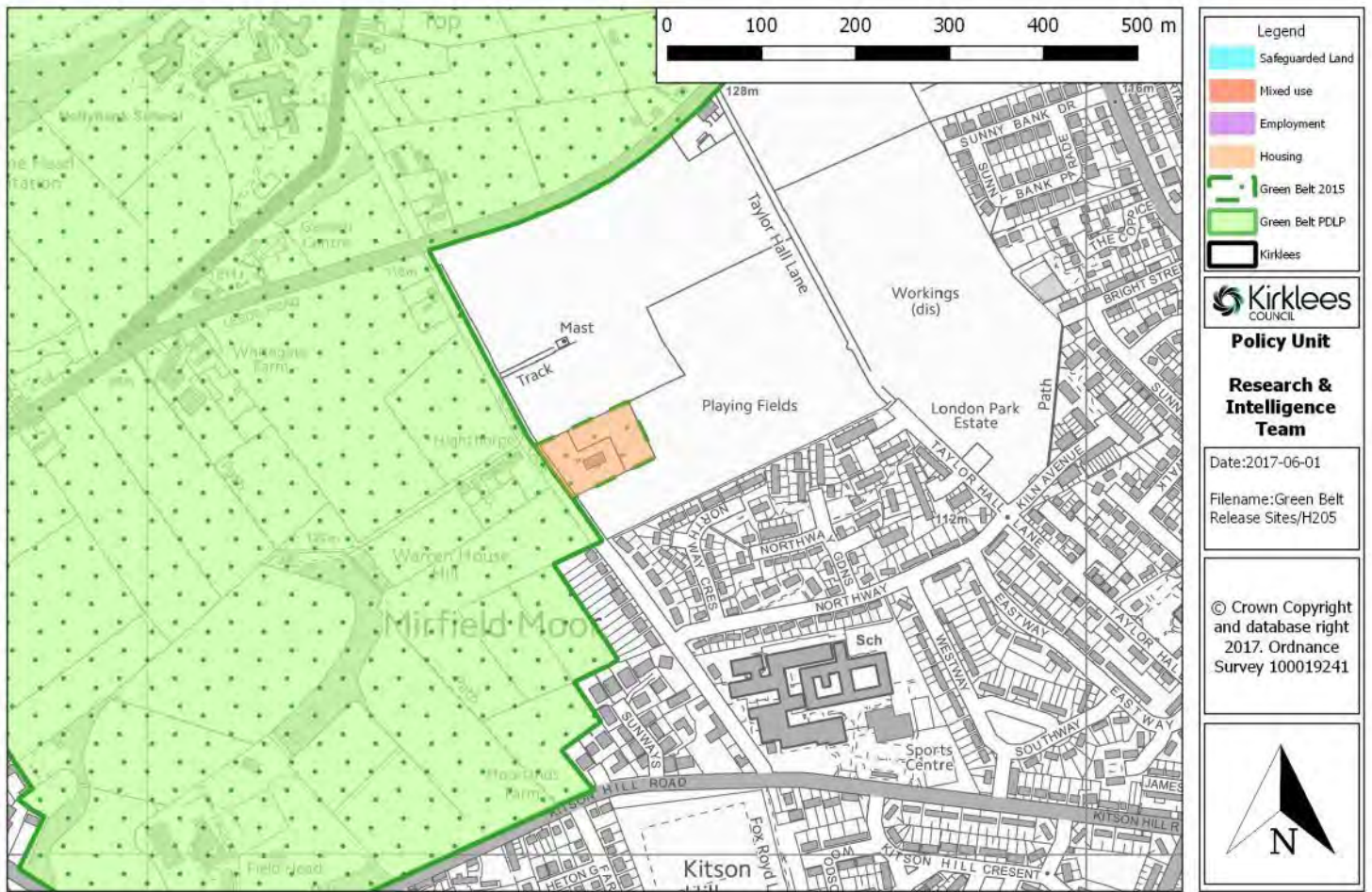
**Technical Consultation summaries**

Education		There is no immediate need for additional Primary or Secondary school places within the catchments area.
Biodiversity		No objections raised
Historic Environment		Thornbush Farm 100 metres to the south of this area is a Grade II Listed Building. The loss of this site and its subsequent development could harm elements which contribute to its significance. Site is close to known archaeological site.
Flood risk and Drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there are several pockets of ponding on site. Assessment required.
Highways/Transport		Site access achievable from second avenue, 2.4m x 43m visibility plays required. No highways safety issues raised.
Environmental Protection		No objections raised. Phase 1 Contaminated Land Report and Low Emission Travel Plan required.
Other Constraints		None identified.
Open Space		Former school site with school playing fields. School buildings now demolished. MUGA on small part of site. Need to consider future of site as opportunity to help meet open space and playing pitch deficiencies in the area before release for development. CHECK PPS suggest any redevelopment should include enhanced pos provision.
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 a reasonably extensive area of green belt which borders with green belt in Calderdale. Locally it is separated from the wider green belt by Windy Bank Lane but appears contiguous in character with the adjacent countryside. The existing settlement pattern presents opportunities for infill or rounding off between the existing built up area and Windy Bank Lane without undermining the role and function of the green belt.
Green Belt Site		The green belt element of this site would represent a small scale extension into the green belt where impact on openness would be limited. The existing green belt boundary with the now demolished school does not follow a feature on the ground and this option would present the opportunity to create a strong new green belt edge.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access achievable. The green belt element of this site would represent a small scale extension into the green belt where impact on openness would be limited. The existing green belt boundary with the now demolished school does not follow a feature on the ground and this option would present the opportunity to create a strong new green belt edge.

<b>H198: Land to the south of Second Avenue, Hightown (allocated in the Publication Draft Local Plan)</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> The eastern part of this site is within 6-10 minutes travel time of the nearest employment node; however the western part of the site is 16-20 minutes from an employment node. In between, journey times to employment nodes vary in between those two extremes. Overall a significant positive effect is expected on this SA objective.
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. The majority of the site is within 6-10 minutes travel time of a primary school and also within 21-25 minutes travel time of a secondary school. A minor positive effect is therefore likely on this SA objective.
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 <b>housing sites there will be positive effects on residents' health.</b> The majority of the site is within 11-15 minutes travel time of a GP and within 36-40 minutes of a hospital; therefore a negligible effect is likely. 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. This site is adjacent to existing residential properties to the north on Second Avenue. These properties may be affected by noise during the construction phase and a minor 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The majority of the site is within 16-20 minutes travel time of a local centre. The majority of the site is also within 16-20 minutes travel time of a town/district centre; 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 on land which has been identified as an area of outdoor sport facilities and a semi-natural and natural greenspace. These identified open spaces could be lost as a result of housing development; therefore a potential significant negative effect is identified. However, the site is also in close proximity to a number of additional open spaces which could be used by residents. Amenity greenspace can be accessed within 265 to the east of the site at Miry Lane. <b>Outdoor sports facilities are provided within 210m to the north of the site at High Bank School. Amenity greenspace and a children's playground is accessible also to the north within 330m of the site.</b> A mixed (significant positive and potential significant negative) effect is therefore identified.
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 (3.59ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to four out of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (3.59ha) on mostly greenfield land; therefore a minor negative effect on this SA objective is likely. The site lies on land which has been identified as Grade 3 Agricultural Land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (3.59ha) on mostly 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.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	The site lies in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition. <b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the nearby Thornbush Farm which is a Grade II Listed Building located within 100m to the south of the site.</b> The effect on this SA objective is uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	0?	The site is not within close proximity of any designated biodiversity features: Clifton Lagoon is the closest of such features but is located 1.83km to the south west and as such a negligible effect is recorded on this SA objective. Given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development the effect is noted to be uncertain.
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 located on greenfield land and is 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 located on mostly 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. <b>This site is classed as 'green' in terms of its access to four of the eight features assessed; therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 8: recreation and leisure (it should be noted that a mixed effect was recorded for this SA objective overall), 10: transport and 19: climate change and significant negative effects were identified for this site in relation to SA objective 8: recreation and leisure (it should be noted however that a mixed effect was recorded for this SA objective overall). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H205 - Land to the east of, Slipper Lane, Mirfield

## Green Belt Release Sites: H205





**H205****Land to the east of, Slipper Lane, Mirfield**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.69
Net area (Ha)	0.69
Housing Capacity	21
Employment Floorspace	-

**Technical Consultation summaries**

Education		There is no immediate need for additional Primary or Secondary places in this locality.
Biodiversity		No issues identified
Historic Environment		No issues raised
Flood risk and Drainage		Site is within flood zone 1.
Highways/Transport		Site access achievable, 2.4m x 43m visibility splays required. Pedestrian facilities will be required to be incorporated within the access arrangements.
Environmental Protection		Contaminated land Phase 1 report required
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Levels of physical activity are lower than the Kirklees average.
Green Belt Edge		This is a reasonably extensive area of green belt that is separated from the wider green belt by the line of Leeds Road but which retains a countryside character. It is contained on two sides by existing residential development. It serves no strategic role in terms of preventing the merger of settlements and represents an area of urban fringe where there are a number of properties in the green belt close to the settlement edge. This is an existing strong edge which follows Slipper Lane and properties to the rear of Slipper Lane and Sunways, representing the most defensible green belt boundary. The land rises to the north and east where development could be more prominent.
Green Belt Site		This specific small area of green belt is physically separated from the wider green belt at Mirfield Moor by the line of Slipper Lane. It is an entirely contained area and appears as residential curtilage. The removal of this site from the green belt would have minimal impact on openness and would not undermine the role and function of the green belt in this location.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access is achievable with third party land. The removal of this site from the green belt would have minimal impact on openness and would not undermine the role and function of the green belt in this location.

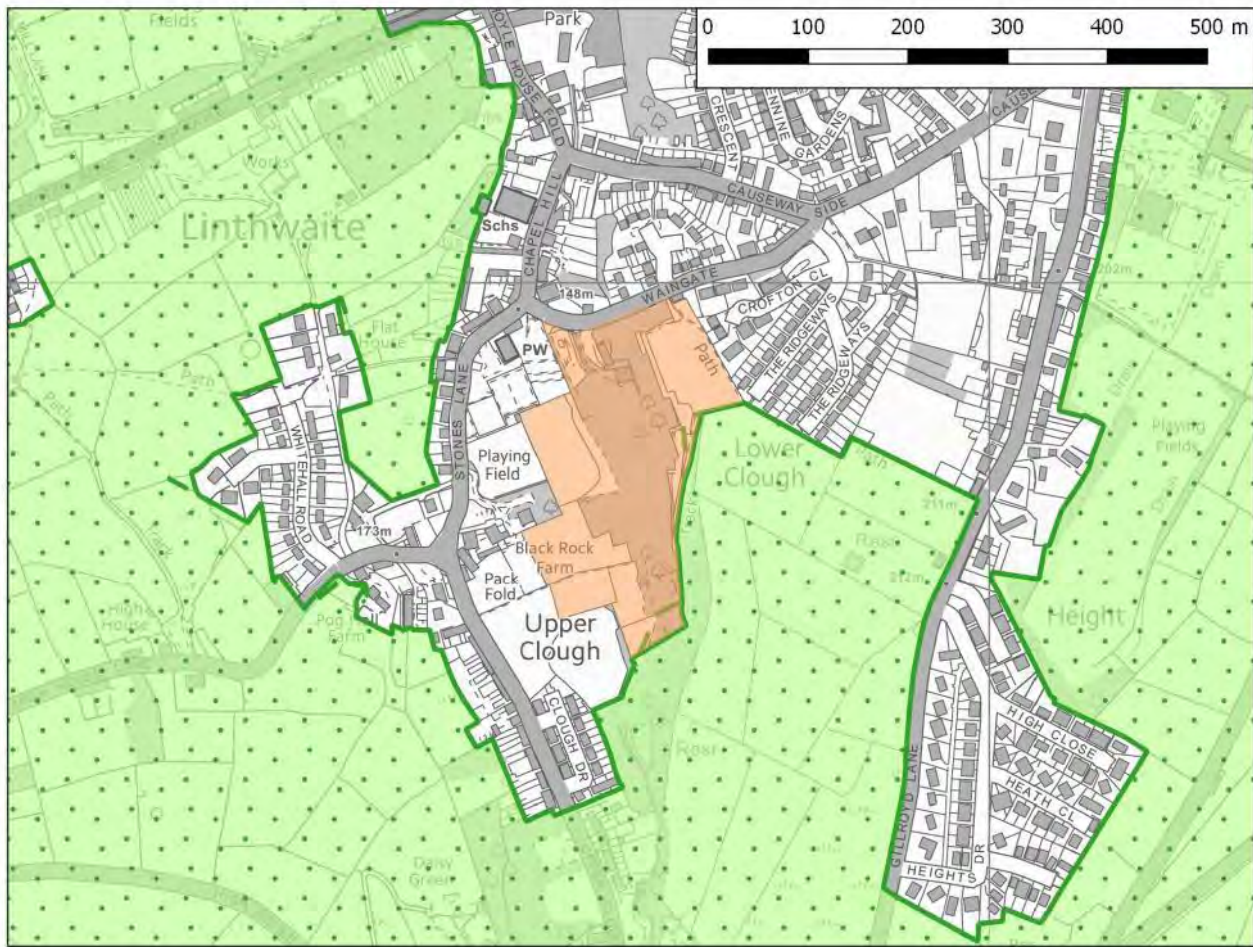
**H205: Land to the east of Slipper Lane, Mirfield (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> The majority of the site is within 31-35 minutes travel time of the nearest employment node: as such a negligible effect is expected on this SA objective.
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. The site is within 11-15 minutes travel time of a primary school. The majority of the site is also within 11-15 minutes travel time of a secondary school. A significant positive effect is therefore likely on this SA objective. The majority of the site is within 11-15 minutes of the nearest further education centre.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The site is within 11-15 minutes travel time of a GP and within 56-60 minutes of a hospital: therefore a minor positive effect is likely. 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. This site is adjacent to an existing residential property to the south on Slipper Lane as well being within 10m of those properties which are on the west side of Slipper Lane. These properties may be affected by noise during the construction phase and a minor 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The site is within 11-15 minutes travel time of a local centre. The site is also within 11-15 minutes travel time of a town/district centre: therefore a minor positive 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 in close proximity of a number of open spaces. The site is bordered to the south by the school playing fields which provide access to outdoor <b>sports facilities. Two children's playgrounds are located to the south east of the site within 155m and 225m respectively. Within 430m to the east of the site a Local Nature is located by Bright Street.</b> As such given that the relative close proximity of these open spaces to the site may encourage new residents to make use of them a significant positive effect is expected on 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 (0.41ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to six out of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (0.41ha) on greenfield land: therefore a minor negative effect on this SA objective is likely. The site is located on land which has been identified as Urban Land in terms of its Agricultural Land Classification.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (0.41ha) 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. The site lies in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	-?	The site is in close proximity to Sunny Bank Ponds which is located to the east within 430m. This area has been designated as a Local Nature reserve as well as a Local Wildlife Site. The relative proximity of the site to this designated biodiversity feature may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc and as such a minor 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 located on greenfield land and is 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 located 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 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. <b>This site is classed as 'green' in terms of its access to six of the eight features assessed; therefore a significant positive effect is likely.</b>

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: recreation and leisure, 10: transport and 19: climate change. No significant negative effects were identified for this site in relation to any of the SA objectives. These issues will need to be considered further in terms of enhancement, which may be achieved through Local Plan policies.

# H213 - Black Rock Mills, Waingate, Linthwaite

## Green Belt Release Sites: H213



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H213

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**H213****Black Rock Mills, Waingate, Linthwaite**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Predominantly Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	4.69
Net area (Ha)	4.25
Housing Capacity	236
Employment Floorspace	-

**Technical Consultation summaries**

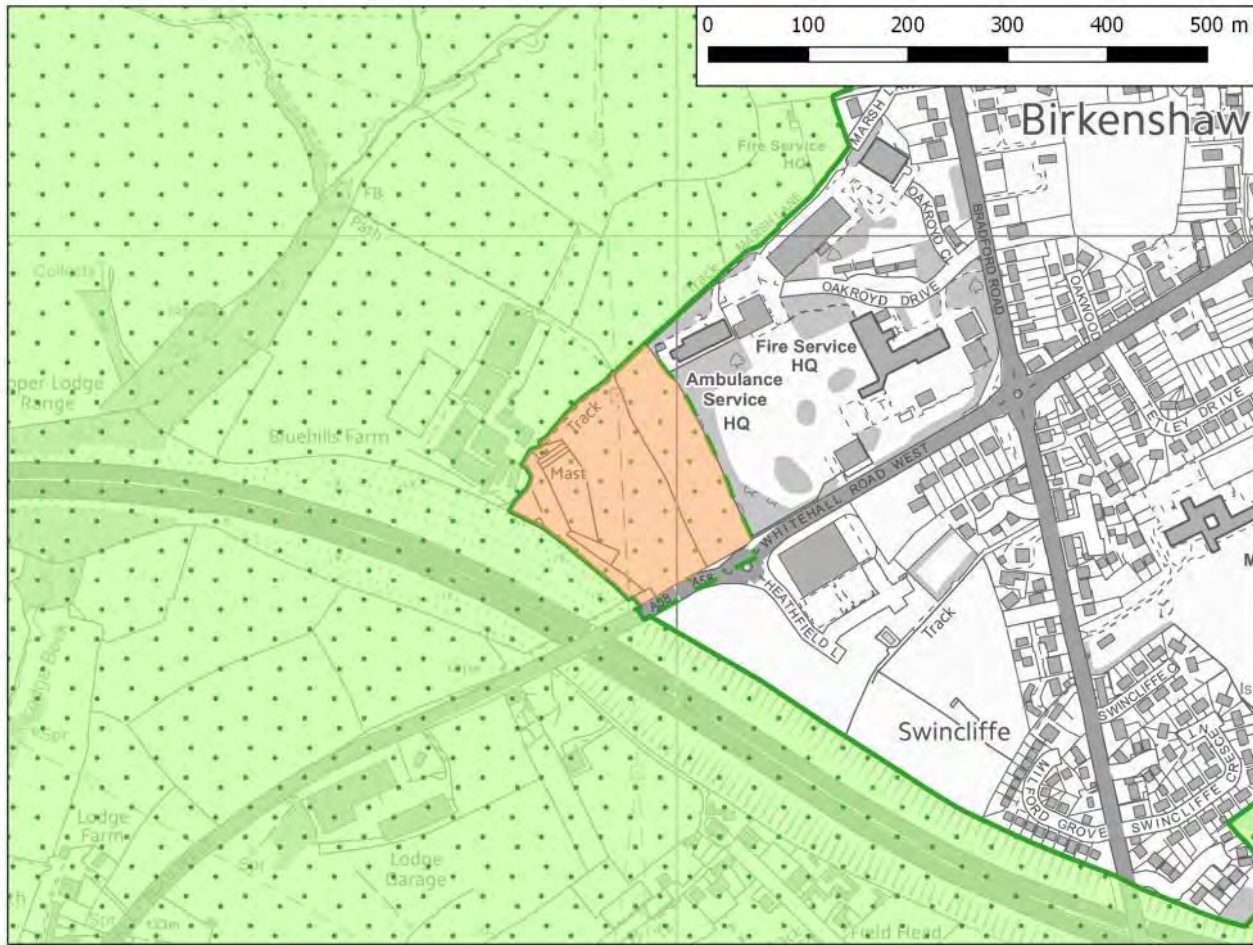
Education		Modest decrease in trends for primary and increase in secondary. The capacity of this site could impact on school place planning.
Biodiversity		Mixed deciduous woodland on fringe of site, removed from net area.
Historic Environment		Potential impact on listed buildings, though mitigation provided in previous permissions on site. Site is within a Conservation Area.
Flood risk and Drainage		Culvert runs through site, opportunities to open this up should be explored, with a suitable stand off to be agreed.
Highways/Transport		Planning permission granted for majority of site with access. Impact on SRN will not be mitigated by committed schemes.
Environmental Protection		Site is on contaminated land.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Green Belt Edge		This is a narrow wedge of green belt that overwashes the steep valley side that is the backdrop to this part of Linthwaite. Opportunities for settlement expansion in this immediate area are very limited due to the steep and prominent nature of the sloping valley side.
Green Belt Site		The majority of this option is within the settlement. The green belt land over which the option projects marginally appears to be associated with the historical use of the site as a mill and it is acknowledged both that the exact position of the green belt boundary on the ground over much of its length in this location is difficult to determine and that permission for development has been granted. The very small areas affected are entirely contained by trees and landform and their release would have no impact on the openness of the green belt.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	The majority of the site has planning permission, with access provided. The impact on SRN will not be mitigated by committed schemes. Culvert runs through the site, opportunities to open this up should be explored. Listed buildings in close proximity of the site. Development on the site should help deliver opportunities for physical activity in the area.

**H213: Black Rock Mills, Waingate, Linthwaite (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	-	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.  The majority of the site is within 41-45 minutes travel time of the nearest employment node: as such a minor negative effect is expected on this SA objective.
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.  The majority of the site is within 6-10 minutes travel time of a primary school. The majority of the site is also within 11-15 minutes travel time of a secondary school. A significant positive effect is therefore likely on this SA objective. The site varies in its proximity to the nearest further education centre. The northern part of the site is within 26-30 minutes travel time from the nearest further education centre, while the southern part of the site is within 26-40 minutes travel time from the nearest further education centre with travel times varying from these two extremes at locations in between.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	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 within 6-10 minutes travel time of a GP. The site varies in its proximity to a hospital. The most northern part of the site is within 46-50 minutes of the nearest hospital while the most southern part of the site is within 56-60 minutes travel time of the nearest hospital. The locations in between these two extremes have variable travel times to the nearest hospital. The site is not within or adjacent to an AQMA. A minor positive effect is therefore expected on this SA objective.
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.  This site is adjacent to existing residential properties to the north east on Waingate. These properties may be affected by noise during the construction phase and a minor 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.  The site is within 6-10 minutes travel time of a local centre. The majority of the site is also within 6-10 minutes travel time of a town/district centre: therefore a minor positive 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 contains a footpath which may be lost as a result of the development of housing at this location and therefore a potential significant negative is recorded for this objective. The site is however also in close proximity to a number of open spaces which could be used by residents. To the north west adjacent to the site a cemetery, outdoor sports facilities (tennis courts), a small park and amenity greenspace are all provided. Further amenity greenspace and provision for young people and children is made within 110m to the east of the site on The Ridgeways. The school playing fields on Gillroyd Lane provide access to further outdoor sports facilities within 320m to the east of the site. The closest allotment to the site is located within 195m to the north on Causeway Side. A footpath runs along the north eastern edge of the site to Waingate in the north.  As such a mixed overall effect (significant positive/potential significant negative) is recorded on 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 large (6.17ha): therefore a significant 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.  <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to six out of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 large site (6.17ha) on mostly brownfield land: therefore a significant positive effect on this SA objective is likely. The site is located on land which has been identified as Urban Land in terms of its Agricultural Land Classification.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	++?	This is a relatively large site (6.17ha) on mostly brownfield land: therefore development here could have a minor positive effect on this SA objective given redevelopment of a brownfield site will most likely result in an improvement of its overall character and appearance. This impact is uncertain given that it is dependent on the design of the development.  The site is not within close proximity of the Peak District National Park.  The site lies in LCA F4: Colne (Slaithwaite, Marsden), as identified in the 2015 Landscape Character Assessment for Kirklees. This is the deeply incised valley of the River Colne. Woodland cover is found clinging to the steep valley sides and cloughs. There are dense ribbons of urban and industrial development along the valley floors and sides. It is a busy landscape with lots of movement owing to transport corridors and urban development along the valley floor.
13. Conserve and enhance the historic environment, heritage assets and their settings.	-?	Historic England has rated this site as 'yellow' in terms of the potential for effects on the historic environment, meaning that it considers that the development of the site could impact on a designated heritage asset but that its development is unlikely to result in harm to that asset if the development accords with the anticipated Local Plan policies for managing change to the historic environment. 18 and 21 Waingate are Grade II Listed Buildings which are all in close proximity of the site may be impacted upon by development at the site in this situation. A minor negative effect on this SA objective is therefore likely 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.	-?	The site is located within 585m of Huddersfield Narrow Canal which has been identified as a Candidate Local Wildlife Site to the north. The relative proximity of the site to this designated biodiversity feature may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. and as such a minor 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.	0	This site is located on brownfield land and as such development at this location would not result in an increase in impermeable surfaces within Kirklees and therefore not contribute to the potential for flooding in the District. A negligible effect is recorded for this SA objective. The site is not located on land which has been identified as being within Flood Zone 2 or 3.
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.  Development at this site would make use of mostly brownfield land meaning opportunities may exist for the reuse of existing materials of buildings: therefore a minor positive but uncertain 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.  <b>This site is classed as 'green' in terms of its access to six of the eight features assessed; therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 3: education, 8: recreation and leisure (however the overall effect on this SA objective was recorded as mixed), 9: housing, 10: transport, 11: land use, and 19: climate change and potential significant negative effects were identified for this site in relation to SA objective 8: recreation and leisure (however the overall effect on this SA objective was recorded as mixed). These issues will need to be considered further in terms of enhancement and/or mitigation, which may be achieved through Local Plan policies.		

# H218 - Bluehills Farm, Whitehall Road West, Birkenshaw

## Green Belt Release Sites: H218



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H218

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**H218****Bluehills Farm, Whitehall Road West, Birkenshaw**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	3.53
Net area (Ha)	3.53
Housing Capacity	123
Employment Floorspace	-

**Technical Consultation summaries**

Education		No immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.
Biodiversity		No objections raised
Historic Environment		Impact on open space associated with Oakroyd Hall Fire Services HQ which is a listed building. Site of known archaeology (PRN6475). Archaeological evaluation required.
Flood risk and Drainage		Main river flood zone 1; no objection. Surface water flood risk; no objection. Objection raised to surface water drainage. Site is relatively steep and soak away reemergence is a risk that is difficult to assess. Motorway cutting located nearby. Highway drainage is located outside the site and appears connected to motorway drainage systems downstream. Local systems beyond the motorway bridge run through a back garden and is noted as problematic and potential flood risk due to earth embankment. No additional flows encouraged here.
Highways/Transport		Site access achievable. Highways safety issues have been raised at the A58 / A651 junction.
Environmental Protection		Site is located on potentially contaminated land. Multiple sources of noise may affect receptors, close proximity to farm. Air Quality Impact Assessment, Low Emission Travel Plan, Phase 1 & 2 Contaminated Land Reports, Noise and Odour Assessments required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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		The green belt in this area is very extensive and the existing settlement pattern and land use features present opportunities for settlement extension or rounding off without undermining the role and function of the green belt.
Green Belt Site		This site is contained on three sides by urban features including the M62 and on the fourth by farm buildings. As such it is completely contained and presents no risk of sprawl, nor is it a significant part of the wider countryside. The slope towards the north may make development prominent but there is existing built form already at that level.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access achievable. This site is located within a limited area of open space contained on three sides by urban features, including the M62, and on the fourth by farm buildings. The slope towards the north may make development prominent but there is existing built form already at that level.

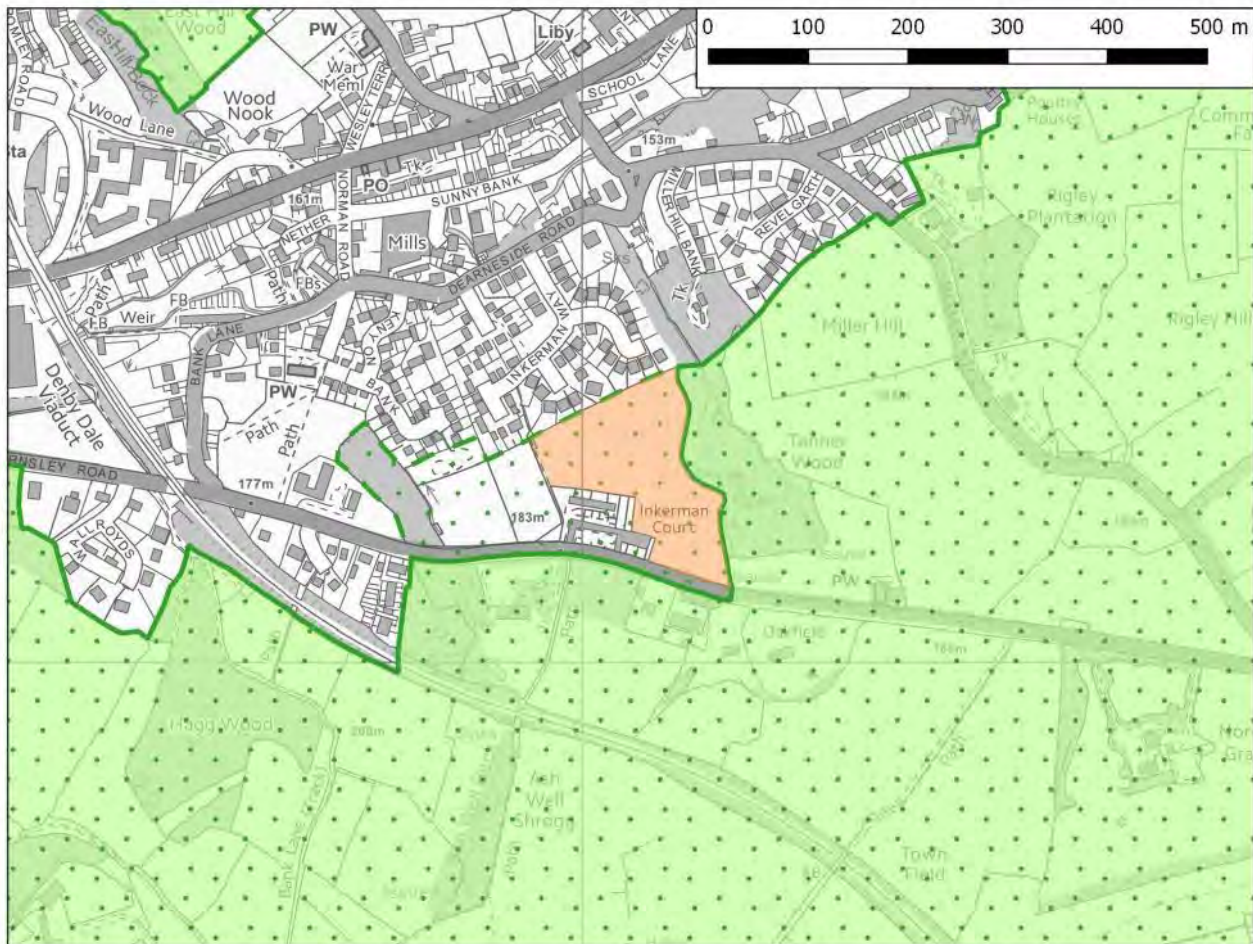
**H218: Land to the east of Bluehills Farm, Whitehall Road West, Birkenshaw, Bradford (allocated in the Publication Draft Local Plan)**

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.  Levels of access to an employment node vary throughout this site. The eastern part of this site is within 21-25 minutes travel time of the nearest employment node whereas the western part of the site is 31-35 minutes away from employment. In between those areas journey times to an employment node vary in between those two extremes. Therefore a mixed effect on this objective is expected – potentially minor positive for the eastern part and potentially negligible for the western part.
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.  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.
3. Ensure education facilities are available to all.	+?	The majority of the site is within 16-20 minutes travel time of a primary school (although a section to the east is within 11-15 minutes) and within 11-15 minutes of a secondary school (although a section to the east is within 6-10 minutes) so is likely to have a minor positive effect. The majority of the site is also within 31-35 minutes of a further education institute (although a section to the east is within 26-30 minutes).
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.  Levels of access to healthcare facilities vary throughout this site. This eastern part of the site is within 11-15 minutes travel time of a GP and within 41-45 minutes of a hospital however, the western part of the site is within 21-25 minutes from a GP and within 56-60 minutes of a hospital. In between those areas journey times to healthcare facilities vary in between those two extremes. Therefore a mixed effect on this objective is expected – potentially minor positive for the eastern part and potentially negligible for the western part. 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.  The site is not surrounded by housing however the eastern boundary is adjacent to both an Ambulance Service HQ and Fire Service HQ which may result in noise pollution affecting residents in the longer-term. The south western boundary of the site is also within 50m of the M62 motorway and the southern boundary is adjacent to the A58 (Whitehall Road West) which may mean that residents in those parts of the site are affected by road noise. A significant negative effect on this SA objective is therefore likely.
6. Retain and enhance access to local services and facilities.	0/-	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.  Levels of access to local services and facilities vary throughout this site. This eastern part of the site is within 11-15 minutes travel time of a local centre and within 16-20 minutes of a town/district centre however, the western part of the site is within 21-25 minutes from a local centre and within 26-30 minutes of a town/district centre. In between those areas journey times to local services and facilities vary in between those two extremes. Therefore a mixed effect on this objective is expected – potentially negligible effect for the eastern part and potentially minor negative effect for the western part.
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.	++/-?	There is a PRoW footpath which runs just inside the north western boundary of the site and could be lost or disrupted as a result of housing development. However, the remainder of the footpath runs adjacent to the northern and western boundaries of the site. There is another PRoW footpath within 5m north of the site and a footpath within 20m north west of the site. The site is approximately 340m from a school's playing fields and 350m from a Children's play area to the east. The site is also approximately 440m from an area of semi-natural & natural greenspace, 500m from a bowling green and 540m from a park and gardens which includes children's play provisions to the north east. There is a bridleway approximately 180m south of the site however it runs through another housing site option. Therefore, a significant positive effect is expected for this 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 (3.3ha): 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 mainly or entirely 'green' in terms of its access to one 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 (3.3ha) on greenfield land: therefore a minor negative effect on this SA objective is likely. The majority of the site is also within high quality agricultural land (is classed as grade 3).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (3.3ha) on greenfield land: therefore development here could have a minor positive 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.  The site lies in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the Oakroyd Hall Fire Services HQ building on Oakroyd Drive which is a Grade II Listed Building.  The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	0?	This site is over 1km from any designated biodiversity or geodiversity site: therefore development here could have a negligible effect on this SA Objective.
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 outside of flood zones 2 and 3. Therefore a minor negative effect is likely.
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.  In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly or entirely 'green' in terms of its access to one 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 objective 8: leisure and recreation (part of a mixed effect), and potential significant negative effects were identified in relation to SA objective 5: amenity and 8: Leisure and recreation (as part of a mixed effect). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		



# H233 - Land north of, Barnsley Road, Denby Dale

## Green Belt Release Sites: H233



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H233

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**H233****Land north of, Barnsley Road, Denby Dale**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	2.07
Net area (Ha)	2.07
Housing Capacity	72
Employment Floorspace	-

**Technical Consultation summaries**

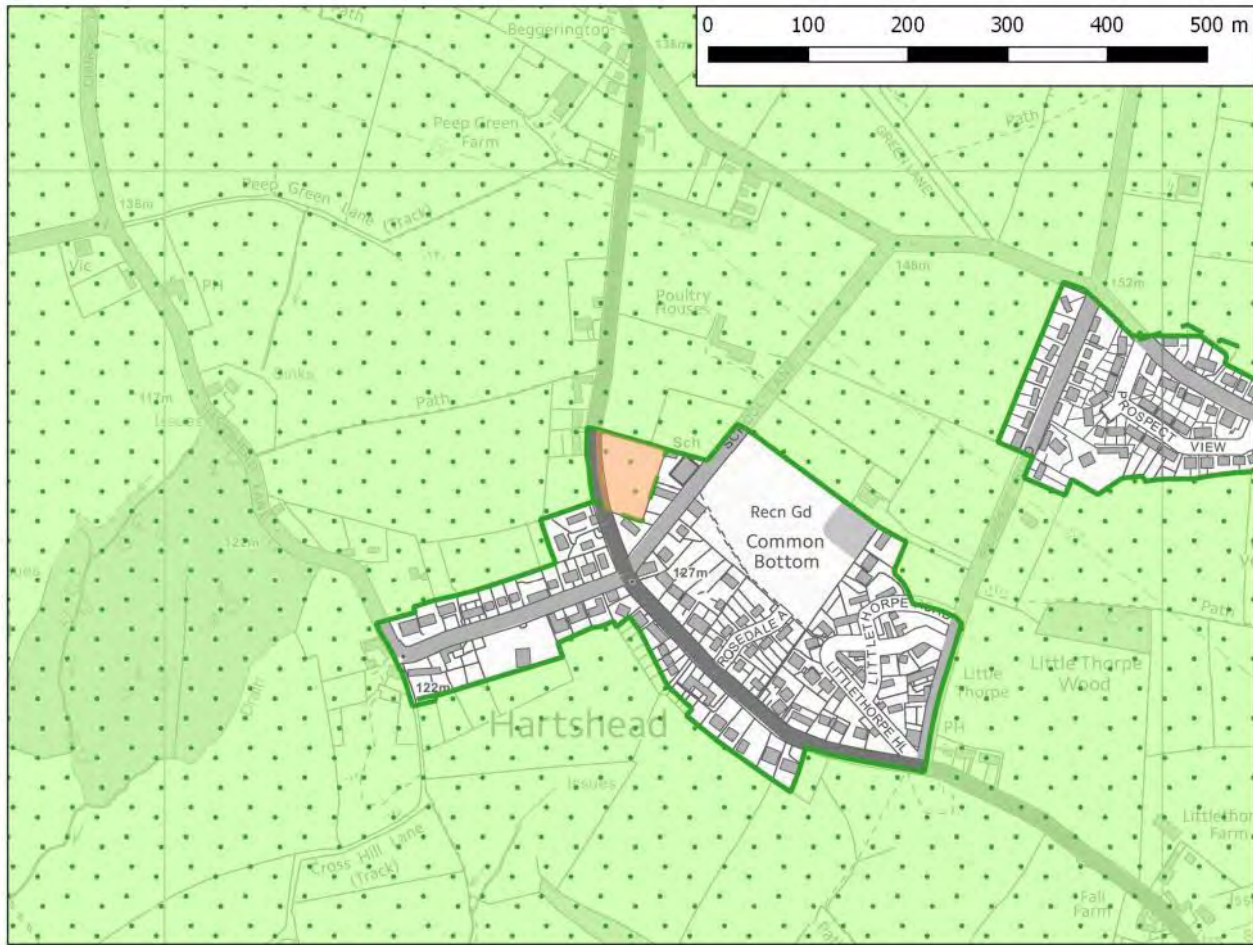
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.
Biodiversity		No objections raised.
Historic Environment		No objections raised.
Flood risk and Drainage		Flood Zone 1. Possibility of watercourse connections needs to be investigated. Surface water discharge must be attenuated to greenfield rates.
Highways/Transport		Third party land and/or measures to improve visibility and/or reduce traffic speeds are required to achieve necessary visibility splays and safe site access. Any future development would require gradient on approach to the junction to be 2.5% (1 in 40).
Environmental Protection		No objections raised.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		No applicable health problems
Green Belt Edge		This is an extensive area of green belt that maintains separation between villages and delineates the southern extent of Denby Dale in this location. The existing settlement pattern and land use features present opportunities for settlement extension that would not compromise the role of the green belt. There is a degree of encroachment by urban land uses making this an area of urban fringe.
Green Belt Site		This site is contained by Tanner Wood to the east and by Barnsley Road to the south which would present strong new boundaries to the green belt. The western boundary while weak, is present. The site is reasonably well related to the edge of the settlement to the north and there is no risk of sprawl. This is agricultural land but the degree of containment and existing urban land uses limits its relationship to the wider countryside. This site could therefore be removed without undermining the role and function of the green belt.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Development of the site is subject to achieving safe access, with necessary visibility splays, from Barnsley Road. Barnsley Road to the south and Tanner Road to the east, along with the adjacent site to the west can form a defensible green belt boundary. The site is in flood zone 1, greenfield rates required for drainage.

**H233: Land North of Barnsley Road, Denby Dale (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++/-	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 <b>employment nodes can affect people's ability to access jobs.</b> The northern part of this site is within 16-20 minutes travel time from the nearest employment node, while an area of the southern part of the site is within 41-45 minutes. <b>In between, journey times vary in between these two extremes. A mixed effect on this objective is expected – significant positive in the northern part of the site and minor negative in the southern part.</b>
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.	0?	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. The majority of this site is within 16-20 minutes travel time of a primary school (although the northern part is within 11-15 minutes travel time) and within 26-30 of a secondary school (although the northern part is within 21-25 minutes travel time). A negligible effect is therefore likely.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	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 majority of this site is within 11-15 minutes travel time of a GP (although the northern part is within 6-10 minutes travel time) and the whole site is more than an hour travel time from a hospital: therefore a minor positive effect is likely. 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. The southern boundary of this site is directly adjacent to the A635 (Barnsley Road) which may mean that residents in that part of the site are affected by road noise. There are also a number of residential properties adjacent to the site, particularly to the north, which may be affected by noise during the construction phase. A significant negative effect on this SA objective is therefore likely.
6. Retain and enhance access to local services and facilities.	0	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. The majority of this site is within 11-15 minutes travel time of both a local centre and a town/district centre (although an area to the south and west is within 16-20 minutes travel time of both): therefore a negligible 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.	++	This site is within 600m of a number of areas of open space including three areas of semi natural and natural greenspace which are located directly to the north east of the site, approximately 162m to the north west and approximately 171m to the north. In addition, there is an existing Public Right of Way running adjacent to the western site boundary. A significant positive effect is therefore identified.
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 (2.12ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as entirely or mainly 'green' in terms of its access to four of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (2.12ha) on greenfield land: therefore a minor negative effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (2.12ha) 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 500m of the Peak District National Park. The site lies in LCA G10: River Dearne Valley, as identified in the 2015 Landscape Character Assessment for Kirklees. This LCA comprises relatively broad valleys with a high level of broadleaved woodland cover. The main valley floor is densely settled and has a peri-urban feel, while the tributary sections of the LCA are generally more tranquil and rural and are only crossed by minor roads.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>Historic England has rated this site as 'green' in terms of the potential for effects on the historic environment, as the development of this site is unlikely to result in harm to any designated asset.</b> The effect on this SA objective is therefore negligible but uncertain as the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	0?	This site is more than 1km from any designated biodiversity site: therefore development here could have a negligible effect on this SA objective.
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 outside of flood zones 2 and 3: therefore a minor negative effect is likely.
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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as entirely or mainly 'green' in terms of its access to four of the eight features assessed. Therefore, a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 8: leisure and recreation, 10: sustainable transport and 19: climate change, and a potential significant negative effect was identified in relation to SA objective 5: amenity and 8: leisure and recreation. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H242 - Land north of, 72, Peep Green Road, Hartshead

## Green Belt Release Sites: H242



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**  
**Research & Intelligence Team**

Date:2017-06-01  
Filename:Green Belt Release Sites/H242

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**H242****Land north of, 72, Peep Green Road, Hartshead**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.44
Net area (Ha)	0.44
Housing Capacity	15
Employment Floorspace	-

**Technical Consultation summaries**

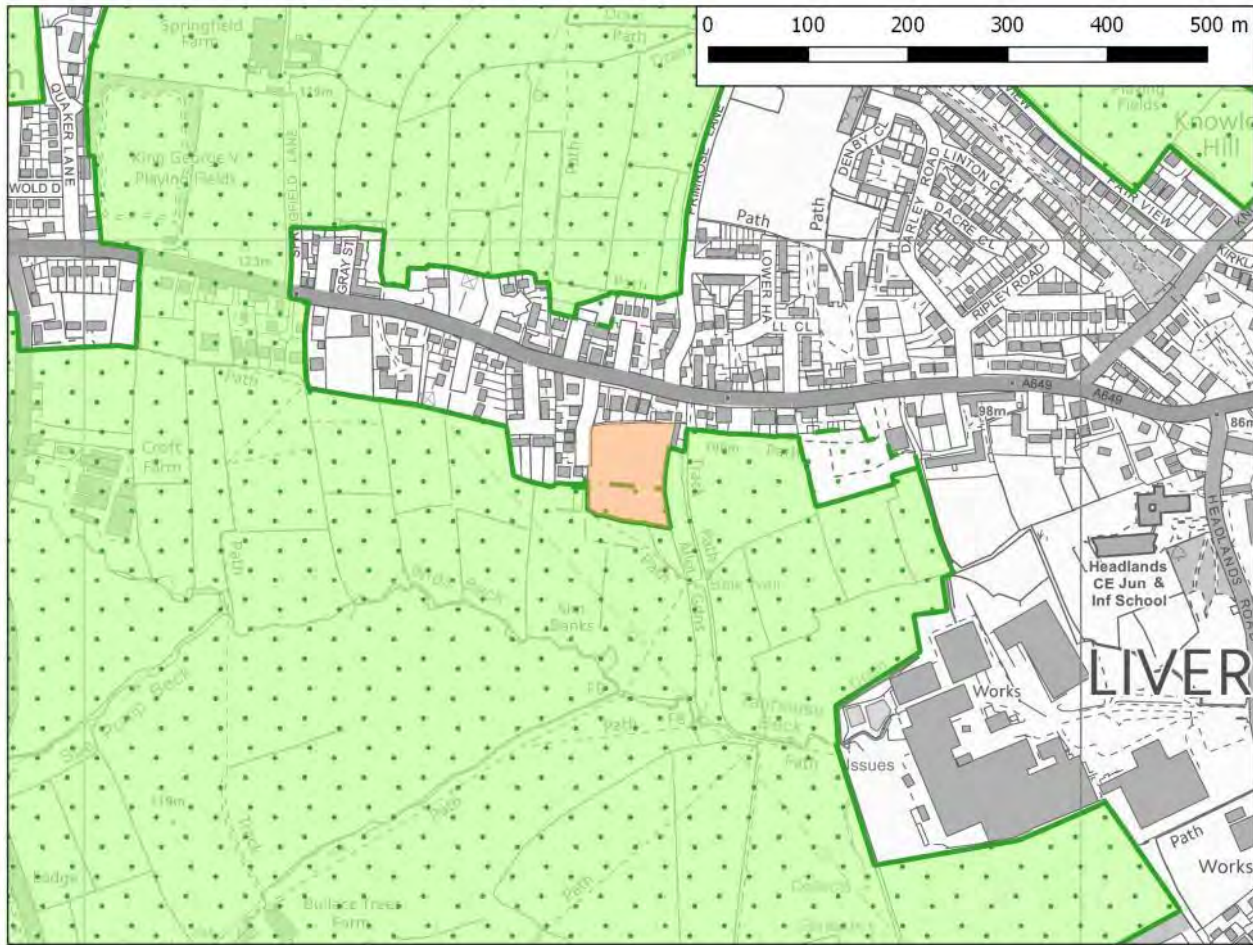
Education		There is no immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.
Biodiversity		No objections raised
Historic Environment		No objections raised
Flood risk and Drainage		Main river flood zone 1; no objection. Surface water drainage; no objection. Difficult to assess potential re-emergence of soakaways due to the slope but there is a surface water sewer that leads to a watercourse.
Highways/Transport		Site access achievable from Peep Green Road, 2.4m x 43m visibility splays required. No highways safety issues have been raised.
Environmental Protection		School / Nursery noise may affect receptors. Phase 1 Contaminated Land Report and Noise Assessment 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		Hartshead is an inset settlement in an extensive area of green belt, although there is a restricted gap to the east between Hartshead and Roberttown. There is a relatively fragmented pattern of land use particularly to the north of the village which presents opportunities for extension or rounding off without compromising the role and function of the green belt in this location.
Green Belt Site		The site is contained by existing development and Peep Green Road to three sides and a strong treed boundary on the north side. As such there is no risk of sprawl or further encroachment. This would be a small scale development well related to the settlement.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access is achievable from Peep Green Road. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.

**H242: Land east of Peep Green Road, Hartshead, Liversedge (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> The whole of this site is within 6-10 minutes travel time of an employment node, and therefore a significant positive effect is likely.
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. The whole of this site is within 6-10 minutes travel time of a primary school and 11-15 minutes of a further education facility, and most of the site is within 11-15 minutes travel time of a secondary school. Therefore, a significant positive effect is likely.
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 <b>housing sites there will be positive effects on residents' health.</b> The whole if this site is within 16-20 minutes travel time of a GP and within 41-45 minutes travel time of a hospital. Therefore, this site is likely to have a negligible effect 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. This site is within 100m of a number of residential properties, and there is a school within 100m to the east. These receptors could experience increased noise and light pollution during construction, which results in a minor negative effect.
6. Retain and enhance access to local services and facilities.	0	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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The whole site is within 6-10 minutes of a local centre and 26-30 minutes of a town/district centre. Therefore, a negligible 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.	++	There are a number of recreational facilities and open space areas within 600m of this site, the closest of which is an outdoor sports facility which is directly adjacent to the north of the site. Others include additional outdoor sports facilities, a cemetery, and an area for children and young people. In addition, there are a number of PRoW footpaths within 600m to the north and west of the site. Therefore, a significant positive effect is likely.
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 0.44ha: 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as 'green' in terms of its access to five of eight of the features assessed. Therefore, a significant positive effect is likely overall.</b>
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 site is small (0.44ha) and on greenfield land meaning that there is likely to be a minor negative effect on this objective. In addition, the whole site is on land which is classed as grade 3 agricultural land, and this reinforces the negative effect.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This site is small (0.44ha) and 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. The site lies in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	0?	The site is not within 1km of any designated biodiversity or geodiversity sites: therefore a negligible effect on this SA objective is most likely. However, this is uncertain as there may still be effects on non-designated biodiversity, and depending on the design of the development, it may be possible to incorporate biodiversity enhancements.
15. Reduce air, water and soil pollution.	0	This site is not within or directly adjacent to 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 outside of flood zone 3, therefore a minor negative effect is likely.
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 on this SA objective.
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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as 'green' in terms of its access to five of eight of the features assessed. Therefore, a significant positive effect is likely overall.</b>
<b>Summary of SA finding:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: recreation and leisure, 10: sustainable transport and 19: climate change. There have been no significant negative effects identified for this site.		

# H278 - Land off, Lands Beck Way, Liversedge

## Green Belt Release Sites: H278



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDL
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H278

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**H278****Land off, Lands Beck Way, Liversedge**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.78
Net area (Ha)	0.78
Housing Capacity	27
Employment Floorspace	-

**Technical Consultation summaries**

Education		There is no immediate need for additional places. School Place Planning identifies the following: Primary education - Moderate decrease, Secondary - increase.
Biodiversity		No objections raised.
Historic Environment		No objections raised.
Flood risk and Drainage		The site lies within Flood Zone 1. A foul only sewer crosses site which falls away to watercourse some 175m away. Connection here would require permission from the landowner. Further evidence would be required to demonstrate whether a gravity solution is viable for this site. Soak away and re-emergence will be difficult to quantify.
Highways/Transport		Site Access Achievable - 2.4m x 25m (20mph speed limit) visibility splays required along Lands Beck Way.
Environmental Protection		Minor Residential condition - Install 1 charging point per unit (dwelling with dedicated parking) or 1 charging point per 10 spaces (unallocated parking)
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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 a reasonably extensive area of green belt that maintains separation between Liversedge, Hightown and Roberttown. The existing settlement pattern and land use features present some opportunity for settlement extension without compromising the role and function of the green belt although there are incidents of steep slopes where development could intrude into long distance views.
Green Belt Site		The part of this site that projects into the green belt represents a small scale settlement extension. It is located on a south facing slope but should not result in prominent development because in this location the degree of slope is less severe and the site is contained by a natural hedge/tree boundary which will prevent sprawl. This should also ensure that new development is no more prominent than the extent of the existing allocation to the north.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	A smaller site area is currently identified in the Kirklees Unitary Development Plan for housing. Site H278 extends the UDP allocation to the south. The part of this site that projects into the green belt represents a small scale settlement extension. It is located on a south facing slope but should not result in prominent development because in this location the degree of slope is not severe and the site is contained by a natural hedge/tree boundary which will prevent sprawl. This should also ensure that new development is no more prominent than the extent of the existing allocation to the north.

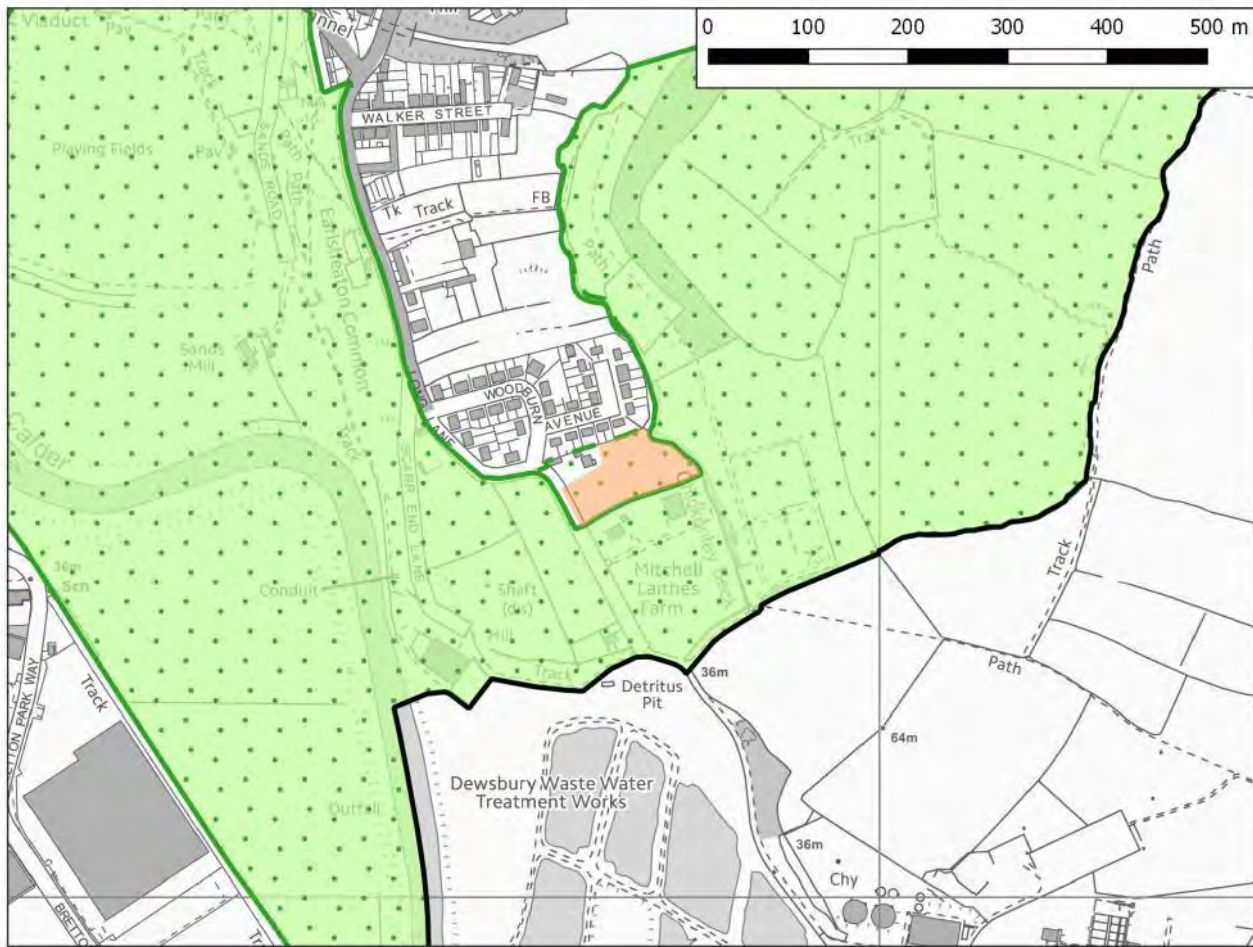


**H278: Land off Lands Beck Way, Liversedge (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> This site is within 6 - 10 minutes travel time of the nearest employment node: therefore a significant positive effect on this objective is expected.
2. Achieve an economy better capable of growth through increasing investment, innovation and	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
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. This site is within 10 minutes travel time of both a primary and a secondary school so is likely to have a significant positive effect.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	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. This site is within 15 minutes travel time of a GP and within largely within 31 - 35 minutes of a hospital: therefore a minor positive effect is likely. 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 a number of residential properties which surround the north and northwestern portion of site which may be affected by noise during the construction phase. Furthermore, the site is adjacent to an A road. 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. This site is within 5 minutes travel time of a local centre and within 15 minutes of a town/district centre: therefore a significant positive 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.	++	This site is within 400m of a National Cycle Network route, 400m of an outdoor sports facility and 550m of a Green Corridor. The site is not located within any area currently designated as open space: therefore a significant positive effect is likely given that the close proximity of these areas of open space may encourage new residents to make use of them.
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 (0.86ha): 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 'green' in terms of its access to seven of the eight features assessed. Therefore, a significant 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 greenfield land. This is a relatively small site (0.86ha) on greenfield land: therefore a minor negative effect on this SA objective is likely. The site is located on land which has been classified as Grade 3 Agricultural Land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (0.86ha) 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 lies well out with the Peak District National Park. The site lies in LCA G11: Batley Fringe Incised Valleys, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a landscape of discrete, small scale tributary valleys with some significant bands of broadleaved riparian woodland. Although mostly undeveloped, there is a strong urban influence, particularly in close proximity to main roads.
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.	0?	There are no sites designated for biodiversity and geodiversity within 1km of the site: therefore a negligible effect is expected on this SA objective. The effect is recorded as uncertain given that new development may present opportunities to promote habitat connectivity through the provision of green infrastructure etc.
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 greenfield land and is outside of flood zones 2 and 3: therefore a minor negative effect is likely given that development of this site would lead to an increase in the area of impermeable surfaces within the District and an overall increase in food risk within 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. In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to seven 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 1: employment opportunities, 3: education facilities, 6: local services, 8: open space, 10: sustainable transport and 19: contribution to climate change, and potential significant negative effects in relation to 5: residential amenity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H307 - Land to the east of, Long Lane, Earlsheaton

## Green Belt Release Sites: H307



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**  
**Research & Intelligence Team**

Date: 2017-06-01  
Filename: Green Belt Release Sites/H307

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**H307****Land to the east of, Long Lane, Earlsheaton**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.66
Net area (Ha)	0.45
Housing Capacity	15
Employment Floorspace	-

**Technical Consultation summaries**

Education		Primary - Mod increase Secondary - Increase No immediate need for additional places.
Biodiversity		Chickenley Beck which runs down the east side of this site is a UK BAP priority habitat and a habitat network. 0.08ha removed from developable area as Chickenley Beck should be retained with associated woodland habitat leaving a minimum buffer zone of 10m. Plant with locally native scrub.
Historic Environment		No objections raised
Flood risk and Drainage		Chickenley Beck along the eastern part of the site is in flood zone 3 accounting for 9% of the site which has been netted off from the developable area. 14% of the site is in flood zone 2. A flood risk assessment is required for development. An 8m easement should be maintained from main river watercourse. There is culverted water course in the vicinity of this site. The environmental benefits of opening up this culvert should be assessed and if worthwhile opportunity should be sought to improve it through this development. There are no surface water objections however it should be noted that Chickenley beck is main river but not modelled therefore flood risk may be underestimated.
Highways/Transport		Site access is achievable, 2.4m x 43m (30mph speed limit) visibility splays are required on Long Lane. Provision of footway required along the site frontage.
Environmental Protection		On potentially contaminated land. Contamination assessment phase 1 and 2 required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency hospital admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the over 65s are higher than the Kirklees average.
Green Belt Edge		One of the purposes of the green belt is to prevent neighbouring towns merging. This area of green belt forms part of a restricted gap with Wakefield although it has continuity with the Wakefield green belt which prevents physical merger. The existing settlement pattern and land use features present some opportunity for settlement extension providing the gap is maintained.
Green Belt Site		This site sits between the settlement edge and existing properties on Long Lane and could represent a small settlement extension between existing built form. There is no risk of sprawl as the site is contained on three sides by urban features and on the forth by a watercourse. The scale of the option has limited impact on the function of the strategic gap with Wakefield.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	There are no significant constraints with the site which cannot be mitigated against at the planning application stage. The site is in the green belt. It could represent a small settlement extension between existing buildings. There is no risk of sprawl as the site is contained on three sides by urban features and on the forth by a watercourse. The scale of the option has limited impact on the function of the strategic gap with Wakefield. A flood risk assessment, contamination assessment phase 1 and 2 and coal mining risk assessment are required for development. 2.4m x 43m (30mph speed limit) visibility splays are required on Long Lane and provision of footway is required along the site frontage. Chickenley Beck runs down the east side of the site is a UK BAP priority habitat and a habitat network. It should be retained with associated woodland habitat leaving a minimum buffer zone of 10m. Plant with locally native scrub.

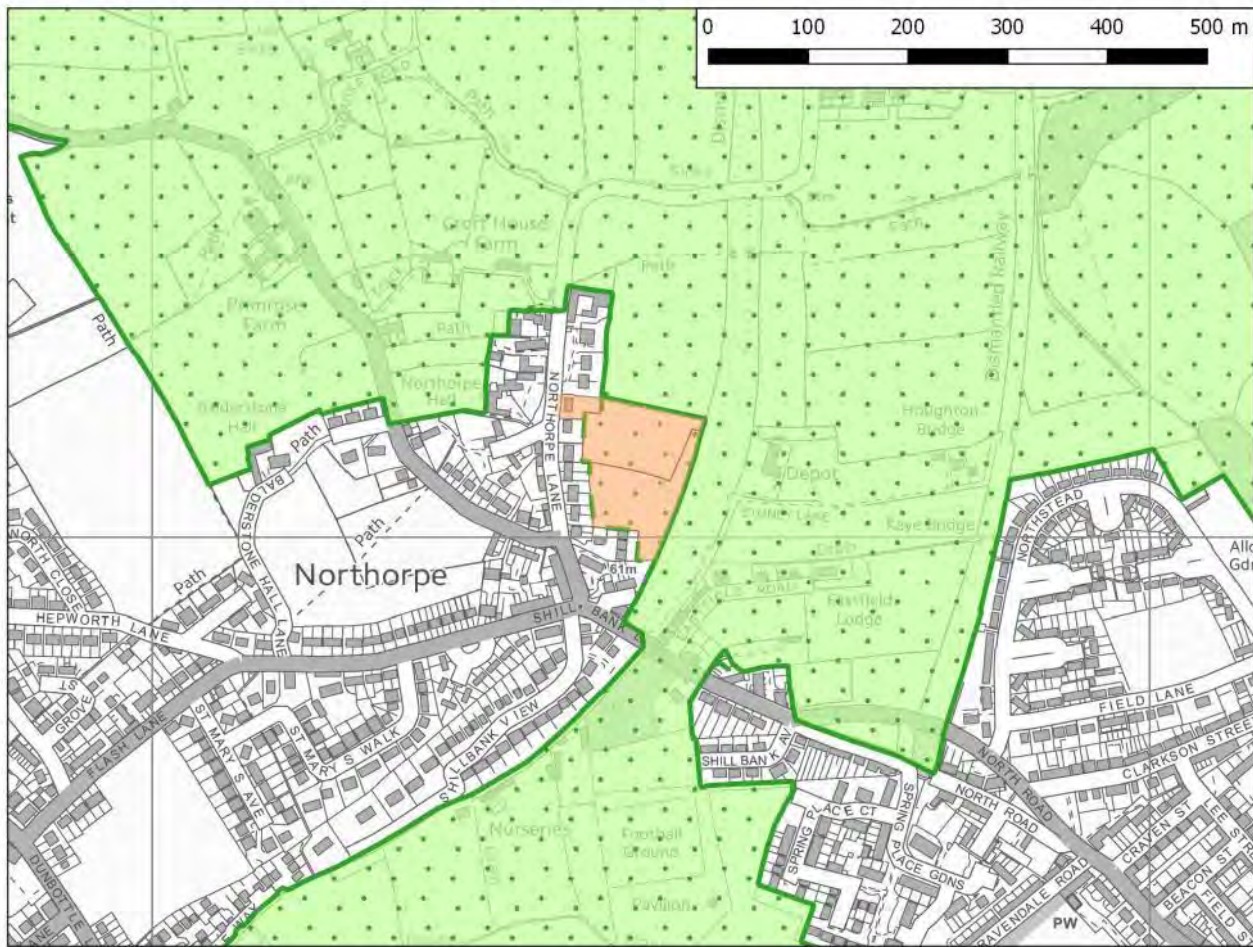
**H307: Land to the East and North-East of Scarr End Mill, Scarr End Lane, Earlsheaton, Dewsbury (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> The majority of this site is within 11-15 minutes travel time of an employment node, and therefore, a significant positive effect is likely.
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. The whole of this site is more than 60 minutes from primary school, secondary school and further education facilities, therefore a significant negative effect is likely.
4. Improve the health of local people and ensure that they can access the health and social care they need.	--	The location of housing sites will not affect the number or location of healthcare facilities: however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The whole of this site is more than 60 minutes from a GP and a hospital: therefore a significant negative effect is likely. 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 existing residential properties directly adjacent to the north and south of this site and these receptors could experience noise and light pollution during construction of the site. A minor negative effect 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The whole of this site more than 60 minutes from a local centre and town/district centre. Therefore, a significant 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.	++	There are a number of recreational facilities and areas of open space within 600m of the site which could be used by residents, the closest of which is semi-natural and natural greenspace approximately 100m north of the site. Other facilities and areas of open space include outdoor sports facilities, additional semi-natural and nature greenspace, amenity greenspace cemeteries and areas for children and young people. In addition, there are a number of PRoW footpaths to the north of the site. A significant positive effect is therefore likely.
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 small (0.68ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was not classed as 'green' in terms of its access to any of the eight features assessed. Therefore, a significant negative effect is likely overall.</b>
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 site is small (0.68ha) and on greenfield land meaning that there is likely to be a minor negative effect on this objective. The site is completely within grade 3 agricultural land which reinforces the negative effect.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This site is small (0.68ha) and 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. The site lies mainly within LCA N1: Emley Moor, as identified in the 2015 Landscape Character Assessment for Kirklees. This is an elevated, undulating farmland plateau with frequent woodland cover. The character is predominantly traditional rural, occupied by small villages.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	<b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the Skelmanthorpe Conservation Area.</b> This site forms part of the area of open countryside which contributes to the significance of this designation. The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	0?	The site is not within 1km of any designated biodiversity or geodiversity sites: therefore a negligible effect on this SA objective is most likely. However, this is uncertain as there may still be effects on non-designated biodiversity, and depending on the design of the development, it may be possible to incorporate biodiversity enhancements.
15. Reduce air, water and soil pollution.	0	This site is not within or directly adjacent to 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 mostly outside of flood zone 3 (with the exception of the western part of the site although development in this part may be avoidable); therefore a minor negative effect is likely.
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 on this SA objective.
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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was not classed as 'green' in terms of its access to any of the eight features assessed. Therefore, a significant negative effect is likely overall.</b>

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objectives 1: employment and 8: recreation and leisure. Potential significant negative effects were identified for SA objectives 3: education, 4: health, 6: local services, 10: sustainable transport and 19: climate change. 5: amenity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

### H333 - Land to the east of, Northorpe Lane, Mirfield

#### Green Belt Release Sites: H333



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**  
**Research & Intelligence Team**

Date: 2017-06-01  
Filename: Green Belt Release Sites/H333

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**H333****Land to the east of, Northorpe Lane, Mirfield**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	1.4
Net area (Ha)	1.39
Housing Capacity	48
Employment Floorspace	-

**Technical Consultation summaries**

Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary places.
Biodiversity		No objections raised
Historic Environment		No objections raised
Flood risk and Drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.
Highways/Transport		With the addition of land at 28 Northorpe Lane included. Access can be achieved, but only with 3rd party land required. The standard 2.4 x 43m visibility splays overlap the corners of both adjacent properties.
Environmental Protection		No objections raised. Phase 1 Contaminated Land Report required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Levels of physical activity are lower than the Kirklees average.
Green Belt Edge		The settlement pattern and land uses in this area present an opportunity for settlement extension without compromising the role and function of the green belt, providing that the separation between Mirfield and Ravensthorpe is maintained.
Green Belt Site		This site sits between the settlement edge and the line of the former railway which could form a new green belt boundary. The extent of the land release would not significantly impact on the strategic green belt gap separating Mirfield from Ravensthorpe as the line of the former railway prevents any further eastern encroachment. This is an area of urban fringe and the site is different in character to the wider agricultural landscape and could be released from the green belt without undermining the role and function of the green belt in this location. The northern boundary although weak, is present.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Access is achievable with third party land. This site sits between the settlement edge and the line of the former railway which could form a new green belt boundary. The extent of the land release would not significantly impact on the strategic green belt gap separating Mirfield from Ravensthorpe as the line of the former railway prevents any further eastern encroachment. This is an area of urban fringe and the site is different in character to the wider agricultural landscape and could be released from the green belt without undermining the role and function of the green belt in this location. The northern boundary although weak, is present.

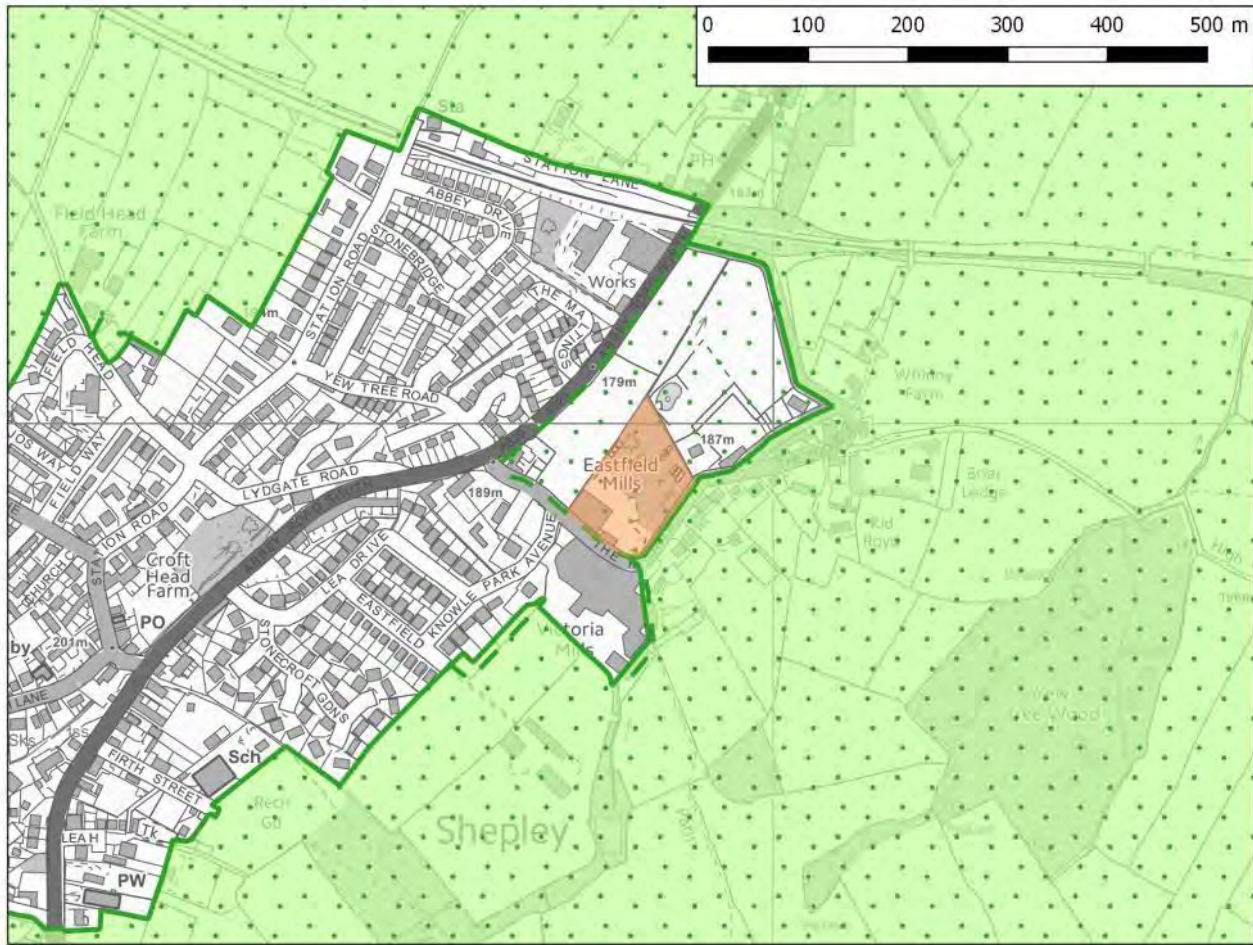
**H333: Land south of Jill Lane, Mirfield (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> The majority of this site is within 11-15 minutes travel time of an employment node, and therefore, a significant positive effect is likely.
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. The whole of this site is within 6-10 minutes of a primary school, and the majority of the site is within 11-15 minutes of a secondary school and 16-20 minutes of a further education facility. Therefore, a significant positive effect is likely.
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 <b>housing sites there will be positive effects on residents' health.</b> The majority of this site is within 16-20 minutes travel time of a GP and 41-45 minutes of a hospital. Therefore, a negligible effect is likely. 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 a number of existing residential properties within 100m west and south of the site, and these residents could be affected by noise and light pollution during construction. Therefore, a minor negative effect is 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The whole of this site is within 6-10 minutes of a local centre and the majority of the site is within 11-15 minutes of a town/district centre: therefore a minor positive 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.	++	There are a number of recreational facilities and areas of open space within 600m of the site which could be used by residents, the closest of which is a park and garden approximately 100m to the west. Additional facilities and areas of open space include other parks and gardens, outdoor sports facilities, allotments, a cemetery and areas for children and young people. There are a number of PRoW footpaths to the north and west of this site. Therefore, a significant positive effect is likely 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 small (1.31ha): 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as entirely or mainly 'green' in terms of its access to six of eight of the features assessed.</b> Therefore, a significant positive effect is likely overall.
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 site is small (1.31ha) and on greenfield land meaning that there is likely to be a minor negative effect on this objective. The majority of this site is also on grade 3 agricultural land which reinforces the negative effect.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This site is small (1.31ha) and 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. The site lies in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	0?	The site is not within 1km of any designated biodiversity or geodiversity sites: therefore a negligible effect on this SA objective is most likely. However, this is uncertain as there may still be effects on non-designated biodiversity, and depending on the design of the development, it may be possible to incorporate biodiversity enhancements.
15. Reduce air, water and soil pollution.	0	This site is not within or directly adjacent to 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 outside of flood zone 3: therefore a minor negative effect is likely.
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 on this SA objective.
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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as entirely or mainly 'green' in terms of its access to six of eight of the features assessed.</b> Therefore, a significant positive effect is likely overall.

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: recreation and leisure, 10: sustainable transport and 19: climate change. There were no potential significant effects identified.

# H339 - Land to the east of, Abbey Road North, Shepley

## Green Belt Release Sites: H339



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**  
**Research & Intelligence Team**

Date: 2017-06-01  
Filename: Green Belt Release Sites/H339

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**H339****Land to the east of, Abbey Road North, Shepley**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Predominantly Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	1.11
Net area (Ha)	0.46
Housing Capacity	16
Employment Floorspace	-

**Technical Consultation summaries**

Education		Decreasing trends for primary and modest decrease in secondary. No immediate need for additional capacity.
Biodiversity		Developable area reduced to exclude lowland mixed deciduous woodland UK BAP priority habitat. This area also coincides with an area of protected trees.
Historic Environment		No objections raised.
Flood risk and Drainage		Part of this site is within a groundwater source protection zone designed to protect a potable water supply nearby. A hydrogeological risk assessment and construction environment management plan would be required. The site is within EA flood zone 1. A culverted watercourse runs along the southern and eastern boundary. The site would benefit from a drainage masterplan with adjacent sites.
Highways/Transport		Third party land required for access although there is an adjacent housing option which could include the adjacent accepted development option (H652) . The provision of a pedestrian footway is required along the site frontage on The Knowle.
Environmental Protection		Potential noise issues therefore the relevant assessment would be required. A noise survey will examine what additional attenuation/orientation/layout would be required to ensure amenity is maintained. There are already existing housing in this vicinity it is believed it is possible to build a residential scheme and protect their amenity in relation to noise. A contamination report (phase 1 and 2) will be required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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 where the existing settlement pattern and land uses provide numerous opportunities for settlement extension without compromising the role and function of the green belt or significantly impacting on openness. This is an urban fringe area which has little relationship to the wider countryside.
Green Belt Site		This is an area of urban fringe with numerous residential and other properties located close to the settlement edge. Part of the site contains a mill building and therefore is partly brownfield. While development on the mill site would have little impact on openness, the option is more extensive and also contains a significant number of protected trees. The location and configuration of the option would leave land to the west, between the option and Abbey Road North, at significant risk of development pressure as it would be largely isolated from the wider green belt.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	The location and configuration of the option would leave land to the west, between the option and Abbey Road North, at significant risk of development pressure. Third party land required for access. As part of the site is within a groundwater source protection zone relevant assessments will be required. Consideration of attenuation/orientation/layout would be required in relation to noise to ensure amenity is maintained.

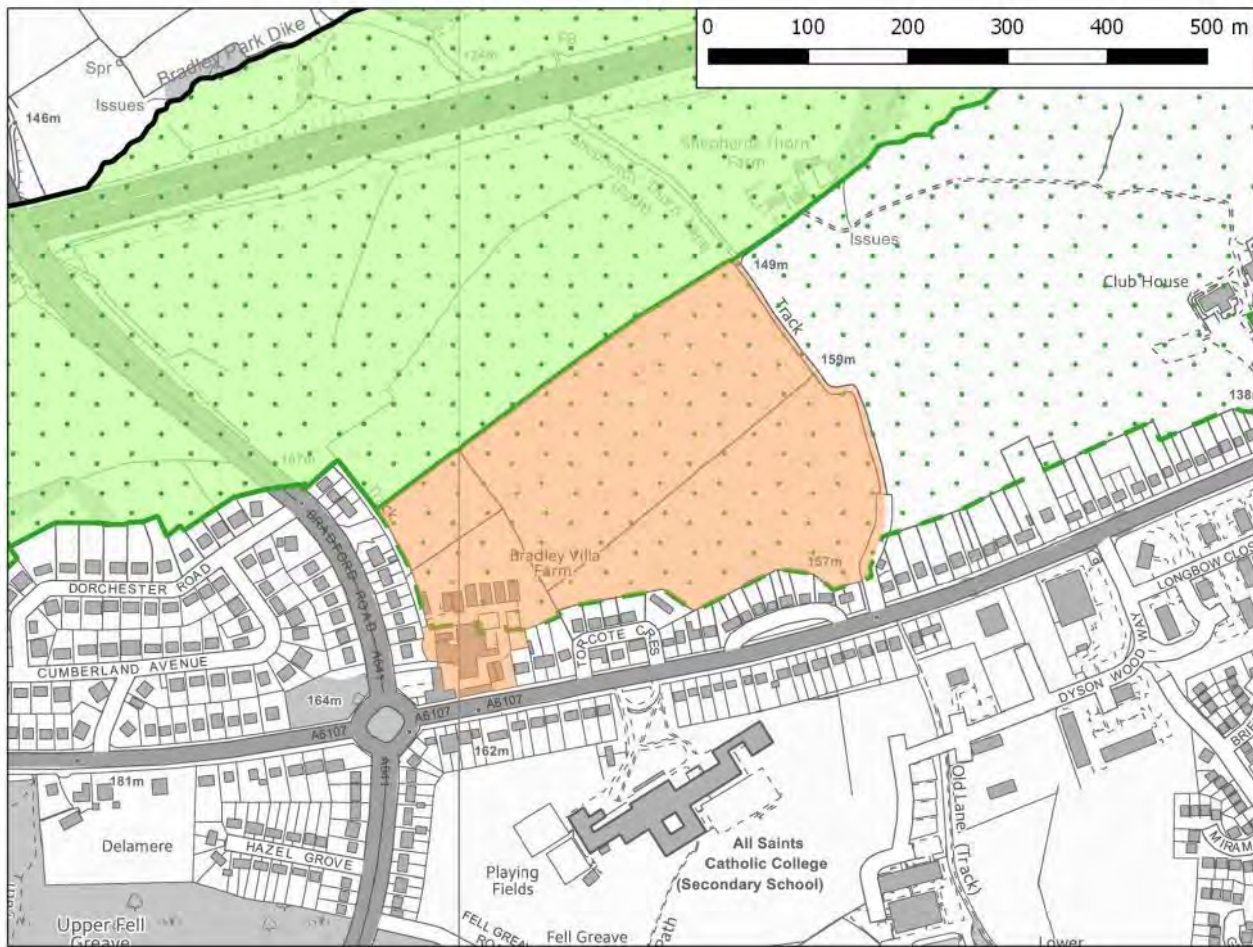
**H339: Land East of Abbey Road North, Shepley, Huddersfield (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+	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 <b>employment nodes can affect people's ability to access jobs.</b> The whole of this site is within 26-30 minutes travel time of an employment node, therefore a minor positive effect is likely.
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.	0?	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. The majority of this site is within 16-20 minutes of a primary school and is wholly within 21-25 minutes of a secondary school. Overall a negligible effect is likely.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	The location of housing sites will not affect the number or location of healthcare facilities: however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The whole of this site is within 11-15 minutes travel time of a GP and 51-55 minutes of a hospital. Therefore, a minor positive effect is likely. 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 a number of existing residential properties within 100m east and west which could experience noise and light pollution during construction of the site. In addition, there is an industrial building (Victoria Mills) directly adjacent to the south which could result in future residents being exposed to noise over the long term. Overall, a minor negative effect is 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 <b>potentially stimulate the provision of new services</b> ); however the <b>location of housing sites could affect this objective by influencing people's ability to access</b> existing services and facilities. The whole of this site is within 11-15 minutes of a local centre and 31-35 minutes of a town/district centre. 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.	++	There are a number of recreational facilities and areas of open space within 600m of the site which could be used by residents, the closest of which is semi-natural and natural greenspace and amenity greenspace approximately 280m west of the site. Other facilities and areas include outdoor sports facilities, allotments, cemeteries and areas for children and young people. There are also a number of PRoW footpaths surrounding this site, one of which is directly adjacent to the south, as well as PRoW bridleways. Therefore, a significant positive effect is likely 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 (1.1ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as entirely 'green' in terms of its access to two of eight of the features assessed. Therefore, a minor positive effect is likely overall.</b>
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 site is relatively small (1.1ha) and on mostly greenfield land meaning that there is likely to be a minor negative effect on this objective. The whole of this site is also on grade 3 agricultural land which reinforces the negative effect.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This site is relatively small (1.1ha) and on mostly 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. 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.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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</b> 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 a number of biodiversity designations within 1km of this site, including Yew Tree Wood approved Local Wildlife Site (approximately 320m east), Gelder Wood candidate Local Wildlife Site (approximately 730m north), Shepley Mill Wood (approximately 800m north-east) and Upper and Lower Stones Wood (approximately 990m north-west). Therefore, a minor negative effect is likely.
15. Reduce air, water and soil pollution.	0	This site is not within or directly adjacent to 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 mostly greenfield land and is outside of flood zone 3; therefore a minor negative effect is likely.
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 mostly greenfield land therefore a minor negative effect is likely on this SA objective.
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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as entirely or mainly 'green' in terms of its access to two of eight of the features assessed. Therefore, a minor positive effect is likely overall.</b>

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objective 8: recreation and leisure. There were no potential significant negative effects identified.

### H351 - Land north of, Bradley Road, Bradley

#### Green Belt Release Sites: H351



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDL
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H351

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N

**H351****Land north of, Bradley Road, Bradley**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	11.97
Net area (Ha)	11.97
Housing Capacity	381
Employment Floorspace	-

**Technical Consultation summaries**

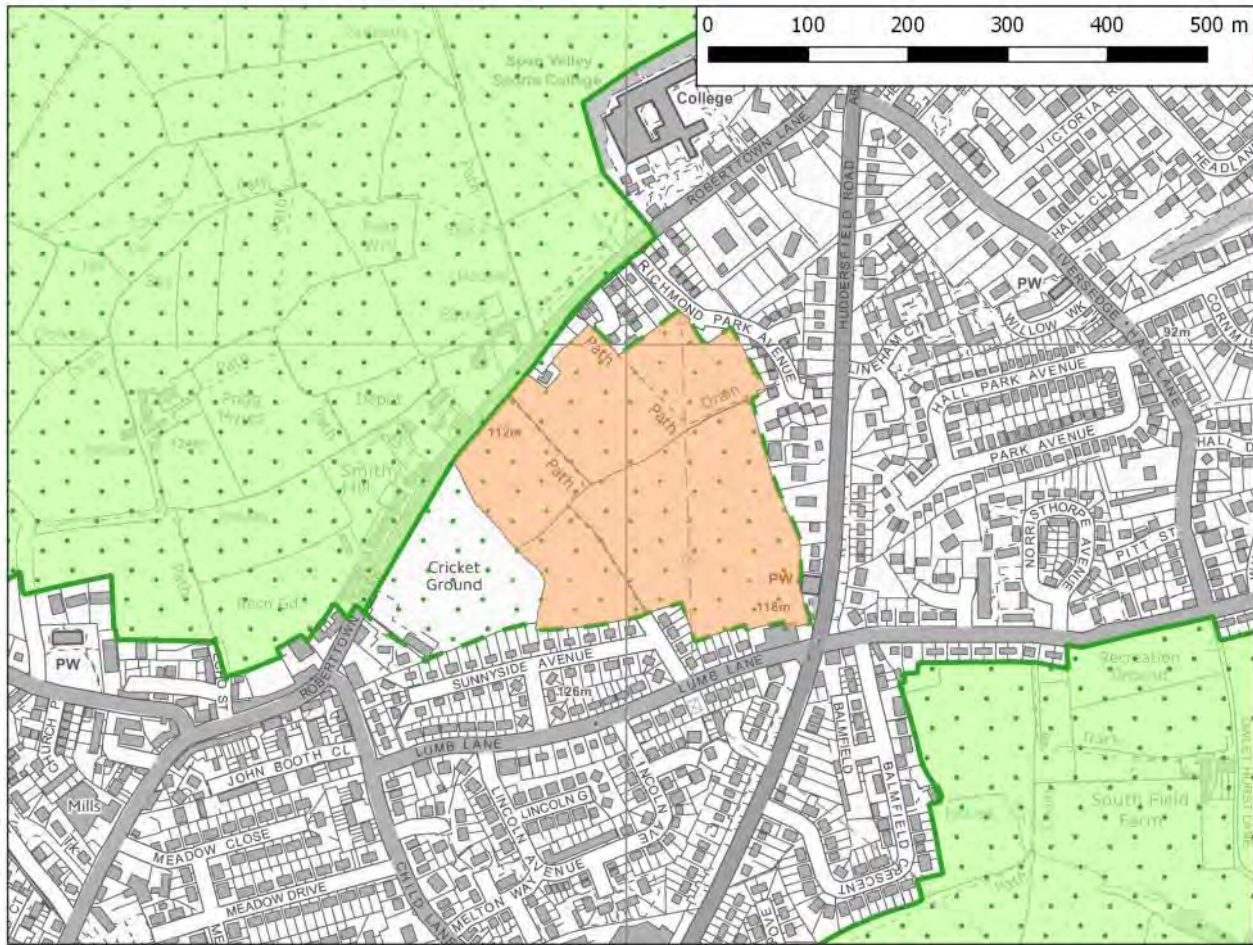
Education		Increasing trends in primary and secondary but site capacity could impact on school place planning.
Biodiversity		No objections raised.
Historic Environment		Layout and design to consider potential impacts on Grade II listed building to the north-west of this site. A heritage impact assessment is required. Potential impact on archaeological site therefore would require post determination fieldwork by condition.
Flood risk and Drainage		Site is in flood zone 1. Limited opportunities for surface water drainage. Connection to a nearby watercourse would require crossing third party land.
Highways/Transport		Additional mitigation above schemes already programmed will be required during the plan period. Local highway links can be made acceptable through highway improvements in contact with the development and the local highway network. Two access points required and third party land required for access.
Environmental Protection		Site is not recorded as contaminated land but a phase 1 contamination report is required. Travel Plan required. Air quality impact assessment required. Noise assessment and odour assessment required.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Levels of obesity higher than the Kirklees average. Need to ensure there are adequate physical activity opportunities to enable increases in physical activity.
Green Belt Edge		This site is located within an area of green belt that performs the strategic role of preventing the further merger of Kirklees with Calderdale. There are however some opportunities for settlement extension which due to the existing settlement form and land use features could be achieved without significantly undermining the role of the green belt in this location.
Green Belt Site		This site is reasonably well related to the existing settlement being bounded on two sides by the ribbon development along Bradford Road and Bradley Road and its northern extent, while reducing the width of the gap, would not compromise the strategic role of the green belt. This area retains some character as countryside where new development could be an encroachment, although there is also a close association with the settlement edge.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	This site is reasonably well related to the existing settlement being bounded on two sides by the ribbon development along Bradford Road and Bradley Road and its northern extent would not compromise the strategic role of the green belt. Site access can be achieved with third party land, wider highway network improvements required including potential improvements to the strategic road network. Reports required in relation to odour, noise and air quality to determine the level of mitigation required. A heritage impact assessment is needed to assess the implications of this allocation on the setting of the listed building to the west of this site.

**H351: Land North of Bradley Road, Bradley, Huddersfield (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++/+	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 <b>employment nodes can affect people's ability to access jobs.</b> The north east part of this site is within 5 minutes travel time of the nearest employment node: however the central area is within 21-25. In between, journey times vary between these two extremes. A mixed effect on this SA objective is therefore likely - significant positive in the north eastern part of the site and positive in the central part.
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. 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.
3. Ensure education facilities are available to all.	++?/-?	The south west part of this site is within 11-15 minutes travel time of a primary school and within 5 minutes travel time of a secondary school: however a small part in the east of the site is more than an hour travel time of both a primary school and a secondary school. In between, journey times vary between <b>these two extremes. A mixed effect on this SA objective is therefore likely - significant positive in the south west part of the site and significant negative in the eastern part.</b>
4. Improve the health of local people and ensure that they can access the health and social care they need.	+/-	The location of housing sites will not affect the number or location of healthcare facilities: however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The western part of this site is within 11-15 minutes travel time of a GP: however an area to the east of the site is more than an hour travel time site of a GP. In between, journey times vary between these two extremes. The north west part of this site is within 31-35 minutes travel time of a hospital: however an area to the east of the site is more than an hour travel time of a hospital. In between, journey times vary between these two extremes. A mixed effect on <b>this SA objective is therefore likely - minor positive in the north west part of the site and significant negative in the eastern part. The site is not within or adjacent to an AQMA.</b>
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. A section of the southern site boundary is directly adjacent to the A6107 which may mean that residents in that part of the site are affected by road noise. There are also a number of existing residential properties adjacent to the site to the south and west which may be affected by noise during the construction phase. A significant negative effect on this SA objective is therefore likely.
6. Retain and enhance access to local services and facilities.	0/--	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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The western part of this site is within 11-15 minutes travel time of a local centre and within 16-20 minutes travel time of a town/district centre: however an area to the east of the site is more than an hour travel time to both a local centre and a town/district centre. In between, journey times vary between these two extremes. A mixed effect on this SA objective is therefore likely - negligible in the western part of the site and significant negative in the eastern part.
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.	++	The site is within 600m of a number of areas of open space, including a cycle route (part of Central Kirklees cycling map) and a golf course, both of which are directly adjacent to the eastern site boundary. In addition there are two areas of semi-natural and natural greenspace located approximately 72m to the west of the site.
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 large (12.07ha): therefore a significant 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' or mainly 'green' in terms of its access to two of the eight features assessed. Therefore, a minor positive effect is likely.</b>
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 large site (12.07ha) on mainly greenfield land (although there is an area of existing development to the west of the site), the majority of which is classified as being of Grade 3 agricultural quality: therefore a significant negative effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	--?	This is a relatively large site (12.07ha) on mainly greenfield land (although there is an area of existing development to the west of the site): therefore development here could have a significant negative effect on this SA objective although this is uncertain depending on the design of the development. The site is not within 500m of the Peak District National Park. The site lies in LCA E2: Barksland-Holywell Green, as identified in the 2015 Landscape Character Assessment for Kirklees. This area comprises steeply rising land with frequent tree and woodland cover. It is an urban fringe landscape. Some areas retain a relative tranquil, rural character despite the proximity of urban development. Increasing urbanisation on the LCA's fringes creates a landscape of transition. The area has an important visual relationship with the Peak District National Park.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the barn at Shepherd's Thorn Farm which is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	This site is approximately 363m from the Lower Fell Greave candidate Local Wildlife Site: therefore development here could have a minor negative effect on this SA Objective.
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 mainly greenfield land (although there is an area of existing development to the west of the site) and is outside of flood zones 2 and 3: therefore a minor negative effect is likely.
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 mainly greenfield land (although there is an area of existing development to the west of the site): 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' or mainly 'green' in terms of its access to two of the eight features assessed. Therefore, a minor positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: leisure and recreation and 9: housing, and potential significant negative effects were identified in relation to SA objectives 3: education, 4: health, 6: services, 11: land use and 12: landscape. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H442 - Land between, Richmond Park Avenue and Sunnyside Avenue, Roberttown

## Green Belt Release Sites: H442



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H442

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**H442****Land between, Richmond Park Avenue and Sunnyside Avenue, Roberttown**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	7.79
Net area (Ha)	7.79
Housing Capacity	272
Employment Floorspace	-

**Technical Consultation summaries**

Education		Primary school - no immediate needs. Secondary school - no immediate need but increasing trend for places
Biodiversity		No objections raised.
Historic Environment		Old Hall Farmhouse opposite this site is a Grade II* Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building
Flood risk and Drainage		The site is within flood zone 1. Public surface water and combined in Roberttown Lane and Richmond Park Avenue.
Highways/Transport		Access is achievable from Roberttown Lane and possibly part of the site from Richmond Park Avenue and Stanley Road. 2.4m x 43m (30mph speed limit) visibility splays required on Roberttown Lane. The provision of a pedestrian footway is required along Roberttown Lane site frontage. Public rights of way PROW SPE/133/20 and SPE/148/10 cross the site. Spen Valley Sports College is located on Roberttown Lane in the vicinity of the site.
Environmental Protection		AQIA and contaminated land phase 1 and 2 reports required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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 a restricted area of green belt that helps to maintain separation between the built up areas of Roberttown and Liversedge. The existing settlement pattern and land use features present some opportunity for limited infilling without undermining the role of the green belt in this location.
Green Belt Site		While the strategic role of this parcel of green belt is not strong, as Roberttown and Liversedge are already merged to some extent south of the site, the green belt overwashes Roberttown Lane in order to include this area of open land within the green belt. This is a well contained site bounded by the existing settlement, Roberttown Lane and the cricket ground and so there is no risk of sprawl.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	While the strategic role of this parcel of green belt is not strong, as Roberttown and Liversedge are already merged to some extent south of the site, the green belt overwashes Roberttown Lane in order to include this area of open land within the green belt. This is a well contained site bounded by the existing settlement, Roberttown Lane and the cricket ground and so there is no risk of sprawl.

**H442: Land to the south of Richmond Park Avenue, Roberttown, Liversedge (allocated in the Publication Draft Local Plan)**

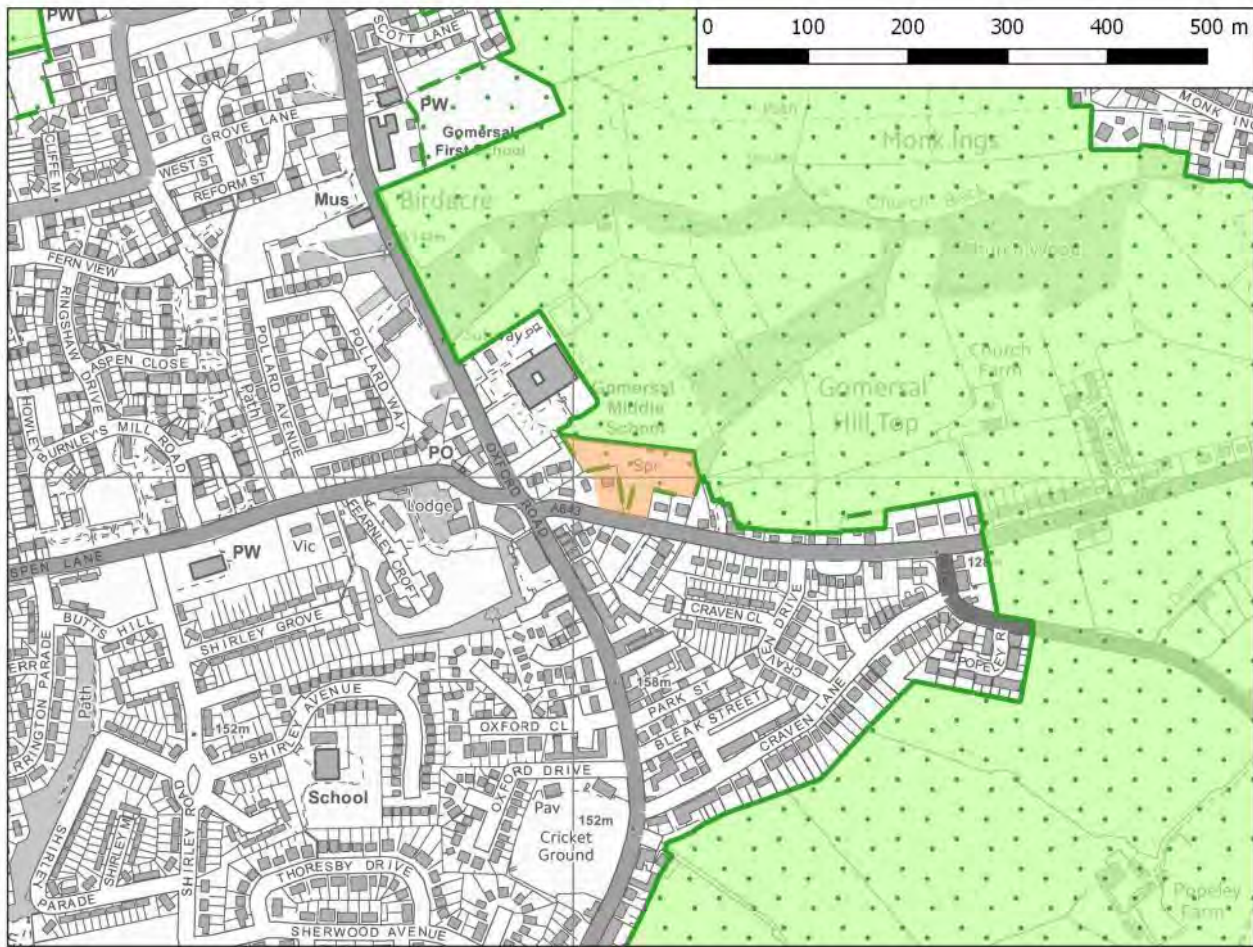
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to <b>employment nodes can affect people's ability to access jobs.</b> The whole of this site is within 11-15 minutes travel time of an employment node: therefore a significant positive effect is likely.
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. The majority of this site is within 6-10 minutes travel time of a primary school and secondary school and 11-15 minutes from a further education facility. Therefore, a significant positive effect is likely.
4. Improve the health of local people and ensure that they can access the health and social care	+	The majority of this site is within 11-15 minutes travel time of a GP and 36-40 minutes of a hospital: therefore a minor positive effect is likely.
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. This site is directly adjacent to the A62 (Huddersfield Road) which could result in future residents being exposed to noise over the long term. The site is also surrounded by existing residential properties, and these residents could be exposed to noise and light pollution during construction. A significant negative effect is therefore likely for this SA objective.
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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The majority of this site is within 5 minutes travel time of a local centre and within 16-20 minutes of a town/district centre: therefore a minor positive 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.	+/-?	There are two PRow footpaths within this site and it is possible that these could be lost if the site is developed. However, there are a number of recreational facilities and areas of open space within 600m of the site which could be used by future residents, the closest of which is an outdoor sports facility directly adjacent to the west. Other recreational facilities and areas of open space include additional outdoor sports facilities, a park and garden, areas for children and young people, a cemetery, amenity greenspace and semi-natural and natural greenspace. There are a number of other PRow footpaths surrounding the site, and there is a bridleway to the west. Therefore, a mixed effect is likely for this SA objective overall.
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 large (7.79ha): therefore a significant 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as entirely or mainly 'green' in terms of its access to six of eight of the features assessed. Therefore, a significant positive effect is likely overall.</b>
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 site is large (7.79ha) and on greenfield land meaning that there is likely to be a significant negative effect on this objective. The majority of this site is not within an area of quality agricultural land, although the northern part is in an area of grade 3 agricultural land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	---?	This site is large (7.79ha) and on greenfield land: therefore development here could have a significant 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. The site lies in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
13. Conserve and enhance the historic environment, heritage assets and their settings.	-?	<b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the Old Hall Farmhouse Grade II* Listed Building (the loss of the site and its development could harm elements which contribute to the significance of this asset).</b> The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	0?	The site is not within 1km of any designated biodiversity or geodiversity sites: therefore a negligible effect on this SA objective is most likely. However, this is uncertain as there may still be effects on non-designated biodiversity, and depending on the design of the development, it may be possible to incorporate biodiversity enhancements.
15. Reduce air, water and soil pollution.	0	This site is not within or directly adjacent to 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 outside flood zone 3: therefore a minor negative effect is likely.
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 on this SA objective.
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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as entirely or mainly 'green' in terms of its access to six of eight of the features assessed. Therefore, a significant positive effect is likely overall.</b>

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: recreation and leisure (part of a mixed effect overall), 9: housing, 10: sustainable transport and 19: climate change. Potential significant negative effects were identified for SA objectives 5: amenity, 8: recreation and leisure (part of a mixed effect overall), 11: use of land and 12: character and landscape. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.



# H489 - Land at, 7, Church Lane, Gomersal

## Green Belt Release Sites: H489



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H489

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**H489****Land at, 7, Church Lane, Gomersal**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.67
Net area (Ha)	0.63
Housing Capacity	22
Employment Floorspace	-

**Technical Consultation summaries**

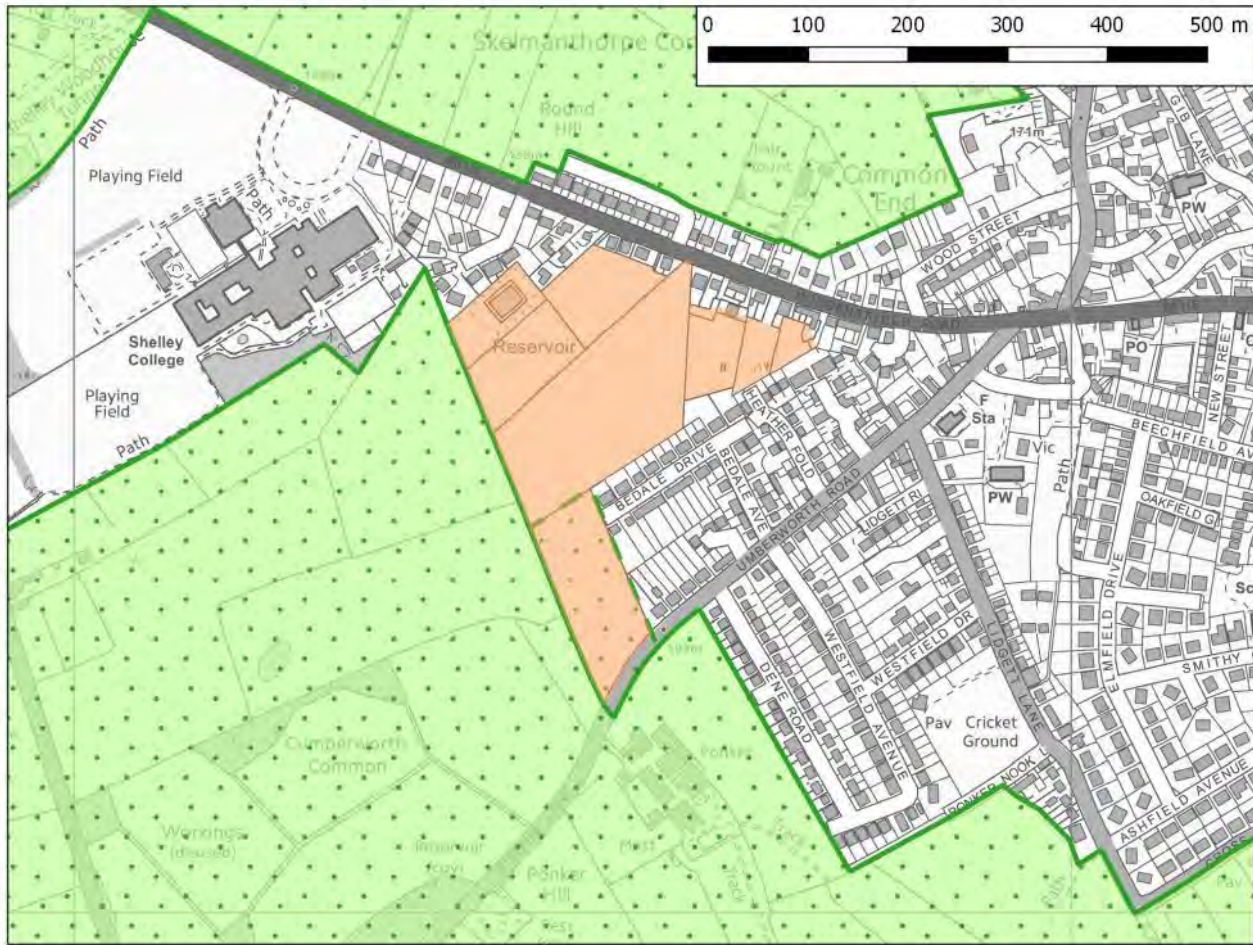
Education		Primary school - no immediate need. Secondary school - no immediate need but increasing trend for places.
Biodiversity		No impact
Historic Environment		No impact
Flood risk and Drainage		Main river flood zone 1. No objection raised. Surface water flood risk and surface water drainage; no objections. There is access to a public combined figure.
Highways/Transport		Site access achievable. 2.4m x 43m (30mph speed limit) visibility splays required on Church Lane.
Environmental Protection		Contaminated land phase 1 report required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt performs an important role in helping to prevent the coalescence of Gomersal and Birstall, and although the existing settlement pattern provides some limited opportunities for minor infill or rounding off the extensive nature of the field pattern means that any settlement extension is unlikely to be achieved without significant land release, which could compromise the overall strategic role of the green belt in this location.
Green Belt Site		Although the overall area in which this site lies is a restricted area of green belt separating Gomersal and Birstall, the site itself is small in relation to the size of the strategic gap and is well related to the settlement. The site is entirely bounded by trees which separates the site from its wider setting and its degree of containment means there is no risk of sprawl or encroachment and impact on openness would be limited.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Although the overall area in which this site lies is a restricted area of green belt separating Gomersal and Liversedge, the site itself is small in relation to the size of the strategic gap and is well related to the settlement. The site is entirely bounded by trees which separates the site from its wider setting and its degree of containment means there is no risk of sprawl or encroachment and impact on openness would be limited.

**H489: Land at 7 Church Lane, Gomersal, Cleckheaton (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> The whole of this site is within 11-15 minutes of an employment node: therefore a significant positive effect is likely.
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. The whole of this site is within 5 minutes travel time from a primary school and 11-15 minutes from a further education facility, and the majority of the site is within 6-10 minutes of a secondary school. Therefore, a significant positive effect is likely for this SA objective.
4. Improve the health of local people and ensure that they can access the health and social care	+	The whole of this site is within 5 minutes travel time of a GP and within 36-40 minutes of a hospital. Overall, a minor positive effect is likely. This site is not in 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. This site is directly adjacent to the A643 (Church Lane), and future residents could be exposed to noise pollution in the long term. Therefore, a significant negative effect is likely. In addition, there are a number of existing residential properties within 100m to the south and west of the site, and Gomersal Middle School is to the north-west. These receptors could be exposed to noise and light pollution during construction, and this reinforces the negative effect.
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 <b>potentially stimulate the provision of new services</b> ); however the <b>location of housing sites could affect this objective by influencing people's ability to access existing services and facilities.</b> The whole of this site is within 5 minutes travel time of a local centre and the majority of the site is within 6-10 minutes of a town/district centre; therefore a significant positive 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.	++	There are a number of recreational facilities and areas of open space within 600m of the site which could be used by future residents, the closest of which is an outdoor sports facility directly adjacent to the north. Other recreational facilities and areas of open space include additional outdoor sports facilities, areas for children and young people, semi-natural and natural greenspace, amenity greenspace and a cemetery. There are also a number of PRoW footpaths to the north, west and south. Overall, a significant positive effect is likely 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 small (0.6ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as entirely or mainly 'green' in terms of its access to seven of eight of the features assessed. Therefore, a significant positive effect is likely overall.</b>
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 site is small (0.6ha) and on mostly greenfield land; therefore, a minor negative effect is likely. The site is not in an area of quality agricultural land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This site is small (0.6ha) and on mostly 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. <b>The site mainly lies in an area classed as 'urban' in the 2015 Landscape Character Assessment for Kirklees.</b>
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	-?	The only biodiversity designation within 1km of this site is Oakwell Park Local Nature Reserve and approved Local Wildlife Site (approximately 820m north). Therefore, a minor negative effect is likely for this SA objective.
15. Reduce air, water and soil pollution.	0	This site is not within or directly adjacent to 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 mostly greenfield land and outside flood zone 3; therefore a minor negative effect is likely.
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 mostly greenfield land therefore a minor negative effect is likely on this SA objective.
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. In the accessibility heat mapping work that was undertaken for <b>Kirklees Council, the site was classed as entirely or mainly 'green' in terms of its access to seven of eight of the features assessed. Therefore, a significant positive effect is likely overall.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 6: local services, 8: recreation and leisure, 10: sustainable transport and 19: climate change. A potential significant negative effect was identified for SA objective 5: amenity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

H502 - Land south of, Huddersfield Road, Skelmanthorpe, Huddersfield,

Green Belt Release Sites: H502



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H502

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**H502****Land south of, Huddersfield Road, Skelmanthorpe, Huddersfield,**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	6.58
Net area (Ha)	5.81
Housing Capacity	203
Employment Floorspace	-

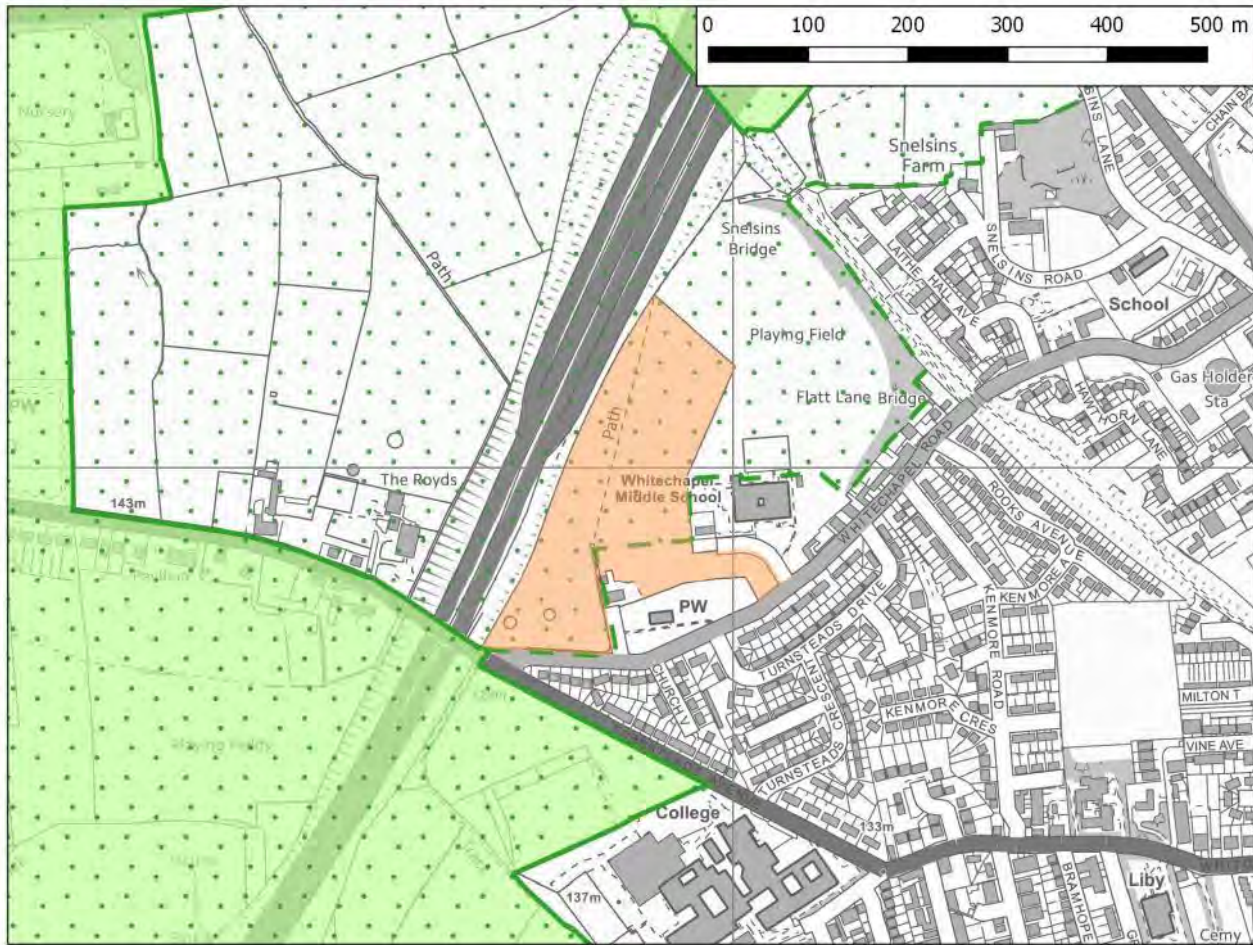
**Technical Consultation summaries**

Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.
Biodiversity		Site includes a reservoir / pond which is UK BAP Priority habitat. This and buffer zone removed from net area.
Historic Environment		No objections raised.
Flood risk and Drainage		Flood zone 1. No strategic drainage objections.
Highways/Transport		Access via Cumberworth Road unlikely because of required visibility splays. Access could be provided from Bedale Drive. Huddersfield Road offers potential access for part of site.
Environmental Protection		No objections raised.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		No applicable health problems.
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 some opportunities for settlement extension without compromising the role and function of the green belt.
Green Belt Site		The majority of this site is within the settlement of Skelmanthorpe. The extension into the green belt represents a well related and well proportioned small extension that would appear as rounding off and could be accommodated without compromising the role and function of the green belt. A short section of boundary does not follow a feature on the ground as the existing field boundary does not continue to the road.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Development is subject to securing access from Bedale Road or Huddersfield Road. Cumberworth Road requires improved visibility. UK BAP priority habitat on the site (pond / reservoir) which , along with a buffer zone, has been removed from the net area. The allocation of this site makes an incursion into the Green Belt, however this is considered to be a well-related and proportionate small extension of the settlement. An assessment on impact on Great Crested Newt needs to be undertaken. The site is in flood zone 1, with a treated water main crossing the site - which will require a stand-off distance of 3m either side.

H502 (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> The majority of the site is located within 11-15 minutes travel time of an employment node (a small part of the site to the north west is located within 16-20 minutes travel time of an employment node). Overall a significant positive effect is expected on this SA objective.
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. The site is located within 6-10 minutes travel time of the nearest primary school. The site is also located within 6-10 minutes travel time of a secondary school. Overall a significant positive effect is expected on this SA objective. The site is located within 6-10 minutes travel time of a centre for further education.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The majority of the site is located within 6-10 minutes travel time of a GP (a small part of the site to the north west is located within 5 minutes travel time of a GP). The northern part of the site is located within 46-50 minutes travel time of a hospital while the southern part of the site is located within 56-60 minutes travel time of a hospital. Areas in between these two extremes are located at variable travel times from a hospital. Overall a minor positive effect is expected on this SA objective.
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. This site is in close proximity to existing properties to the south on Bedale Drive and to the north on Huddersfield Road. These properties may be affected by noise during the construction phase and a minor 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The majority of the site is located within 6-10 minutes travel time of the nearest local centre (a small part of the site to the south is located within 11-15 minutes travel time of the nearest local centre). The majority of the site is located within 6-10 minutes travel time of a town/district centre (a small part of the site to the south is located within 11-15 minutes travel time of a town/district centre). A minor positive effect is expected on this SA objective.
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 in close proximity to a number of open spaces which could be used by residents. Outdoor sports facilities are located to the west within 60m of the site at Shelley College. Amenity greenspace is accessible on Station Road within 205m to the north east of the site. A cemetery is located within 155m to the east at St Aidan's Church of England Church. As such given that the relative close proximity of these open spaces to the site may encourage new residents to make use of them a significant positive effect is expected on 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 large (6.65ha); therefore a significant 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to seven out of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 large site (6.65ha) on greenfield land; therefore a significant negative effect on this SA objective is likely. The site is located on land which has been categorised as Grade 3 Agricultural Land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	--?	This is a relatively large site (6.65ha) on greenfield land; therefore development here is expected to have a significant negative effect on this SA objective. This impact is uncertain given that it is dependent on the design of the development. The site is not within close proximity of the Peak District National Park. 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.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	-?	The site is within 750m of Springs Wood which has been identified as a Candidate Local Wildlife Site to the north west. The relative proximity of the site to this designated biodiversity feature may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. and as such a minor 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 located on greenfield land and is 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. Development at this site would make use of greenfield land meaning there are unlikely to be opportunities to reuse materials already onsite. A minor negative effect is therefore likely on this SA objective.
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. <b>This site is classed as 'green' in terms of its access to seven of the eight features assessed; therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: recreation and leisure, 9: housing, 10: transport and 19: climate change and potential significant negative effects were identified for this site in relation to SA objectives 10: land use and 11: townscape and landscape. These issues will need to be considered further in terms of enhancement and/or mitigation, which may be achieved through Local Plan policies.		

# H508 - Land to the west of, Whitechapel Middle School, Whitechapel Road, Cleckheaton

## Green Belt Release Sites: H508



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H508

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N

**H508****Land to the west of, Whitechapel Middle School, Whitechapel Road, Cleckheaton**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	4.5
Net area (Ha)	4.5
Housing Capacity	157
Employment Floorspace	-

**Technical Consultation summaries**

Education		Primary and secondary schools; no immediate need but increasing trend for places.
Biodiversity		No objections raised.
Historic Environment		The allocation of this area would bring development to within 12 metres of the churchyard of Whitechapel Church which is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building.
Flood risk and Drainage		Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objection. There is sewerage infrastructure crossing the site. Stand off distances of between 3 and 6 metres will be required for each sewer which will affect the layout of any future development; as such the matter may be a material consideration in the determination of any future planning applications. The required width of any stand-off distance or other protective measure such as diversion will have to be determined on an individual site/sewer basis. Also it may not be acceptable to raise or lower ground levels over the sewerage, nor to restrict access to manholes.
Highways/Transport		Frontage access onto Whitechapel Road. 2.4m x 43m (30mph speed limit) visibility splays required. A Public right of way - PROW SPE/42/10 crosses the site. Whitechapel Middle School in close proximity to the site.
Environmental Protection		Noise and contaminated land phase 1 report required. Very small area affected by inner, middle and outer zone of a high pressure gas pipeline.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.
Green Belt Edge		This is an extensive area of green belt that helps maintain separation between Kirklees and Bradford. Locally the green belt is completely isolated from the wider countryside by the M62, which is overwashed.
Green Belt Site		This is an isolated area of green belt between the urban edge and the M62 which separates the site from the wider countryside. The motorway would present a strong new boundary to the west in this location. Significant tree belt screens the site from the adjacent school and would create an acceptable new boundary.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	The site forms an isolated area of green belt between the urban edge and the M62 which separates the site from the wider countryside. The motorway would present a strong new boundary to the west in this location which would prevent the further spread of development. A significant tree belt screens the site from the adjacent school (which is defined as an urban green space) and would create an acceptable new boundary. A satisfactory site access can be achieved from Whitechapel Road but will require 2.4m x 43m (30mph speed limit) visibility splays.



H508 (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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. The majority of the site is located within 16-20 minutes travel time of the nearest employment node (the southern part of the site is located within 11-15 minutes travel time of the nearest employment node). A significant positive effect is expected on this SA objective.
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. The majority of the site is located within 6-10 minutes travel time of the nearest primary school (a small part of the site to the east is located within 5 minutes travel time of the nearest primary school). The northern part of the site is located within 11-15 minutes travel time of the nearest secondary school while the southern part of the site is located within 5 minutes travel time of the nearest secondary school. Areas between these two extremes are located within variable travel times of the nearest secondary school. Overall a significant positive effect is expected on this SA objective for all areas of the site. The site is located within variable travel times of the nearest centre for further education. The northern part of the site is located within 31-35 minutes travel time of the nearest centre for further education while the southern part of the site is located within 16-20 minutes travel time of the nearest centre for further education.
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 northern part of the site is located within 16-20 minutes travel time of the nearest GP while the southern part of the site is located within 6-10 minutes travel time of the nearest GP. The northern part of the site is also located within 56-60 minutes travel time of the nearest hospital and within 41-45 minutes travel time of the nearest hospital. Areas between these extremes are located at variable travel times from a GP or hospital. Overall a mixed effect (minor positive/negligible) is expected on this SA objective.
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. This site is adjacent to the M606 to the west. Given that siting residential development at this location may result in noise pollution affecting residents in the longer term a significant negative impact on this SA objective is expected.
6. Retain and enhance access to local services and facilities.	+/0	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. The majority of the site is located within 6-10 minutes travel time of a local centre (the northern part of the site is located within 11-15 minutes travel time of a local centre). The north part of the site is located within 16-20 minutes travel time of a town/district centre while the southern part of the site is located within 6-10 minute travel time of a town/district centre. Areas between these two extremes are located at variable travel times from a town/district centre. A mixed effect (minor positive/negligible) is expected overall for this SA objective.
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 on land which has a number of footpaths running through it, which could be lost as a result of housing development: therefore a potential significant negative effect is identified. However, the site is also in close proximity to a number of additional open spaces which could be used by residents. Whitechapel Primary School provides outdoor sports facilities adjacent to the site to the north east. A cemetery is located adjacent to the site to the south at Whitechapel Church. Whitcliffe Mount Sports Centre provides further outdoor sports facilities to the south of the site within 15m. West End Park is located to the south east of the site within 355m. A mixed (significant positive and potential significant negative) effect is therefore identified.
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 (4.44ha): 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 'green' in terms of its access to seven of the eight features assessed. Therefore, a significant 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 (4.44ha) on greenfield land: therefore a minor negative effect on this SA objective is likely. The site is located on mostly Grade 3 Agricultural Land (a small part of the site to the south has been categorised as Urban Land).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (4.44ha) on greenfield land: therefore development here is expected to have a minor negative effect on this SA objective. This impact is uncertain given that it is dependent on the design of the development. The site is not within close proximity of the Peak District National Park.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the Grade II Listed Building Whitechapel Church which is to the south of the site. The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	The site is within 990m of Hanging Wood which has been identified as a Candidate Local Wildlife Site to the north. The relative proximity of the site to this designated biodiversity feature may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc and as such a minor 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 located on greenfield land and is not within 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. Development at this site would make use of greenfield land meaning there are unlikely to be opportunities to reuse materials already onsite. A minor negative effect is therefore likely on this SA objective.
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 'green' in terms of its access to seven of the eight features assessed; therefore a significant positive effect is likely.
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: recreation and leisure (it should be noted that an overall mixed effect was recorded for this SA objective), 10: transport and 19: climate change and potential significant negative effects were identified for this site in relation to SA objectives 5: amenity and 8: recreation and leisure (it should be noted that the overall effect on this SA objective was recorded as mixed). These issues will need to be considered further in terms of enhancement and/or mitigation, which may be achieved through Local Plan policies.		

# H518 - Land at, Yew Tree Farm, The Village, Farnley Tyas

## Green Belt Release Sites: H518



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**  
**Research & Intelligence Team**

Date: 2017-06-01  
Filename: Green Belt Release Sites/H518

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**H518****Land at, Yew Tree Farm, The Village, Farnley Tyas**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.72
Net area (Ha)	0.48
Housing Capacity	16
Employment Floorspace	-

**Technical Consultation summaries**

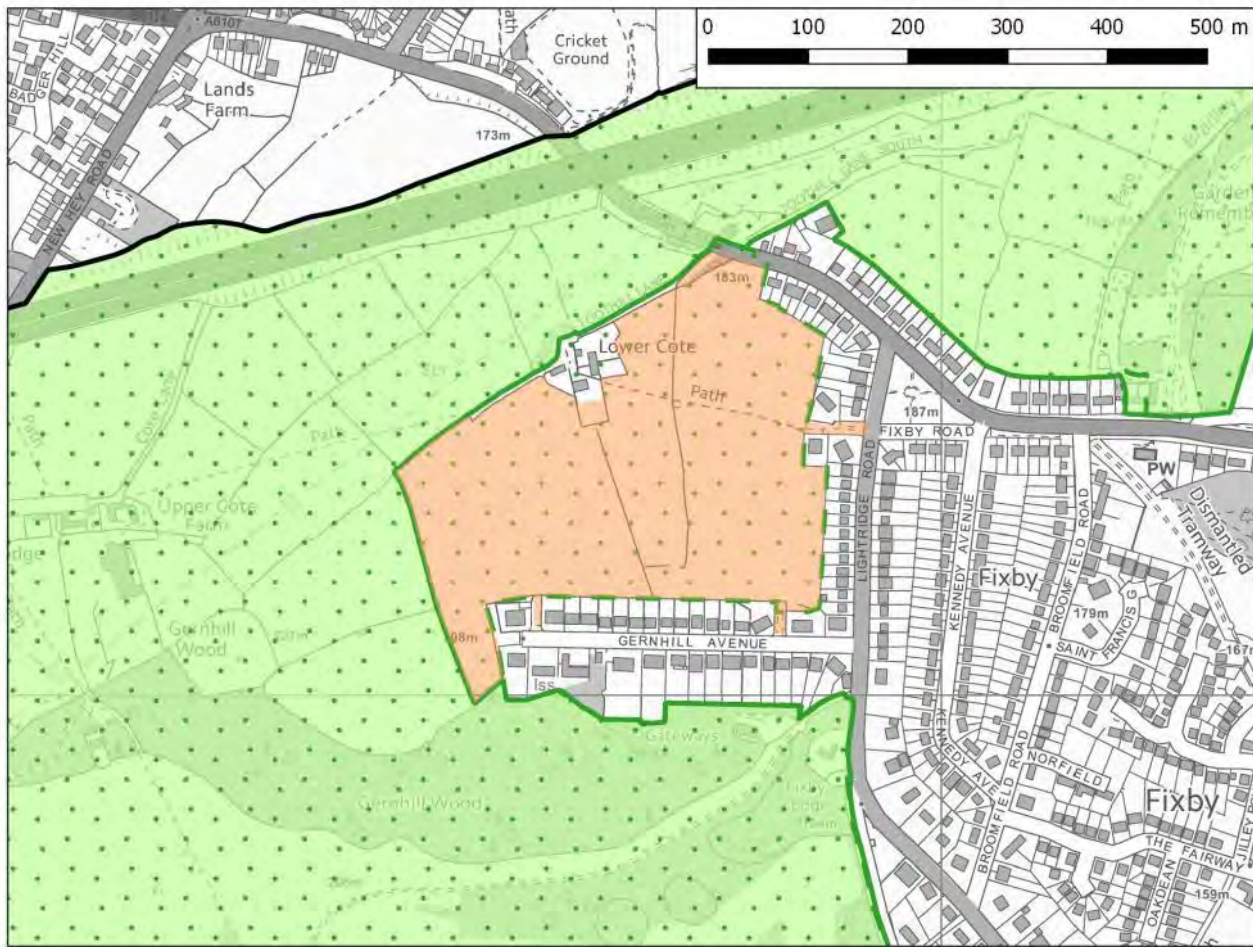
Education		Decreasing trends for primary and modest decrease for secondary therefore no immediate capacity required.
Biodiversity		No objections raised.
Historic Environment		Site includes Grade II listed buildings in the north and is mostly within the Farnley Tyas Conservation Area therefore design and density will be important. A heritage impact assessment is required for this site.
Flood risk and Drainage		Site is within EA flood zone 1. Greenfield run-off rates required. This site would benefit from a drainage masterplan with adjacent sites.
Highways/Transport		Site access achievable with 2.4m x 43m visibility splays. Preferred access point off Butt Lane. Third party land required to achieve visibility splays. Public right of way on the western boundary of this site.
Environmental Protection		Site is not recorded as contaminated but phase 1 contamination report 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 land use features risk major expansion southwards relative to the size of the village because of the lack of potential new boundaries.
Green Belt Site		The majority of this option lies within the village boundary of Farnley Tyas and only projects marginally into the green belt on the footprint of an existing building. The existing green belt boundary is poorly defined and accepting the extent of this option provides the potential to create a strong new settlement edge.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	This site comprises existing agricultural buildings and curtilages and is considered to be acceptable in principle for housing subject to the consideration of design and density to mitigate potential impacts on the historic environment. Third party may be required to achieve sufficient visibility splays.

**H518: Yew Tree Farm, The Village, Farneley Tyas, Huddersfield (allocated in the Publication Draft Local Plan)**

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 <b>employment nodes can affect people's ability to access jobs.</b> The majority of the site is within 36-40 minutes travel time of the nearest employment node (with a section in the south within 41-45 minutes); therefore a negligible effect is likely for this objective.
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. The majority of the site is within 5 minutes travel time of the nearest primary school (with a section in the south within 6-10 minutes) and within 11-15 minutes of a secondary school (with a section in the North within 6-10 minutes). Therefore significant positive effect is expected for this objective. The majority of the site is also within 31-35 minutes of a further education institute (with a section in the north within 26-30 minutes).
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	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 within 11-15 minutes travel time from the nearest GP and the majority of the site is within 41-45 minutes of a hospital (with a small section in the south within 46-50 minutes). Therefore a minor positive effect is expected for this 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 a number of existing residential properties to the north, east and west of the site; therefore a minor 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. The site is within 16-20 minutes travel time of the nearest local centre and the majority of the site is within 11-15 minutes travel time of a town/district centre (with an area in the north within 6-10 minutes). Therefore a minor positive effect is expected for this objective.
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.	++	<b>To the west of the site approximately 310m away is an area of public playing fields which includes a children's play area. Approximately 90m to the east of the site is an area of semi-natural and natural greenspace. In addition, approximately 50m north of the site is an area of semi-natural and natural greenspace which is adjacent to a private bowling green however these areas of open space are within another housing site option. Therefore a significant positive effect is expected for this objective.</b>
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 small large (1.17ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly or entirely 'green' in terms of its access to four of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (1.17ha) and is on brownfield land; therefore a minor positive effect on this SA objective is likely. The site is not within an area of high quality agricultural land (the land is classed as grade 4).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	++?	This is a relatively small site (1.17ha) and is on brownfield land; therefore development here could have a minor positive 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. The site mainly 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.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	<b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the Farneley Tyas Conservation Area, a number of Grade II Listed Buildings to the north of the site and The Church of St Lucius to the west of the site which is also Grade II Listed.</b> The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	This site is approximately 535m from Woodview Meadows Farneley Tyas Local Wildlife Site and approximately 670m from Hey Wood/West Wood Local Wildlife Site; therefore development here could have a minor negative effect on this SA Objective.
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.	0	The site is on brownfield land and is outside of flood zones 2 and 3; therefore a negligible effect is likely.
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. The site is on brownfield land; therefore a minor positive 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly or entirely 'green' in terms of its access to four of the eight features assessed; therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 3: education, 8: leisure and recreation, 10: sustainable transport and 19: climate change. No potential significant negative effects were identified in relation to any of the SA objectives.		

# H519 - Land north and west of, Gernhill Avenue, Fixby

## Green Belt Release Sites: H519



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

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**H519****Land north and west of, Gernhill Avenue, Fixby**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	10.79
Net area (Ha)	10.79
Housing Capacity	377
Employment Floorspace	-

**Technical Consultation summaries**

Education		There is a need for additional primary school places.
Biodiversity		No impacts on biodiversity.
Historic Environment		Potential impacts on nearby Grade II listed building and roman road may cross part of site. Heritage Impact Assessment required.
Flood risk and Drainage		Site in Flood Zone 1 and no surface water drainage comments.
Highways/Transport		Site access achievable and no local highway safety concerns.
Environmental Protection		Residents may be affected by road traffic noise. Site may also add to air quality issues in the area. Noise Assessment required and Air Quality Impact Assessment required.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average
Green Belt Edge		One of the purposes of the green belt is to prevent neighbouring towns from merging. This site sits in a relatively narrow green belt gap separating Kirklees and Calderdale. However, the M62 motorway prevents any physical merger and the existing settlement pattern and land use features present some opportunity for infilling or rounding off of the settlement.
Green Belt Site		The site option is contained by existing residential development to the south and east and by the line of Toothill Lane to the north which could present a new green belt boundary. The western boundary appears to be a strong feature on the ground which would prevent sprawl or further encroachment. The character of this site as countryside is somewhat compromised by its containment and overlooking by existing residential property.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	The site option is contained by existing residential development to the south and east and by the line of Toothill Lane to the north which could present a new green belt boundary. The western boundary appears to be a strong feature on the ground which would prevent sprawl or further encroachment. The character of this site as countryside is somewhat compromised by its containment and overlooking by existing residential property.

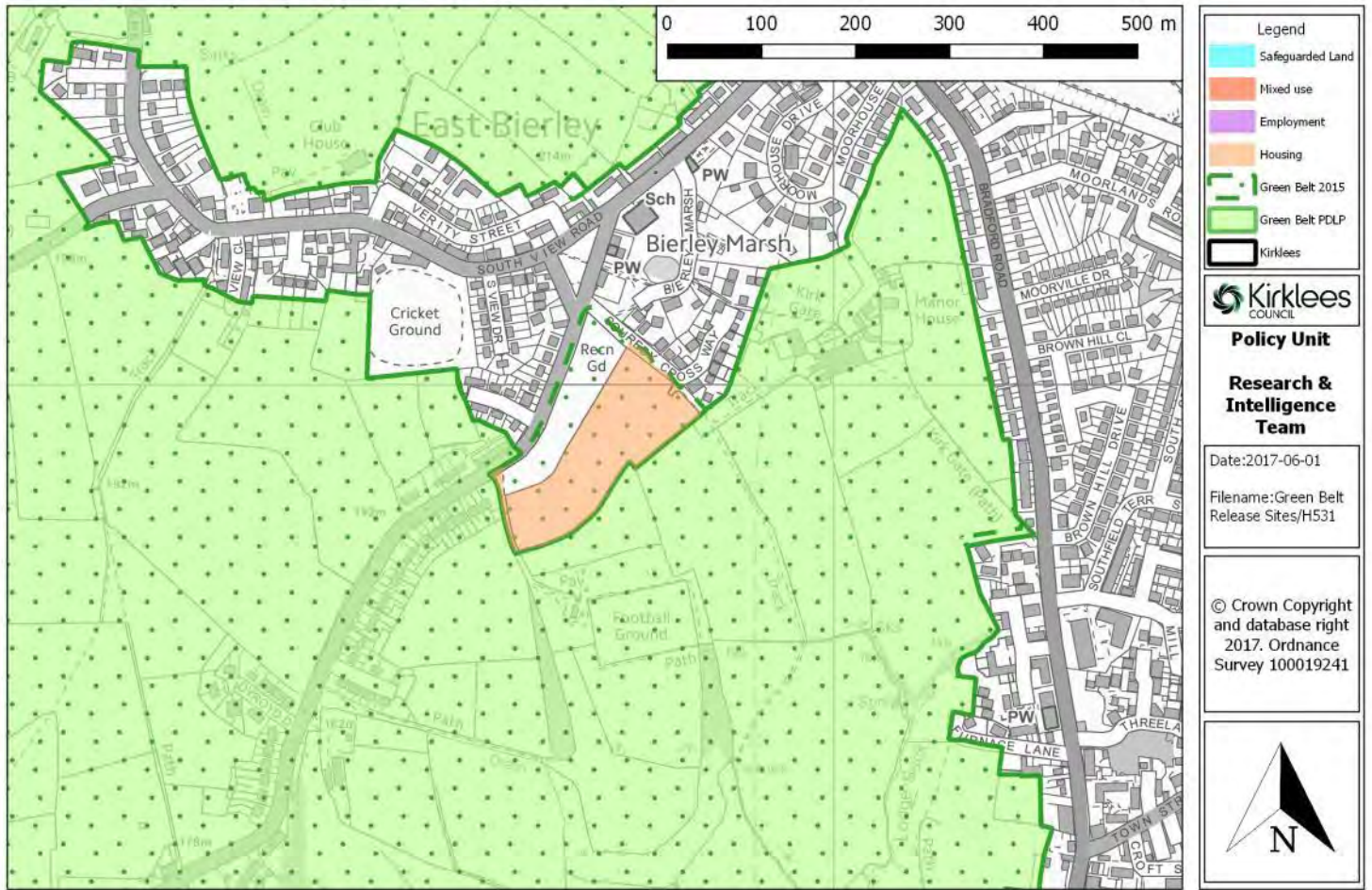
**H519: Land north and west of Gernhill Avenue, Fixby (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirkeles, the proximity of housing to <b>employment nodes can affect people's ability to access jobs.</b> Approximately half of this site is within 21-25 minutes travel time of the nearest employment node while the other half is within 26-30 minutes travel time; therefore a minor positive 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. Access to education facilities vary across the site. The most accessible area is in the far north-eastern corner of the site, which is within 6-10 minutes travel time to a primary school and 11-15 minutes travel time to a secondary school. The least accessible area is in the far south-western area of the site which is within 6-10 minutes travel time to a primary school and within 21-25 minutes travel time to a secondary school. In between these two extremes, travel times to education facilities vary. Therefore, a mixed effect is likely, potentially significant positive effect the far north-eastern corner of the site and minor positive for the far south-western area of the site. The site is also within 30 minutes travel time to 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 <b>housing sites there will be positive effects on residents' health.</b> This site is within 16-20 minutes travel time of a GP. The site is also within 51-55 minutes of a hospital; therefore a negligible effect is likely. 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. This site is adjacent to the A6107 (Clough Lane) and approximately 130m south of the A58 (Whitehall Road West), which may mean that residents in these parts of the site are affected by road noise. There are also existing residential properties adjacent to the site to the east and south of the site which may be affected by noise during the construction phase. 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. This site is within 16-20 minutes travel time of a local centre and within 21-25 minutes of a town/district centre; 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.	++/-?	This site contains a Public Right of Way (PRoW), which could be lost as a result of development. However this site is also within 600m of more than three recreational facilities. There are several PRoW surrounding the site and a national cycle route. Open space designations include, one amenity greenspace, one semi-natural and natural greenspace and two outdoor sports facilities. A mixed effect has therefore been identified (significantly positive and significantly negative) 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 large (9.32ha); therefore, a significant 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. <b>In the accessibility heat mapping work that was undertaken for Kirkeles Council, this site was classed as mainly or entirely 'green' in terms of its access to three of the eight features assessed. Therefore, a minor positive effect is likely.</b>
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 large site (9.32 ha) on mainly greenfield land; therefore a significant negative effect on this SA objective is likely. This site is located on land designated as a mixture of urban land and land designated as Grade 3 and 4 agricultural quality.
12. Protect and enhance the character of Kirkeles and the quality of the landscape and townscape.	---?	This is a large site (9.32 ha) mainly on greenfield land; therefore development here could have a significant negative effect on this SA objective although this is uncertain depending on the design of the development. The site is not within 500m of the Peak District National Park. The site lies mainly in LCA E2: Barkisland-Holywell Green, as identified in the 2015 Landscape Character Assessment for Kirkeles. This area comprises steeply rising land with frequent tree and woodland cover. It is an urban fringe landscape. Some areas retain a relative tranquil, rural character despite the proximity of urban development. <b>Increasing urbanisation on the LCA's fringes creates a landscape of transition. The area has an important visual relationship with the National Park.</b>
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>Historic England has rated this site as 'green' in terms of the potential for effects on the historic environment as it is considered unlikely to result in any harm to any designated heritage asset.</b> The effect on this SA objective is therefore negligible and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	Grimescar Wood Local Wildlife Site is 925m south of the site and as such, a minor negative effect is recorded on this SA objective. Given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development the effect is noted to be uncertain.
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 mainly on greenfield land and is outside of flood zones 3; therefore a minor negative effect is likely.
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 mainly on brownfield land; therefore a potential minor negative effect is identified.
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. <b>In the accessibility heat mapping work that was undertaken for Kirkeles Council, this site is classed as mainly or entirely 'green' in terms of its access to three of the eight features assessed; therefore a minor positive effect is likely.</b>

**Summary of SA findings.** Potential significant positive effects were identified for this site in relation to SA objectives 3: education, 8: leisure and recreation, 9: housing and potential significant negative effects were identified in relation to SA objective 5: pollution, 8: leisure and recreation, 11: land use and 12: landscape character. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

# H531 - Land south west of, Soureby Cross Way, East Bierley

## Green Belt Release Sites: H531





**H531****Land south west of, Soureby Cross Way, East Bierley**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	1.81
Net area (Ha)	1.7
Housing Capacity	59
Employment Floorspace	-

**Technical Consultation summaries**

Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.
Biodiversity		No objections raised.
Historic Environment		There is the potential for impact on East Bierley conservation area.
Flood risk and Drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Culverted watercourse, Public surface water and combined sewer in Hunsworth Lane
Highways/Transport		Site area includes private access road onto Hunsworth Lane. Third party land would be required to achieve suitable site access layout from Hunsworth Lane, 2.4m x 43m visibility splays required. Potential secondary/ alternative / emergency access off Soureby Cross Way. There would be no significant impact on the mainline.
Environmental Protection		Phase 1 contaminated land report 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 a fairly restricted area of green belt separating East Bierley and Birkenshaw. The existing settlement pattern and containment provided by field boundaries does present some opportunity for settlement expansion or rounding off without undermining the role of the green belt.
Green Belt Site		This site is reasonably well related to the settlement and is contained by road, track and field boundaries. The extent of the site does not encroach onto Birkenshaw. It would join with ribbon development on Hunsworth Lane but there is already an existing access at this point and the recreation ground would maintain the existing open approach to the village, but which would need to be removed from the green belt.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	This site is reasonably well related to the settlement and is contained by road, track and field boundaries. The extent of the site does not encroach onto Birkenshaw. It would join with ribbon development on Hunsworth Lane but there is already an existing access at this point and the recreation ground would maintain the existing open approach to the village, but which would need to be removed from the green belt. There are no significant constraints with the site which cannot be mitigated at the planning application stage.

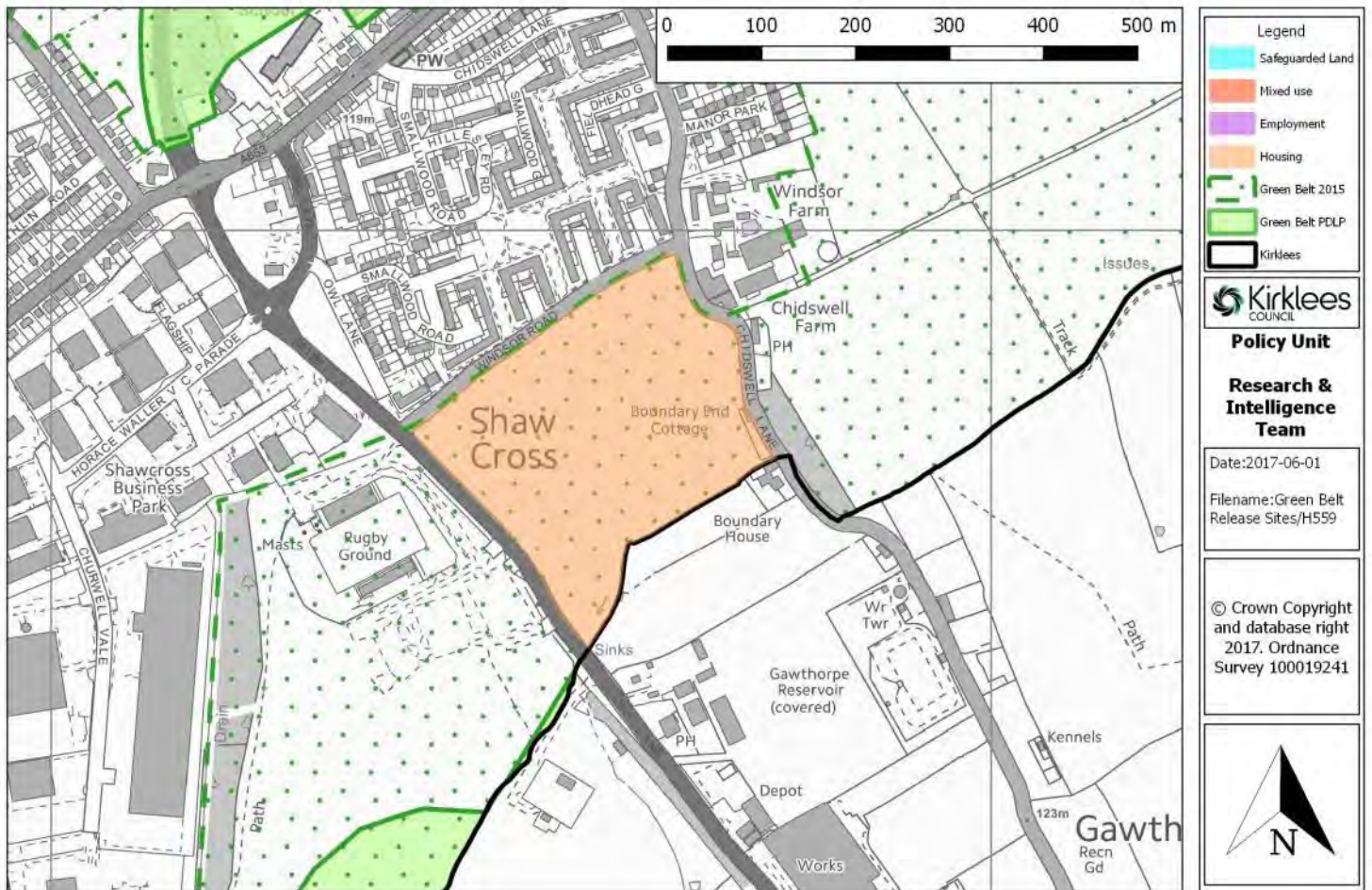
**H531: Land South-West of Soureby Cross Way, East Bierley (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> This site is within 16-20 minutes travel time of the nearest employment node: therefore a significant positive 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. 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.
3. Ensure education facilities are available to all.	++/?/+?	Most of this site is within 5 minutes travel time to a primary school (aside from a small area in the south which is within 6-10 minutes). However, travel times to the nearest secondary school vary throughout the site. The most accessible part of the site is the north which is within 11-15 minutes of a secondary school whereas the southern edge is the least accessible as it is within 21-25 minutes of a secondary school. Therefore a mixed effect is likely for this objective: potentially significant positive for the north of the site and potentially minor positive for the southern edge of the site. It is also within 20 minutes 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.	+	The location of housing sites will not affect the number or location of healthcare facilities: however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> Most of this site is within 6-10 minutes travel time of a GP (aside from a small area in the south which is within 11-15 minutes travel time). The site is also within 46-50 minutes travel time to a hospital: therefore a minor positive effect is likely. 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 existing residential properties adjacent to the site to the north, east and west and a football pitch to the south which may be affected by noise during the construction phase. A minor 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. Travel times to local and district/ town centres vary throughout the site. The most accessible are of the site is in the north, which is within 16-20 minutes to a local and district/ town centres. The least accessible area is in the south west of the site, which is within 21-25 minutes travel time to a local centre and 26-30 minutes travel time to a town/district centre. Travel times to local and district/ town centres vary between these two extremes. However overall a minor negative effect is likely for the whole site.
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.	++	This site is within 600m of three recreational facilities. There are four Public Rights of Way (PRoW), three parks and gardens, a semi-natural and natural green space and two amenity green spaces. Other sites nearby include four sports facilities, one allotment and one site containing provision for children and young people. Therefore, a significant positive effect is therefore identified.
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 small (1.8ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly or entirely 'green' in terms of its access to five of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (1.8 ha) on greenfield land: therefore a minor negative effect on this SA objective is likely. The land is designated as grade 3 agricultural land quality.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a small site (1.8ha) mainly 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 500m of the Peak District National Park. The site lies in LCA K1: Thornton-Queensbury, as identified in the 2015 Landscape Character Assessment for Kirklees. The LCA comprises pockets of higher gently undulating ground. Woodland cover is generally marginal. Although this area is predominantly farmland with relatively small settlements, the surrounding urban centres and major transport corridors have a pervading influence, reducing levels of tranquillity.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>Historic England has rated this site as 'green' in terms of the potential for effects on the historic environment as it is considered unlikely to result in any harm to any designated heritage asset.</b> The effect on this SA objective is therefore negligible but uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	Tong Moor Local Nature Reserve is approximately 480m south of the site and as such, a minor negative effect is recorded on this SA objective. Given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development the effect is noted to be uncertain.
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 mainly on greenfield land and is outside of flood zones 3: therefore given that housing development at this location would increase the area of impermeable surfaces in Kirklees a minor negative effect is likely.
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 potential minor negative effect is identified.
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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site is classed as mainly or entirely 'green' in terms of its access to five of the eight features assessed: therefore a significant positive effect is likely.</b>

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education (part of a mixed effect), 8: leisure and recreation, 10: sustainable transport and 19: Climate change. No potential significant negative effects were identified.

# H559 - Land to the east of, Leeds Road, Chidswell

## Green Belt Release Sites: H559



**H559****Land to the east of, Leeds Road, Chidswell**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	7.98
Net area (Ha)	7.98
Housing Capacity	279
Employment Floorspace	-

**Technical Consultation summaries**

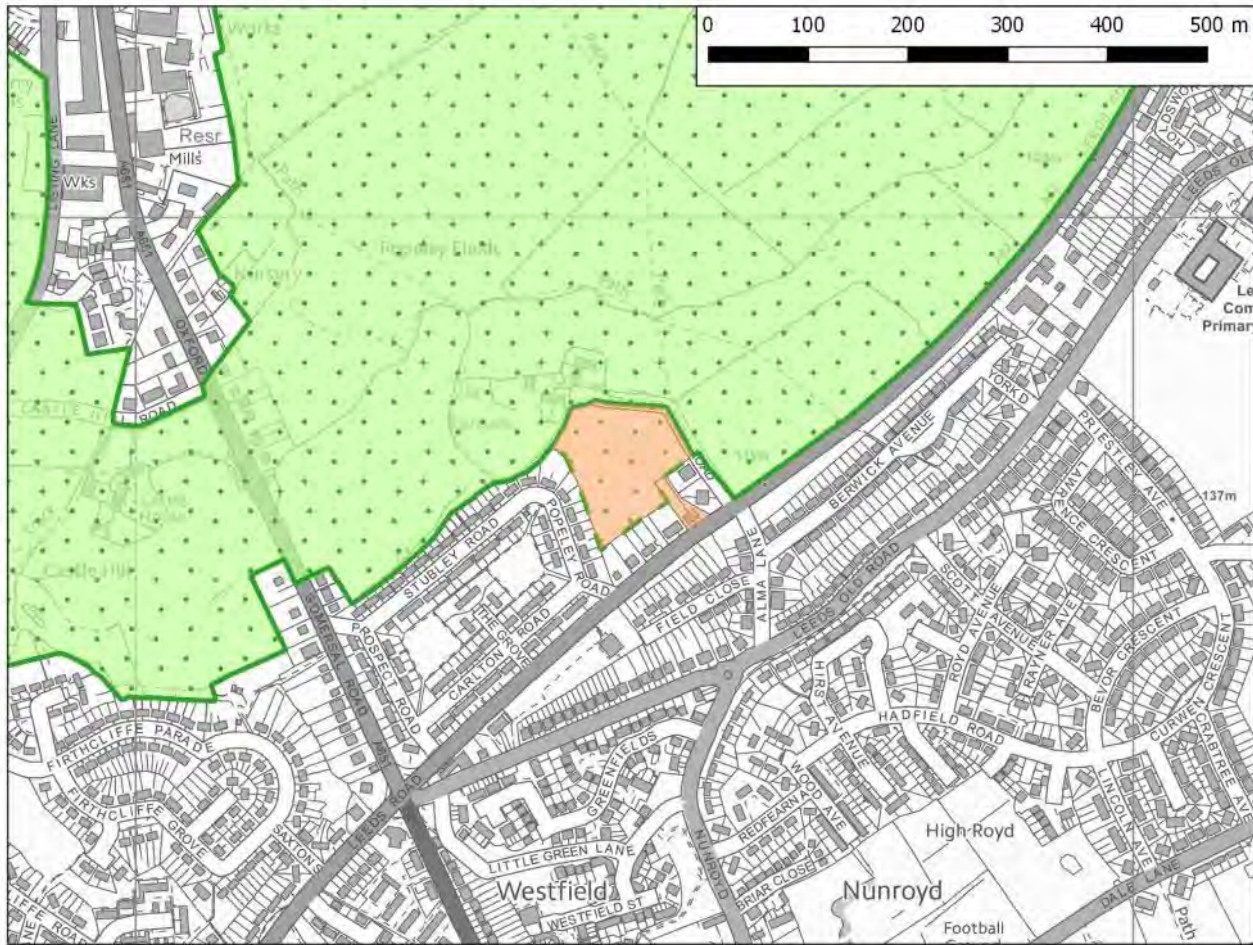
Education		No immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.
Biodiversity		No objections raised
Historic Environment		Possibly archaeologically significant cropmarks vicinity. Pre-determination archaeological evaluation recommended.
Flood risk and Drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.
Highways/Transport		Two access points are required for a development of this scale. Two access points can be achieved from Owl Lane given the long site frontage or Windsor Road. Visibility splays of 2.4m x 120m (40mph speed limit) required on Owl Lane and 2.4m x 43m (30mph speed limit) required on Windsor Road.
Environmental Protection		Site on potentially contaminated land, multiple sources of noise may affect receptors. Air Quality Impact Assessment, Low Emission Travel Plan, Phase 1 & 2 Contaminated Land Report and Noise Assessment required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average
Green Belt Edge		One of the purposes of the green belt is to prevent towns from merging into one another and this site lies within a restricted area of green belt whose role is to maintain the open areas that separate Kirklees from Wakefield and Leeds.
Green Belt Site		Removal of the site from the green belt would narrow the extent of the green belt between Kirklees and Wakefield. The green belt in Wakefield is urban fringe and is characterised by sporadic development along Owl Lane. This strengthens the strategic role of existing undeveloped areas which help to maintain the appearance of separation. Development of the site would restrict the remaining undeveloped frontage on Owl Lane to a narrow field on the Wakefield boundary so an undeveloped gap, although narrowed, would remain. The site is well contained by roads and existing development on three sides but would breach the existing strong edge along Windsor Road.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access is achievable. There are no constraints with this site that cannot be addressed through the detailed planning process and its allocation is considered consistent with the council's site allocation methodology.

**H559: Land to the east of Leeds Road, Chidswell, Batley (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b>  This site is mainly within 16 – 20 minutes travel time of the nearest employment node, whilst some smaller patches are within 11 - 16 minutes; therefore a significant positive effect on this objective is expected.
2. Achieve an economy better capable of growth through increasing investment, innovation and	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
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.  This site is mainly within 6 - 10 minutes travel time of a primary school, while smaller patches are within 5 minutes. The site is mainly within 21 – 25 minutes of a secondary school, while a smaller part is within 26 – 30 minutes. The site is also mainly within 21 – 25 minutes of a further education institute, while a smaller part is within 26 – 30 minutes. Overall, a minor positive effect is likely.
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.  This site is mainly within 16 - 20 minutes travel time of a GP, while smaller patches are within and within 11 – 15 minutes of a GP. The site is also mainly within 36 – 40 minutes of a hospital, while smaller patches are within 41 – 45 minutes. Overall, a negligible effect is expected.
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 some residential properties which may be affected by noise during the construction phase, including properties directly adjacent to the western boundary of the site. A minor negative effect on this SA objective is therefore likely.
6. Retain and enhance access to local services and facilities.	0/-	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.  Travel time of a local centre is a mixed picture, with the southern tip being within 11 – 15 minutes, whilst the eastern part is within 26 – 30 minutes. In between these areas, journey times vary in between those two extremes. Travel time of a town/district centre is mainly within 16 – 20 minutes, while smaller patches are within 11 - 15 minutes. Therefore a mixed effect on this objective is expected – negligible for the southern tip of the site and minor negative for the rest of the site.
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.	++	This site located within 100m of amenity greenspace, provision for children and young people and an outdoor sports facility. Amenity greenspace, provision for children and young people and an outdoor sports facility are available within 400m north of the site. The site is not located within any area currently designated as open space and therefore a significant positive effect is likely.
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 large (7.98ha); therefore a significant 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 'green' in terms of its access to three 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 large site (7.98ha) on greenfield land; therefore a significant negative effect on this SA objective is likely. The site is located on Grade 3 Agricultural Land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	---?	This is a relatively large site (7.98ha) on greenfield land; therefore development here could have a significant negative effect on this SA objective although this is uncertain depending on the design of the development.  The site is located more than 500m from the Peak District National Park.  The site mainly lies in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
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.	0?	This site is not located within 1km of any site designated for its biodiversity or geodiversity; therefore development here would have a negligible effect on this SA Objective. The effect is recorded as uncertain given that new development may present opportunities to promote habitat connectivity through the provision of greeninfrastructure etc.
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 but is outside of flood zones 2 and 3; therefore a minor negative effect is likely.
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.  In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to three of the eight features assessed. Therefore, a significant positive effect is likely.
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 8: leisure and recreation facilities, and 9: affordable housing and potential significant negative effects were identified in relation to SA objectives 11: use of land and 12: character. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H567 - Stubley Farm, Leeds Road, Heckmondwike

## Green Belt Release Sites: H567



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PCLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H567

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**H567****Stubley Farm, Leeds Road, Heckmondwike**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	1.33
Net area (Ha)	1.33
Housing Capacity	46
Employment Floorspace	-

**Technical Consultation summaries**

Education		Primary school - there is a need for additional places. Secondary school - no immediate need but increasing trend for places.
Biodiversity		No objections raised
Historic Environment		A Heritage Impact Assessment has been submitted.
Flood risk and Drainage		Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objections.
Highways/Transport		Access is achievable from A62 Leeds Road with the demolition of plots 195 and 197. 2.4m x 43m (30mph speed limit) visibility splays required. The promoter owns both of the properties.
Environmental Protection		Approximately half the site lies within an outer hazard zone; no area removed as this does not affect capacity. Contaminated land phase 1 report required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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		The green belt in this location forms part of a reasonably extensive gap separating Heckmondwike from Gomersal. There is an existing strong boundary along Leeds Road which delineates the northern extent of Heckmondwike but the residential development formed by Popeley Road and Stubley Road has already introduced built form north of Leeds Road.
Green Belt Site		This paddock is bounded on two sides by residential development, to the north by a farm complex and to the west by Stubley Farm Road. The site rises slightly up to Stubley Farm but is largely screened from views except from the north east along Leeds Road, from where the existing edge formed by properties on Stubley Road is already clearly visible. As the site is behind existing houses on Leeds Road which are not in the green belt there would be no reduction in the extent of the gap to the north of Leeds Road. Stubley Farm Road would present a clear and defensible new boundary to the east. The boundary behind 85 and 87 Stubley Road would be less easy to define, but only over a short distance. Development could be achieved without significant impact on openness and without compromising or reducing in length the strong boundary along Leeds Road. The farm house and buildings should remain in the green belt.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	This site is well related to the settlement and has no impact on the role or function of the green belt. This paddock is bounded on two sides by residential development, to the north by a farm complex and to the west by Stubley Farm Road. The site rises slightly up to Stubley Farm but is largely screened from views except from the north east along Leeds Road, from where the existing edge formed by properties on Stubley Road is already clearly visible. As the site is behind existing houses on Leeds Road which are not in the green belt there would be no reduction in the extent of the gap to the north of Leeds Road. Stubley Farm Road would present a clear and defensible new boundary to the east. Development could be achieved without significant impact on openness and without compromising or reducing in length the strong boundary along Leeds Road. The farm house and buildings should remain in the green belt. An acceptable site access is achievable from A62 Leeds Road with the demolition of plots 195 and 197. The promoter has control over both of the properties.

**H567: North West of 183 – 199 Leeds Road, Heckmondwike (allocated in the Publication Draft Local Plan)**

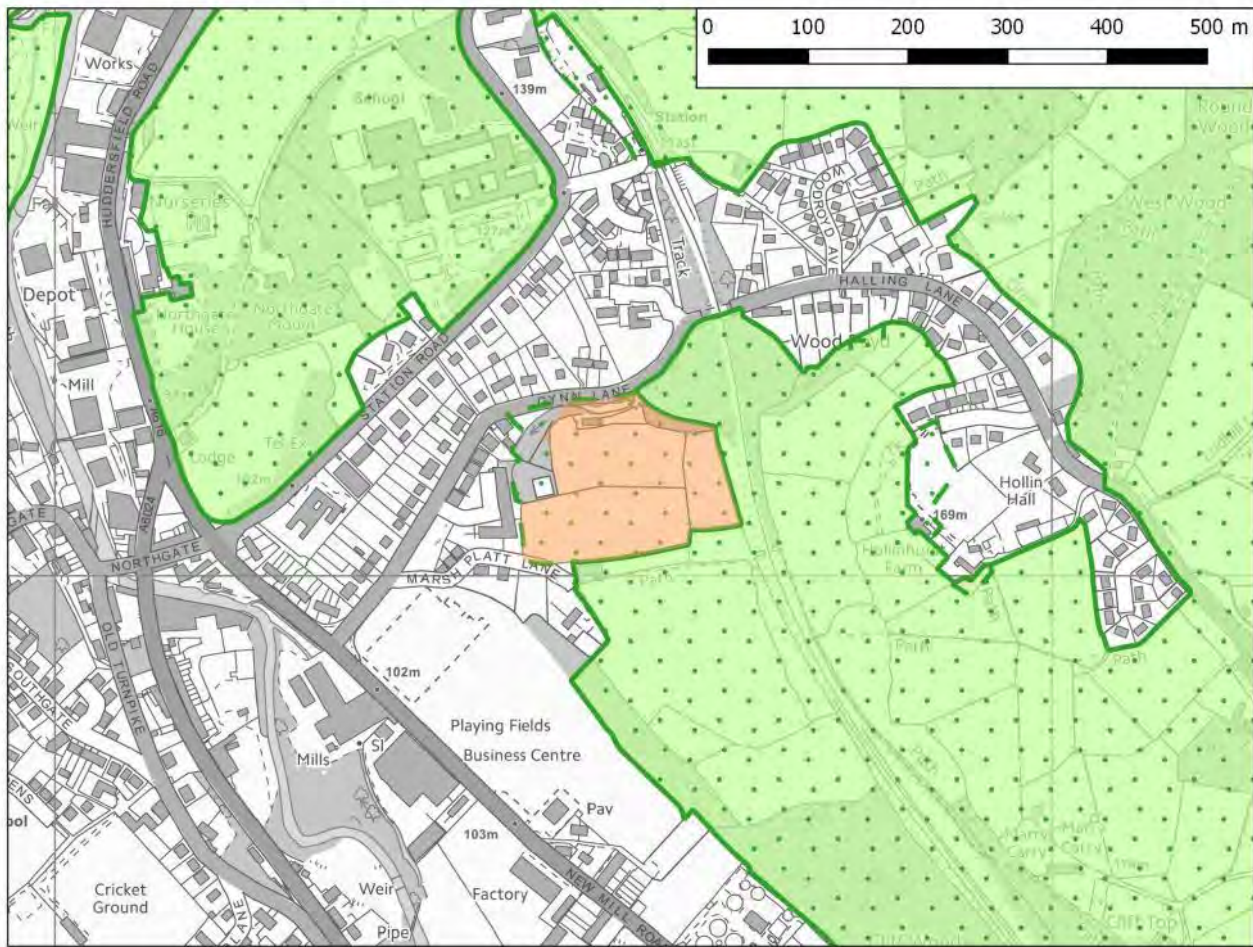
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to <b>employment nodes can affect people's ability to access jobs.</b> The whole of this site is within 16-20 minutes travel time of an employment node, therefore a significant positive effect is likely.
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.	0?	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. The whole of this site is within 16-20 minutes travel time of a primary school and 26-30 minutes from a secondary school. Therefore, a negligible effect is likely.
4. Improve the health of local people and ensure that they can access the health and social care	0	The whole of this site is within 16-20 minutes travel time of a GP and 36-40 minutes from a hospital. A negligible effect is therefore likely. The site is not in 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. This site is directly adjacent to the A62 (Leeds Road) and this could mean that future residents are exposed to noise pollution over the long term. A significant negative effect is therefore likely. There are also a number of existing residential properties within 100m to the west, south and north, and the residents of these properties could be exposed to noise and light pollution during construction and this reinforces the negative effect.
6. Retain and enhance access to local services and facilities.	0	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 <b>potentially stimulate the provision of new services</b> ); however the <b>location of housing sites could affect this objective by influencing people's ability to access</b> existing services and facilities. The majority of this site is within 6-10 minutes travel time of a local centre and the whole of the site is within 16-20 minutes of a town/district centre; therefore a negligible effect is likely for this SA objective.
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.	++	There are a number of recreational facilities and areas of open space within 600m of the site which could be used by future residents, the closest of which is an area of amenity greenspace approximately 40m east of the site. Other recreational facilities and areas of open space include outdoor sports facilities, allotments, additional amenity greenspace, semi-natural and natural greenspace and areas for children and young people. There are also a number of PRoW footpaths to the north and east. Overall, a significant positive effect is likely 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 (1.33ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as entirely or mainly 'green' in terms of its access to three of eight of the features assessed. Therefore, a minor positive effect is likely overall.</b>
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 site is relatively small (1.33ha) and on mostly greenfield land; therefore a minor negative effect is therefore likely overall. The site is not in an area of high quality agricultural land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This site is relatively small (1.33ha) and on mostly 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. The site lies mainly in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	<b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the Grade II Listed Stubble Farmhouse (the loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings).</b> The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	0?	The site is not within 1km of any designated biodiversity or geodiversity sites; therefore a negligible effect on this SA objective is most likely. However, this is uncertain as there may still be effects on non-designated biodiversity, and depending on the design of the development, it may be possible to incorporate biodiversity enhancements.
15. Reduce air, water and soil pollution.	0	This site is not within or directly adjacent to 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 mostly greenfield land and outside flood zone 3; therefore a minor negative effect is likely.
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 on this SA objective.
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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as entirely or mainly 'green' in terms of its access to three of eight of the features assessed. Therefore, a minor positive effect is likely overall.</b>

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objective 1: employment and 8: recreation and leisure. A potential significant negative effect is likely for SA objective 5: amenity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.



# H584 - Land south of, Gynn Lane, Honley

## Green Belt Release Sites: H584



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**  
**Research & Intelligence Team**

Date: 2017-06-01  
Filename: Green Belt Release Sites/H584

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**H584****Land south of, Gynn Lane, Honley**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	2.69
Net area (Ha)	2.41
Housing Capacity	50
Employment Floorspace	-

**Technical Consultation summaries**

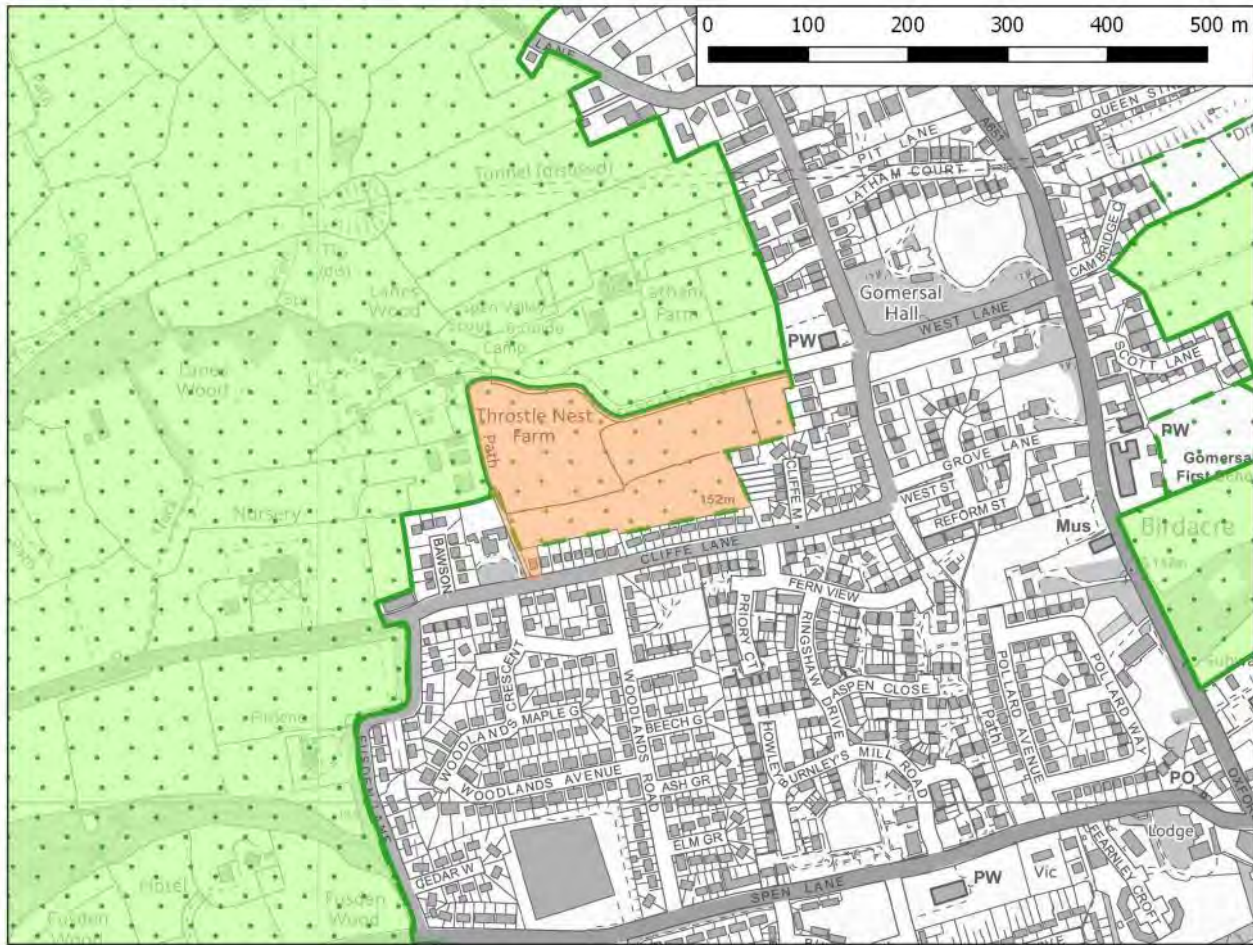
Education		Decreasing trends for primary and secondary. Site capacity could impact on school place planning.
Biodiversity		No objections raised. Protected trees are present on part of this site which may impact on the access.
Historic Environment		Potential impacts on Grade II listed buildings to the west of this site but relatively tight setting for such buildings. A heritage impact assessment is required.
Flood risk and Drainage		Site is within EA flood zone 1. Ludhill Dyke runs along the northern boundary and down the western side. Potential drainage capacity issues further downstream.
Highways/Transport		Site access achievable with some impacts on protected trees therefore mitigation will be required. 2.4m x 43m visibility splays required. The provision of a footway is required along the site frontage on Gynn Lane.
Environmental Protection		Site is not recorded as contaminated land but phase 1 contamination report required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Green Belt Edge		This is a restricted area of green belt that in this location maintains separation between Honley and Brockholes. Opportunities for settlement extension are limited by the presence of steep slopes where development could be prominent and by significant tracts of protected trees although towards the south opportunities are presented by contained and less prominent land.
Green Belt Site		This site is contained on three sides by existing residential development, significant tracts of protected trees and the line of the railway. Its southern boundary is formed by field boundaries which present a strong new boundary to the green belt. As such there is little risk of further encroachment and no risk of sprawl. The trees provide containment but would become somewhat isolated from their wider countryside setting by any new development.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access achievable but mitigation will be required due to the impact on an area of protected trees. Design and layout to consider adjacent listed buildings to the west and surface water drainage issues will require further assessment.

**H584: Land south of Gynn Lane, Honley, Holmfirth (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	--	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 <b>employment nodes can affect people's ability to access jobs.</b> The majority of the site is over 60 minutes travel time of the nearest employment node (with a small area in the north within 21-25 minutes); therefore a significant negative 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. The majority of the site is over 60 minutes travel time of the nearest primary school (with a small area in the north within 6-10 minutes) and over 60 minutes from a secondary school (with a small area in the north within 5 minutes). Therefore a significant negative effect is expected for this objective. The majority of the site is also over 60 minutes travel time of a further education institute (with two small areas in the north within 16-20 and 21-25 minutes).
4. Improve the health of local people and ensure that they can access the health and social care they need.	+/-	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. Levels of access to healthcare facilities vary throughout this site. The most accessible part of the site is a small area in the north which is within 6-10 minutes travel time of the nearest GP and within 31-35 minutes of a hospital. The remainder of the site is over 60 minutes from both a GP and hospital. In between those areas journey times healthcare facilities vary in between those two extremes. Therefore a mixed effect is expected for this objective: minor positive for the small area in the north and significant negative for the remainder of the site. 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 a number of existing residential properties within close proximity of the site to the north and west of the site. In addition, the eastern boundary of the site is adjacent to a railway line which may result in noise pollution affecting residents in the longer-term. 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. The majority of the site is over 60 minutes travel time of the nearest local centre (with a small area in the north within 6-10 minutes) and over 60 minutes of a town/district centre (with a small area in the north within 5 minutes). Therefore a significant negative effect is expected for this objective.
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.	++	Within 5m south west of the site is a PRoW footpath which continues to run parallel to the southern boundary of the site. Also, approximately 20m south west of the site is an area of school grounds and playing fields. There is another area of playing fields approximately 135m north west of the site. Within 70m north west of the site is PRoW footpath. Approximately 455m west of the site is an area of semi-natural and natural greenspace. In addition, approximately 260m west of the site is a Green corridor/pedestrian/cycleway. To the south west of the site approximately 330m away is an area of semi-natural and natural greenspace. To the south of the site within 370m is an area of semi-natural and natural greenspace however it is located within another housing site option. <b>Approximately 475m south west of the site is cricket ground which is within 10m of an area of public playing grounds which includes four areas of children's play provision.</b> Again to the south west of the site, approximately 535m away is an area of school grounds and playing fields. To the north east of the site within 225m is a PRoW footpath. Therefore a significant positive effect is expected for this 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 (2.61ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was not classed as entirely 'green' in terms of its access for any of the eight features assessed. Therefore, a significant negative effect is likely.</b>
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 (2.61ha) and is on greenfield land; therefore a minor negative effect on this SA objective is likely. The site is also within an area of high quality agricultural land (the land is classed as grade 3).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (2.61ha) and is 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. The site lies in LCA G8: Holme River Valley, as identified in the 2015 Landscape Character Assessment for Kirklees. This is the main valley of the River Holme, and it is a densely settled landscape. It is generally low lying and enclosed, with frequent deciduous woodland along watercourses and on the steeper slopes.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on 30 and 32 Gynn Lane which are Grade II Listed Buildings.</b> The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	This site is approximately 280m from Honley Station Cutting Site of Special Scientific Interest (SSSI), 285m from Cliff Wood Local Wildlife Site, 350m from Hey Wood/West Wood Local Wildlife Site, 725m from Upper Park Wood Local Nature Reserve and Local Wildlife Site, 825m from Park Wood Local Wildlife Site and approximately 985m from Brockholes and Round Wood, Brockholes Local Geodiversity Site; therefore development here could have a minor negative effect on this SA Objective.
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.	-	The site is on greenfield land and is outside of flood zones 2 and 3; therefore a minor negative effect is likely.
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. The 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was not classed as entirely 'green' in terms of its access in any of the eight features assessed; therefore a significant negative effect is likely.</b>
<b>Summary of SA findings:</b> A potential significant positive effect was identified for this site in relation to SA objective 8: leisure and recreation. Potential significant negative effects were identified in relation to SA objectives 1: employment, 3: education, 4: health (part of a mixed effect), 5: amenity, 6: local services and facilities, 10: sustainable transport and 19: climate change. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H591 - Land to the west of, Cliffe Mount, Ferrand Lane, Gomersal

## Green Belt Release Sites: H591



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H591

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**H591****Land to the west of, Cliffe Mount, Ferrand Lane, Gomersal**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	3.87
Net area (Ha)	3.87
Housing Capacity	135
Employment Floorspace	-

**Technical Consultation summaries**

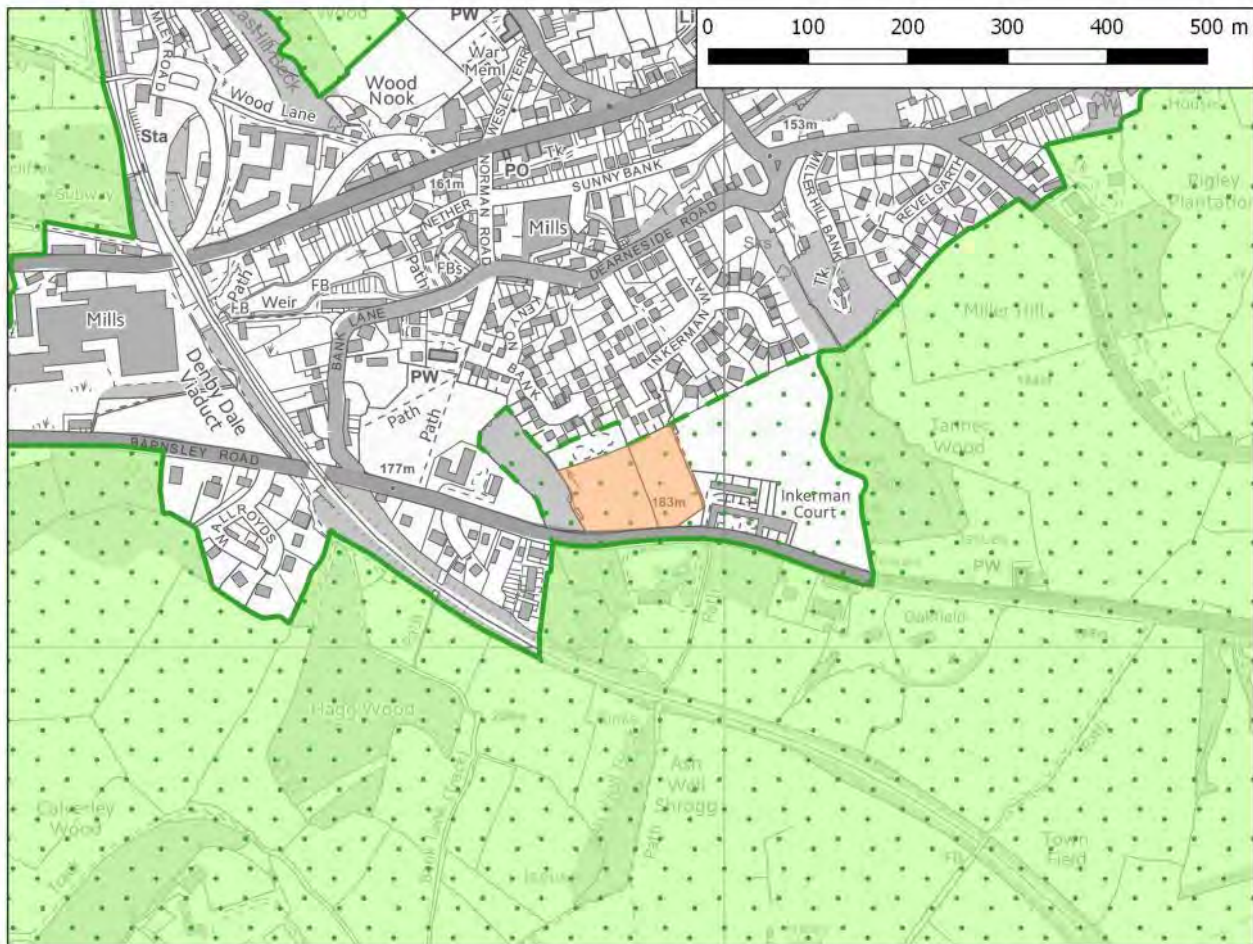
Education		Primary school - no immediate need. Secondary school - no immediate need but increasing trend for places.
Biodiversity		The Arboriculture Pre-Development Report submitted by the site promoter has been assessed by the Kirklees Tree Officer. It is considered that the site is suitable as an allocation although there are some tree conflicts which would require to be addressed at the Planning application stage.
Historic Environment		A Heritage Impact Assessment has been submitted.
Flood risk and Drainage		Main river flood zone 1; No objection. No objection raised to surface water flood risk and surface water drainage objections . However concerns that there is no available option for surface water drainage.
Highways/Transport		The site access is achievable from Cliffe Lane with required visibility splays. The site promoter has confirmed control over the required land to achieve this.
Environmental Protection		Noise assessment submitted.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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 Gomersal and Cleckheaton. Locally this is an area of urban fringe where there is an amount of sporadic built form in close proximity to the settlement. The existing settlement pattern, land use features and existing development present numerous opportunities for containment so settlement extension could be achieved without significant impact on the role and function of the green belt.
Green Belt Site		The site is contained by existing buildings on three sides and by Ferrand Lane to the north which would present a strong new green belt boundary. The containment provided by strong boundaries and existing development presents no risk of sprawl. This is an area of countryside but while visually linked to the wider countryside beyond Ferrand Lane to the north the strength of existing containment limits the relationship. The western extent of the option would begin to consolidate with the area of urban fringe where there is existing residential and other development at Throstle Nest, which could lead to pressure for further encroachment.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	The site is contained by existing buildings on three sides and by Ferrand Lane to the north. This is an urban fringe area where there is a considerable amount of built development already within the green belt. Ferrand Lane would present a very strong new boundary to the north and the existing footpath could be a defensible boundary to the west. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.

**H591: Land North of 271 Cliffe Lane, Gomersal, Cleckheaton (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> The majority of this site is within 16-20 minutes travel time of the nearest employment node (although an area to the north west is within 21-25 minutes travel time); therefore a significant positive 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. The majority of this site is 11-15 minutes travel time of both a primary school and secondary school (although an area to the north west of the site is within 16-20 minutes of both) and so is likely to have a significant positive effect.
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. Accessibility to health and social care varies across this site. An area to the north west of this site is within 16-20 minutes of a GP and 46-50 minutes of a hospital; however an area to the south is within 6-10 minutes of a GP and 41-45 minutes of a hospital. In between, journey times vary between these extremes. A mixed effect is therefore likely – negligible to the north west and minor positive to the south of the site. 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. This site is not surrounded by existing residential development; however there are a number of sensitive receptors directly adjacent to the eastern, western and southern site boundaries, which may be affected by noise during the construction phase. It is also adjacent, along the western boundary, to what appear to be industrial units which may mean the residents of the site could be affected by industrial noise. Therefore, a significant negative effect is identified.
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. Accessibility to local services and facilities varies across this site. An area to the north west is within 26-30 minutes travel time of a local centre; however an area to the south west is within 11-15 minutes travel time. In between, journey times vary between these extremes. An area to the north of this site is within 16-20 minutes travel time of a town/district centre, while an area to the south and east of the site is within 11-15 minutes travel time. A mixed effect is therefore likely – minor positive in the southern and eastern area of the site and minor negative in the north western area of the site.
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.	++/--?	An existing Public Right of Way runs just within the site, parallel to part of the western boundary. This could be lost as a result of housing development. However this site is also within 600m of a number of areas of open space including two children's playground located approximately 109m and 193m to the south of the site, two areas of amenity greenspace located approximately 204m and 216m to the south east of the site, and an area of semi natural and natural greenspace, located approximately 236m to the south west of the site. In addition there is an existing Public Right of Way directly adjacent to the northern site boundary. A mixed (significant positive and potential significant negative) effect is therefore identified.
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 (3.89ha); 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. This site is classed as 'green' or mainly 'green' in terms of its access to four of the eight features assessed; therefore a significant 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 (3.89ha) on mainly greenfield land (although there is an existing property located in the south western corner of the site); therefore a minor negative effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (3.89ha) on mainly greenfield land (although there is an existing property located in the south western corner of the site); 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 500m of the Peak District National Park. The site lies mainly in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to uncertain impacts on the nearby Gomersal Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area. The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	This site is approximately 709m from the Oakwell Park Local Nature Reserve; therefore development here could have a minor negative effect on this SA objective.
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 mainly greenfield land (although there is an existing property located in the south western corner of the site) and is outside of flood zones 2 and 3; therefore a minor negative effect is likely.
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 mainly greenfield land (although there is an existing property located in the south western corner of the site); 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 'green' or mainly 'green' in terms of its access to four of the eight features assessed; therefore a significant positive effect is likely.
<p><b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: leisure and recreation (part of an overall mixed effect), 10: sustainable transport and 19: climate change and a potential significant negative effect was identified in relation to SA objective 8: leisure and recreation (part of an overall mixed effect). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.</p>		

# H634 - Land to the West of, Inkerman Court, Barnsley Road, Denby Dale

## Green Belt Release Sites: H634



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**  
**Research & Intelligence Team**

Date: 2017-06-01  
Filename: Green Belt Release Sites/H634

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**H634****Land to the West of, Inkerman Court, Barnsley Road, Denby Dale**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	1.02
Net area (Ha)	1.02
Housing Capacity	35
Employment Floorspace	-

**Technical Consultation summaries**

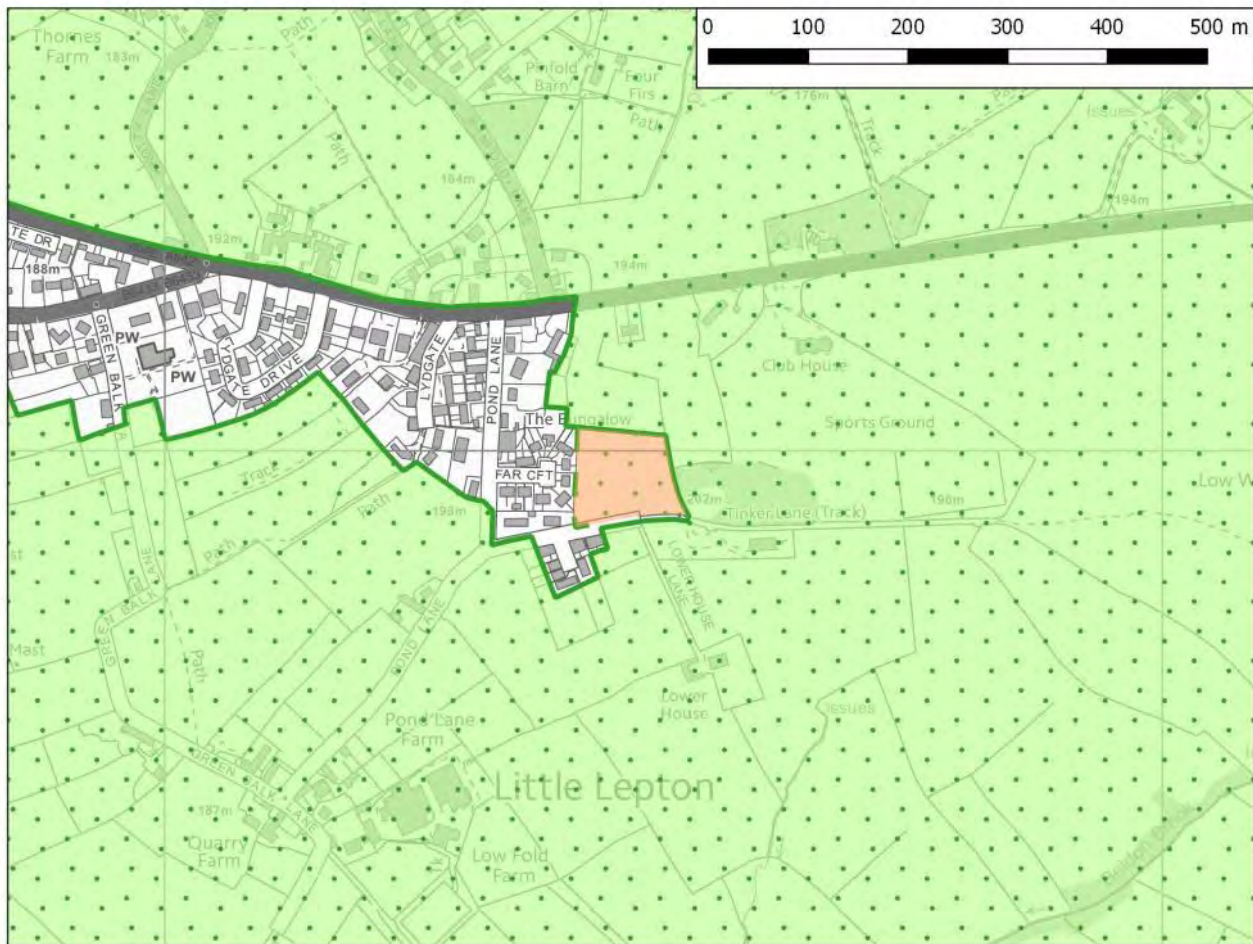
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.
Biodiversity		No objections raised
Historic Environment		No objections raised
Flood risk and Drainage		Flood zone 1. No strategic drainage objections. Ashwell Beck runs along western boundary of the site.
Highways/Transport		Third party land required to achieve necessary visibility splays to Barnsley Road, or measures to improve visibility and/or reduction in traffic speeds.
Environmental Protection		No objections raised
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		No applicable health problems
Green Belt Edge		This is an extensive area of green belt that maintains separation between villages and delineates the southern extent of Denby Dale in this location. The existing settlement pattern and land use features present opportunities for settlement extension that would not compromise the role of the green belt. There is a degree of encroachment by urban land uses making this an area of urban fringe.
Green Belt Site		This site is bounded to the north by residential gardens but is otherwise separated from the main settlement to the north by a small area of open land. Otherwise it is well related to the settlement and Barnsley Road to the south would present a strong new green belt boundary. The boundary to the east while weak, is present. The site is well contained by woodland to the west so there is little risk of sprawl or further encroachment and could be released from the green belt without significant impact on openness.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Development of the site is subject to achieving safe access, with necessary visibility splays, from Barnsley Road. Barnsley Road to the south and woodland to the west, along with the adjacent site to the east can form a defensible green belt boundary. The site is in flood zone 1, greenfield rates required for drainage, Ashwell Beck runs along the western boundary of the site.



H634 (allocated in the Publication Draft Local Plan)		
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 <b>employment nodes can affect people's ability to access jobs.</b> The site is located within 31-35 minutes travel time of the nearest employment node. As such a negligible effect is expected on this SA objective.
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.	0?	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. The majority of the site is located within 21-25 minutes travel time of the nearest primary school (a small part of the site is located within 16-20 minutes travel time of the nearest primary school). The site is located within 26-30 minutes travel time of the nearest secondary school. Overall a negligible effect is expected on this SA objective.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The site is located within 11-15 minutes travel time of the nearest GP. The site is also located more than 60 minutes travel time from a hospital. Overall a minor positive effect is expected on this SA objective.
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. The site is directly adjacent to the A636 along its southern edge. It is considered that the close proximity of this major road may result in increased noise pollution affecting new residents at the site in the longer term and as such a significant negative impact on this SA objective is expected.
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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The site is located within 16-20 minutes travel time of a local centre. The site is also located within 16-20 minutes travel time of the nearest town/district centre. A minor negative effect is expected overall for this SA objective.
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 in close proximity to a number of open spaces which could be used by residents. The site is located within 90m of a semi-natural and natural greenspace which is to the west of the site. Within 220m to the north west of the site outdoor sports facilities are provided at the tennis courts on Dearneside Road. A small park is located to the north of the site within 200m. As such given that the relative close proximity of these open spaces to the site may encourage new residents to make use of them a significant positive effect is expected on 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 (1.01ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to two of the eight features assessed. Therefore, a minor positive effect is likely.</b>
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 (1.01ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. The site is located on Grade 4 Agricultural Land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (1.01ha) on greenfield land; therefore development here is expected to have a minor negative effect on this SA objective. This impact is uncertain given that it is dependent on the design of the development. The site is not within close proximity of the Peak District National Park. The site lies in LCA G10: River Dearne Valley, as identified in the 2015 Landscape Character Assessment for Kirklees. This LCA comprises relatively broad valleys with a high level of broadleaved woodland cover. The main valley floor is densely settled and has a peri-urban feel, while the tributary sections of the LCA are generally more tranquil and rural and are only crossed by minor roads.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	-?	The site is within 980m of Denby Delph which has been identified as a Candidate Local Wildlife Site to the south west. The relative proximity of the site to this designated biodiversity feature may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc and as such a minor 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 located on greenfield land and is not within 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. Development at this site would make use of greenfield land meaning there are unlikely to be opportunities to reuse materials already onsite. A minor negative effect is therefore likely on this SA objective.
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. <b>This site is classed as 'green' in terms of its access to two of the eight features assessed; therefore a minor positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objective 8: recreation and leisure and potential significant negative effects were identified for this site in relation to SA objective 5: amenity. These issues will need to be considered further in terms of enhancement and/or mitigation, which may be achieved through Local Plan policies.		

# H638 - Land to the north of, Tinker Lane, Lepton

## Green Belt Release Sites: H638



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H638

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**H638****Land to the north of, Tinker Lane, Lepton**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.87
Net area (Ha)	0.87
Housing Capacity	30
Employment Floorspace	-

**Technical Consultation summaries**

Education		Trend decreasing in primary and increasing in secondary. Capacity of this site may have impacts on school place planning. There is remaining capacity available for secondary education in the local area.
Biodiversity		No objections raised.
Historic Environment		No objections raised.
Flood risk and Drainage		Site is within EA flood zone 1. Culverted watercourse to the north-west boundary of the site.
Highways/Transport		Site access achievable. Tinker Lane would be required to be brought up to adoptable standard to allow access to the site. A pedestrian footway required along the site frontage on Tinker Lane.
Environmental Protection		Site is not recorded as contaminated but a phase 1 contamination report is required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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 locally defines the edge of Lepton. The existing settlement pattern, land use features and existing development in the green belt provide the opportunity for limited settlement extension without undermining the role and function of the green belt.
Green Belt Site		This site is a field located between existing residential development to the west and a tract of trees to the east and has strong defendable boundaries to the north and south. As such there is no risk or sprawl and the site has only limited relationship with the wider countryside.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access achievable subject to Tinker Lane being brought up to an adoptable standard. Design will need take into account and minimise impacts on the culverted watercourse to the north-west boundary of the site.

**H638: Land to the north of Tinker Lane, Lepton (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+	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 <b>employment nodes can affect people's ability to access jobs.</b> The site is located within 26-30 minutes travel time of the nearest employment node. As such a minor positive effect is expected on this SA objective.
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. The site is located within 11-15 minutes travel time of the nearest primary school. The site is also located within 36-40 minutes travel time of the nearest secondary school. Overall a minor positive is expected on this SA objective.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The site is located within 11-15 minutes travel time of the nearest GP. The site is also located within 46-50 minutes travel time of a hospital. Overall a minor positive effect is expected on this SA objective.
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. This site is in close proximity to existing properties to the west on Far Croft. These properties may be affected by noise during the construction phase and a minor negative effect on this SA objective is therefore likely.
6. Retain and enhance access to local services and facilities.	0	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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The site is located within 11-15 minutes travel time of a local centre. The site is also located within 21-25 minutes travel time of the nearest town/district centre. A negligible effect is expected overall for this SA objective.
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 in close proximity to a number of open spaces and footpaths which could be used by residents. Outdoor sports facilities are provided adjacent to the site at Lepton Highlanders Sports and Social Club to the east. To the west within 380m a cemetery is provided at St. John's Church. Access to a footpath is provided to the south west of the site within 205m by Pond Lane Farm. As such given that the relative close proximity of these open spaces to the site may encourage new residents to make use of them a significant positive effect is expected on 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 (0.87ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to three of the eight features assessed. Therefore, a minor positive effect is likely.</b>
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 (0.87ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. The site is located on mostly Grade 4 Agricultural Land (a small part of the site to the north west is located on Urban Land).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (0.87ha) on greenfield land; therefore development here is expected to have a minor negative effect on this SA objective. This impact is uncertain given that it is dependent on the design of the development. The site is not within close proximity of the Peak District National Park. The site lies across LCA E6: Holmfirth-Meltham and LCA N1: Emley Moor, as identified in the 2015 Landscape Character Assessment for Kirklees. LCA E6: Holmfirth-Meltham 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. LCA N1: Emley Moor is an elevated, undulating farmland plateau with frequent woodland cover. The character is predominantly traditional rural, occupied by small villages.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	-?	The site is within 875m of Lepton Great Wood which has been identified as a Candidate Local Wildlife Site to the south west. The relative proximity of the site to this designated biodiversity feature may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc and as such a minor 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 located on greenfield land and is not within 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. Development at this site would make use of greenfield land meaning there are unlikely to be opportunities to reuse materials already onsite. A minor negative effect is therefore likely on this SA objective.
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 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. <b>This site is classed as 'green' in terms of its access to three of the eight features assessed; therefore a minor positive effect is likely.</b>

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objective 8: recreation and leisure. No potential significant negative effects were identified for this site in relation to any of the SA objectives. These issues will need to be considered further in terms of enhancement which may be achieved through Local Plan policies.

# H652 - Land to the North West of, Eastfield Mills, Abbey Road North, Shepley

## Green Belt Release Sites: H652



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H652

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**H652****Land to the North West of, Eastfield Mills, Abbey Road North, Shepley**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	3.54
Net area (Ha)	2.61
Housing Capacity	91
Employment Floorspace	-

**Technical Consultation summaries**

Education		Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.
Biodiversity		Developable area reduced to take account of UK BAP priority habitat pond on the site and protected trees on the eastern boundary.
Historic Environment		No objections raised.
Flood risk and Drainage		Flood zone 1. Water course running through site represents surface water flood risk in some parts of the site. Part of this site is within a groundwater source protection zone designed to protect a potable water supply nearby. A hydrogeological risk assessment and construction environment management plan would be required.
Highways/Transport		Access achievable. Visibility splays of 2.4m x 120m required and pedestrian footway to be widened on site frontage. Highways England concerns about cumulative impacts on the strategic network can be addressed through mitigation already programmed.
Environmental Protection		Site is not recorded as contaminated but phase 1 contamination report required. Travel Plan required. Multiple potential noise sources affect this site therefore relevant assessment needed.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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 where the existing settlement pattern and land uses provide numerous opportunities for settlement extension without compromising the role and function of the green belt or significantly impacting on openness. This is an urban fringe area which has little relationship to the wider countryside.
Green Belt Site		This site is contained by the railway line and roads and is characterised as an area of urban fringe on the edge of Shepley. Development would have little impact on the openness of the green belt and there is no risk of sprawl or encroachment as new strong green belt boundaries could be found. The configuration of the site leaves the area occupied by Eastfield Mills somewhat isolated from the wider green belt but as it is already occupied by significant built form openness has already been compromised.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access achievable and the adjacent housing option H339 has also been accepted to the south of this site. As part of the site is within a groundwater source protection zone relevant assessment will be required. Noise sources near to the site to be considered further and ecological assessment required in relation to ponds and protected trees on parts of the site.

H652 (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++/+	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 <b>employment nodes can affect people's ability to access jobs.</b> Accessibility to employment nodes varies across this site. In this way, the northern part of the site is within 11-15 minutes travel time of an employment node whereas the central to southern part is within 26-30 minutes of an employment node. In between these two extremes, accessibility to employment nodes varies. Overall a mixed effect is likely – significant positive for the northern part and minor positive for the central to southern part.
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.	+?/0?	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. Accessibility to education varies across this site. In this way, the northern part of the site is within 6-10 minutes of a primary school and 21-25 minutes from a secondary school, whereas the southern part of the site is within 16-20 minutes of a primary school and 21-25 minutes from a secondary school. In between these two extremes, accessibility to education varies. Overall a mixed effect is likely – minor positive for the northern part and negligible for the southern part.
4. Improve the health of local people and ensure that they can access the health and social care	+	The majority of this site is within 11-15 minutes of a GP and 51-55 minutes from a hospital. A minor positive effect is therefore likely. This site is not in 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. The A629 (Abbey Road North) is directly adjacent to west of this site, and a rail line is adjacent to the north. In addition, there is also an industrial area directly adjacent to the south. It is therefore considered that future residents could be exposed to noise pollution over the long term, resulting in a significant negative effect. Within 100m west and south of the site, there are a number of existing residential properties, and the residents of these properties could be exposed to noise and light pollution during construction.
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. Accessibility to local services varies across this site. In this way, the northern part of the site is within 5 minutes travel time of a local centre and 21-25 minutes from a town/district centre, whereas the central to southern part of the site is within 11-15 minutes from a local centre and 31-35 minutes from a town/district centre. In between these two extremes, accessibility to local services varies. Overall a mixed effect is likely – minor positive for the northern part and minor negative for the central to southern part.
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.	++	Within 600m of the site there are a number of recreational facilities and areas of open space that could be used by future residents, the closest of which is amenity greenspace and semi-natural and natural greenspace approximately 230m west. Other recreational facilities and areas of open space include outdoor sports facilities, a cemetery, allotments and areas for children and young people. There are also a number of other PRoW paths surrounding the site, and there is a bridleway to the east. A significant positive effect is therefore likely.
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 (3.71ha); 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, the site was classed as entirely or mainly 'green' in terms of its access to two of the eight features assessed. Therefore, a minor positive effect is likely overall.
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 site is relatively small (3.71ha) and on mostly greenfield land which is classed as being of grade 3 quality. Therefore a minor negative effect is likely on this SA objective.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This site is relatively small (3.71ha) and on mostly 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. 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.
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 a number of biodiversity designations within 1km of this site, including Yew Tree Wood approved Local Wildlife Site (approximately 300m south-east), Gelder Wood candidate Local Wildlife Site (approximately 570m north), Shepley Mill Wood candidate Local Wildlife Site (approximately 690m north-west) and Upper and Lower Stones Wood approved Local Wildlife Site (approximately 870m north-west). A minor negative effect is therefore likely.
15. Reduce air, water and soil pollution.	0	This site is not within or directly adjacent to 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 mostly greenfield land and outside flood zone 3: therefore a minor negative effect is likely.
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 mostly greenfield land therefore a minor negative effect is likely on this SA objective.
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. In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as entirely or mainly 'green' in terms of its access to two of the eight features assessed. Therefore, a minor positive effect is likely overall.
<b>Summary of SA findings:</b> Potential significant positive effects were identified in relation to SA objectives 1: employment and 8: recreation and leisure. A potential significant negative effect was identified in relation to SA objective 5: amenity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H660 - Land east of, Netherton Moor Road, Netherton

## Green Belt Release Sites: H660



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**  
**Research & Intelligence Team**

Date: 2017-06-01  
Filename: Green Belt Release Sites/H660

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**H660****Land east of, Netherton Moor Road, Netherton**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	4.67
Net area (Ha)	4.45
Housing Capacity	155
Employment Floorspace	-

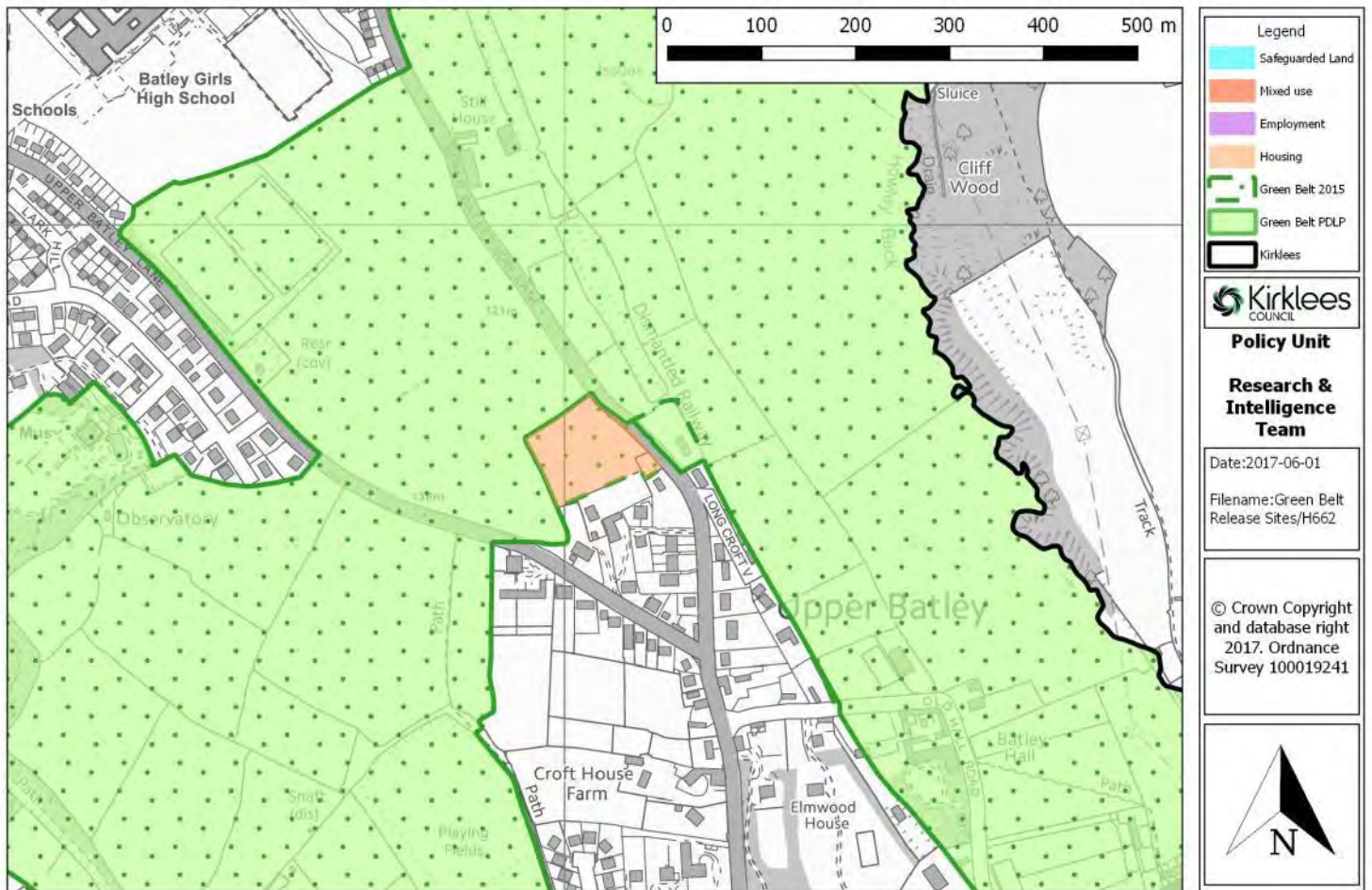
**Technical Consultation summaries**

Education		No immediate need for school places in the area.
Biodiversity		Site lies within close proximity to ancient woodland a Habitat of Principal Importance.
Historic Environment		Site may affect setting of Castle Hill and also lies in close proximity to Honley Conservation Area. The site is also close to an area of known archaeology. Heritage Impact Assessment is required.
Flood risk and Drainage		Site in Flood Zone 1. Drainage masterplan required for this site.
Highways/Transport		Site access can be achieved. Improvements would be required to the surrounding local highway network to accommodate a development of this scale. Other improvements may be required on the wider local highway network, depending on assignment and distribution.
Environmental Protection		Residents may be affected by industry noise and odour from nearby farm. Noise and odour assessment required.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average
Green Belt Edge		This is a reasonably extensive area of green belt separating Netherton from Honley. The existing settlement pattern and land use features present some opportunity for settlement extension without undermining the role and function of the green belt.
Green Belt Site		This site is contained by existing development to the north and by roads to the west and east which could form a strong and defensible new green belt boundary. The new boundary to the south could be provided by the existing field boundary although this is not such a strong feature on the ground. The extent of the site presents no risk of merger with Magdale and would result in a well proportioned and contained settlement extension. The site could be released from the green belt without compromising the role and function of the green belt in this location.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	This site is contained by existing development to the north and by roads to the west and east which could form a strong and defensible new green belt boundary. The new boundary to the south could be provided by the existing field boundary although this is not such a strong feature on the ground. The extent of the site presents no risk of merger with Magdale and would result in a well proportioned and contained settlement extension. The site could be released from the green belt without compromising the role and function of the green belt in this location.

H660 (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+	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 <b>employment nodes can affect people's ability to access jobs.</b> Most of this site is within 16-30 minutes travel time of the nearest employment node (though an area to the south is within 31-35 minutes); therefore a minor positive 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. This site is within 6-10 minutes travel time of a primary. However the travel time to a secondary school varies between extremes of 46-50 minutes in the south to 26-30 minutes at the north and western tips. So a minor positive effect. The site is also within 30 minutes of a further education facility.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> Most of this site is within 11-15 minutes travel time of a GP, with the area in the north being within 6-10 minutes. Most of the site is also within 51-55 minutes of a hospital, with a small area in the north being within 46-50 minutes; therefore a minor positive effect is likely. 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. The northern boundary is bordered by residential properties which may be affected by noise during the construction phase. A minor negative effect on this SA objective is therefore likely.
6. Retain and enhance access to local services and facilities.	0	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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. Most of this site is within 11-15 minutes travel time of a local centre, with the northwest being within 6-10 minutes. The entire site is also within 30 minutes of a town/district centre, with travel times varying between 26-30 minutes in the southeast and 16-20 minutes at the western tip. Therefore a negligible 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 close to several greenspaces, including four amenity greenspaces, three outdoor sports facilities, three play-parks and two allotments to the northwest, another allotment to the east, and amenity greenspace to the northeast, though these are on the opposite side of the River Holme. There are also several footpaths to the south and east of the site and a bridleway to the west. Therefore as the relative proximity of these access routes and open spaces to the site may encourage new residents to make use of them a significant positive effect on this SA objective is identified.
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 (4.67 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to four of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (4.67 ha) on greenfield land (the land is also classed as Grade 3 agricultural land); therefore a minor negative effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (4.67 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. The site lies in LCA E1: Holmfirth-Meltham, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a gently undulating plateau with considerable tree and woodland cover. Although the proximity of the urban centres exerts an influence on landscape character, with urban fringe land uses evident in many areas, there are pockets of relative tranquillity away from the main settlements. There is a strong visual relationship with the moorlands of the National Park.
13. Conserve and enhance the historic environment, heritage assets and their settings.	-?	<b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment. Development at this location specifically may have uncertain effects on the setting of the Scheduled Monument at Castle Hill, 24 Bridge Street which is a Grade II Listed Building and Honley Conservation Area. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.</b> The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	This site is within 250 m of the Spring Wood Honley Wood Local Wildlife Site (LWS). It is also within approximately 850 m of the Honley Wood candidate LWS and 350 m of the Park Wood candidate LWS. Therefore development here could have a significant negative effect on this SA Objective.
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 outside of flood zones 2 and 3; therefore a minor negative effect is likely.
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. <b>This site is classed as 'green' in terms of its access to four of the eight features assessed; therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives: 8: leisure and recreation, 10: sustainable transport, and 19: climate change: and potential significant negative effects were identified in relation to SA objective 14: biodiversity protection. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H662 - Land at rear of, 52, Upper Batley Low Lane, Batley

## Green Belt Release Sites: H662



**H662****Land at rear of, 52, Upper Batley Low Lane, Batley**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.94
Net area (Ha)	0.94
Housing Capacity	33
Employment Floorspace	-

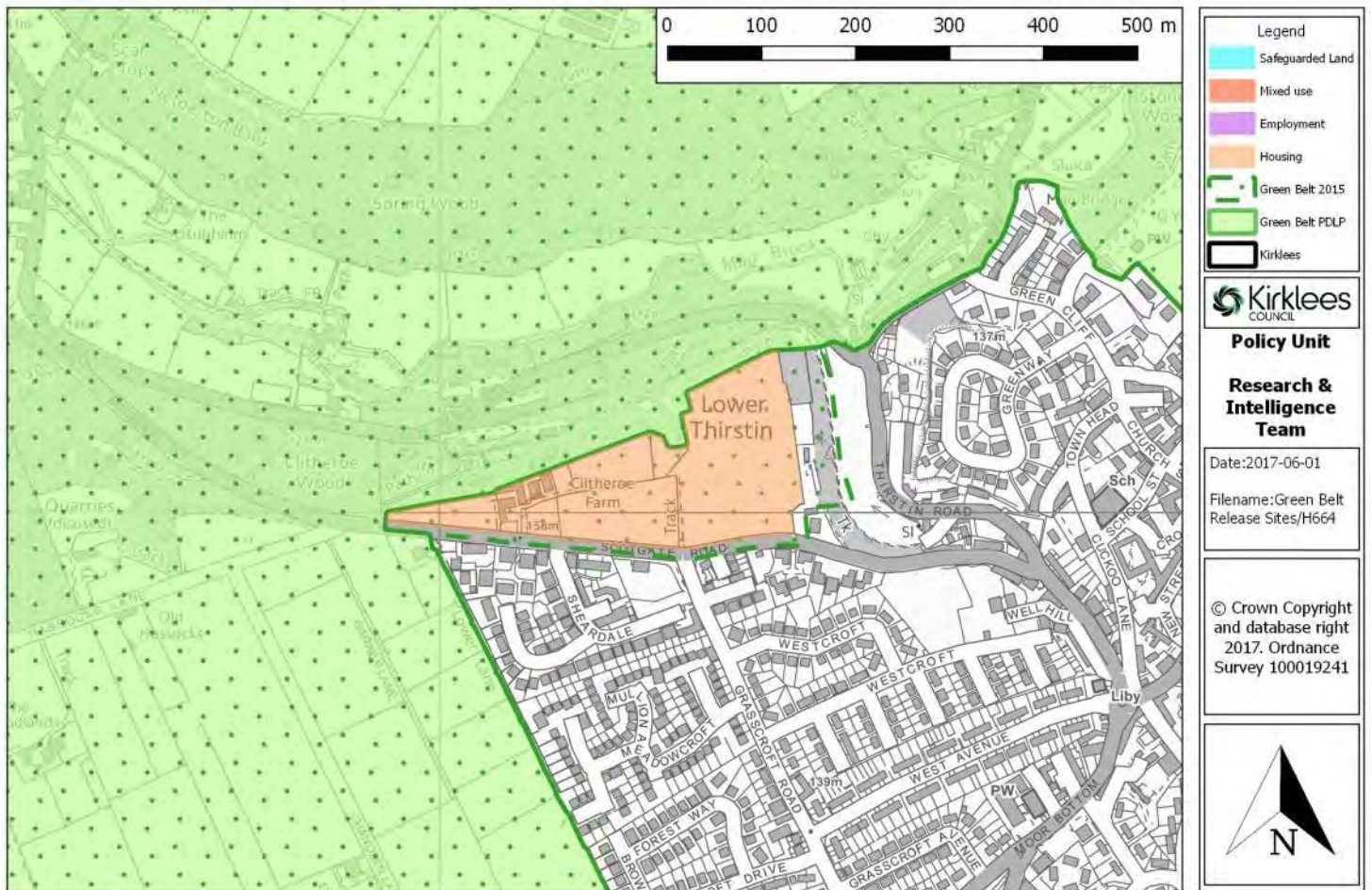
**Technical Consultation summaries**

Education		Primary school - no immediate need. Secondary school - no immediate need but increasing trend for places.
Biodiversity		No objections raised.
Historic Environment		Site of archaeological significance (PRN731). Archaeological evaluation recommended.
Flood risk and Drainage		Main river flood zone 1. Objection not stated. Surface water flood risk and surface water drainage; no objections. Sites H662, H447 & H456 would benefit from a drainage masterplan.
Highways/Transport		Site access achievable. 2.4m x 43m (30mph speed limit) visibility splays required on Upper Batley Lane
Environmental Protection		Contaminated land phase 1 report required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.
Green Belt Edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. The green belt in this location overwashes a narrow undeveloped gap along Upper Batley Low Lane which allows the green belt to penetrate to the west and include important open space within it, although the land use pattern presents a very minor opportunity for settlement extension without significantly compromising the gap.
Green Belt Site		This small site restricted to the extent of the 'garden' would have limited impact on openness. It is already enclosed and is separate from and different in character to the agricultural land around it Removal of the site from the green belt allows an opportunity to create a new strong green belt boundary and its location and extent would not significantly erode the undeveloped nature of Upper Batley Low Lane.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	This small site restricted to the extent of the 'garden' would have limited impact on openness off the green belt. It is already enclosed and is separate from and different in character to the agricultural land around it Removal of the site from the green belt allows an opportunity to create a new strong green belt boundary and its location and extent would not significantly erode the undeveloped nature of Upper Batley Low Lane. There are no significant constraints with this site although an archaeological evaluation is recommended. Site access is achievable from Upper Batley Lane.

H662 (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> The majority of the site is located within 11-15 minutes travel time of the nearest employment node (a small part of the site to the south west is located within 6-10 minutes travel time of the nearest employment node). As such a significant positive effect is expected on this SA objective.
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. The site is located within 6-10 minutes travel time of the nearest primary school. The majority of the site is located within 11-15 minutes travel time of the nearest secondary school (a small part of the site to the west is located within 6-10 minutes travel time of the nearest secondary school). Overall a significant positive is expected on this SA objective. The site is also located within 6-10 minutes travel time of the nearest centre for further education.
4. Improve the health of local people and ensure that they can access the health and social care they need.	++	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 11-15 minutes travel time of the nearest GP. The site is also located within 26-30 minutes travel time of the nearest hospital. Overall a significant positive effect is expected on this SA objective.
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. This site is in close proximity to existing properties to the south on Upper Batley Lane and Upper Batley low Lane. These properties may be affected by noise during the construction phase and a minor 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. The site is located within 11-15 minutes travel time of the nearest local centre. The site is also located within 11-15 minutes travel time of the nearest town/district centre. As such a minor positive effect is expected overall for this SA objective.
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 in close proximity to a number of open spaces which could be used by residents. To the north west of the site within 290m outdoor sports facilities are located by Upper Batley Lane. Amenity greenspace is provided also to the north west of the site on Brow Wood Road within 435m of the site and a children's playground is also located at this location. Wilton Park is located within 395m of the site to the west. The park also makes provision for allotments at this location. As such given that the relative close proximity of these open spaces to the site may encourage new residents to make use of them a significant positive effect is expected on 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 (0.95ha); 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 'green' in terms of its access to eight of the eight features assessed. Therefore, a significant 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 (0.95ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. The site is located on Grade 3 Agricultural Land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (0.95ha) on greenfield land; therefore development here is expected to have a minor negative effect on this SA objective. This impact is uncertain given that it is dependent on the design of the development. The site is not within close proximity of the Peak District National Park. The site lies in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
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.	-?	The site is within 750m of Morley Spring Wood which has been identified as a Local Wildlife Site to the east. The relative proximity of the site to this designated biodiversity feature may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc and as such a minor 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 located on greenfield land and is not within 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. Development at this site would make use of greenfield land meaning there are unlikely to be opportunities to reuse materials already onsite. A minor negative effect is therefore likely on this SA objective.
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 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 'green' in terms of its access to eight of the eight features assessed; therefore a significant positive effect is likely.
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 4: health, 8: recreation and leisure, 10: transport and 19: climate change. No potential significant negative effects were identified for this site in relation to any of the SA objectives. These issues will need to be considered further in terms of enhancement which may be achieved through Local Plan policies.		

# H664 - Land to the north of, Scotgate Road, Honley

## Green Belt Release Sites: H664



**H664****Land to the north of, Scotgate Road, Honley**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	4.28
Net area (Ha)	3.35
Housing Capacity	93
Employment Floorspace	-

**Technical Consultation summaries**

Education		Decreasing trends for primary and decrease in secondary. The capacity of this site could impact on school place planning.
Biodiversity		No objections raised.
Historic Environment		Grade II listed buildings in SW of the site. Western part of site removed from net area to lessen impact on these buildings. A heritage impact assessment will be required to consider the contribution which site makes to elements which contribute to significance of the Grade II listed buildings.
Flood risk and Drainage		Flood zone 1. Limited options for surface water drainage
Highways/Transport		Scotgate road would require a footway. Intensification of this road not desirable but Grasscroft Road could form a good link to wider road network, although it is acknowledged that this road may need improvement to footways and junctions to accommodate this development. The development would not result in the significant detriment to efficiency and safe use of local highway network. The impact of development on junctions on vicinity of the site will need to be given further consideration as part of a planning application.
Environmental Protection		No objections raised.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Green Belt Edge		This is part of an extensive area of green belt that in this location separates Honley from Netherton, however physical merger is prevented by landform and trees and opportunities for settlement extension are limited.
Green Belt Site		The extent of the unconstrained development represented by this option would have limited impact on openness as it is entirely contained by trees and landform. There is no risk of sprawl and the land has little visual relationship with the wider countryside.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Development on the site would be subject to achieving access from Grasscroft Road, it is acknowledged this will need improvement to footways and junctions - which would be considered in more detail at application stage. The site is in flood zone 1 but has limited options for surface water drainage. There are Grade II listed buildings to the south west of the site, which are not included in the net area. An assessment of the contribution this site makes to the elements which contribute to significance of the Grade II listed buildings will be required. In green belt terms, the site is well contained and will not lead to sprawl or encroachment into the countryside, however the site is in area that affects the setting of Castle Hill.

H664 (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+/-	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 <b>employment nodes can affect people's ability to access jobs.</b> The south-eastern corner of this site is within 21-25 minutes travel time of the nearest employment node: however the western tip of the site is greater than 60 minutes from an employment node. In between, journey times to employment nodes vary in between those two extremes. Therefore a mixed effect on this objective is expected – <b>minor positive for the southeast and significant negative for the western tip.</b>
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. The south-eastern corner of this site is within 6-10 minutes travel time of both a primary school and a secondary school, as well as being within 11-15 minutes of a further education institute. However, the western tip of the site is greater than 60 minutes of all three education facilities. In between the far south-eastern and western parts of the site, journey times to education facilities vary in between those two extremes. Therefore a mixed effect on this objective is expected – <b>potentially significantly positive for the south-eastern corner and potentially significant negative for the western side.</b>
4. Improve the health of local people and ensure that they can access the health and social care they need.	+/-	The location of housing sites will not affect the number or location of healthcare facilities: however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The south-eastern corner of this site is within 6-10 minutes travel time of a GP and within 51-55 minutes of a hospital. However, the western tip of the site is greater than 60 minutes of a GP and a hospital. In between the far south-eastern and western parts of the site, journey times to healthcare facilities vary in <b>between those two extremes. Therefore a mixed effect on this objective is expected –minor positive for the south-eastern side and significantly negative for the western side.</b> 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 existing residential properties along the southern boundary of the site, which may be affected by noise during the construction phase. A minor 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The south-eastern corner of this site is within 11-15 minutes travel time of a local centre and within 6-10 minutes of a town/district centre. However, the western tip of the site is greater than 60 minutes of both a local centre and a town/district centre. In between the far south-eastern and western parts of the site, <b>journey times to local and town/district centres vary in between those two extremes. Therefore a mixed effect on this objective is expected – minor positive for the south-eastern corner and significantly negative for the western side.</b>
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.	++	There are numerous footpaths and areas of open space within walking distance (600 m) of the site which could be used by residents for sports and recreation, including at least four outdoor sports facilities, three semi-natural/natural greenspaces, three play-parks, a cemetery and green corridor. There is also a network of footpaths surrounding the site and a bridleway to the west.
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 (4.32 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mostly 'green' in terms of its access to two of the eight features assessed. Therefore, a minor positive effect is likely.</b>
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 (4.32 ha) predominantly on greenfield land (the land is also classed as Grade 3 agricultural land): therefore a minor negative effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (4.32 ha) on predominantly 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. The site lies mainly in LCA G8: Holme River Valley, as identified in the 2015 Landscape Character Assessment for Kirklees. This is the main valley of the River Holme, and it is a densely settled landscape. It is generally low lying and enclosed, with frequent deciduous woodland along watercourses and on the steeper slopes.
13. Conserve and enhance the historic environment, heritage assets and their settings.	-?	<b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the Clitheroe Farmhouse and barn, which are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.</b> The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?/-?	This site is within 250 m of the Spring Wood Honley Wood Local Wildlife Site (LWS) and the Honley Wood candidate LWS and 900 m of the Park Wood candidate LWS. Therefore development here could have a significant negative effect on this SA Objective.
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 predominantly greenfield land and is outside of flood zones 2 and 3: therefore a minor negative effect is likely.
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 predominantly 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. <b>This site is classed as mostly 'green' in terms of its access to two of the eight features assessed; therefore a minor positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives: 3: education (as part of a mixed result), and 8: leisure and recreation; and potential significant negative effects were identified in relation to SA objectives: 1: employment (as part of a mixed result), 3: education (as part of a mixed result), 4: health facilities (as part of a mixed result), 6: local services (as part of a mixed result), and 14: biodiversity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		



# H1679 - Land north of, Fenay Lane, Almondbury

## Green Belt Release Sites: H1679



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H1679

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**H1679****Land north of, Fenay Lane, Almondbury**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	10.05
Net area (Ha)	7.83
Housing Capacity	274
Employment Floorspace	-

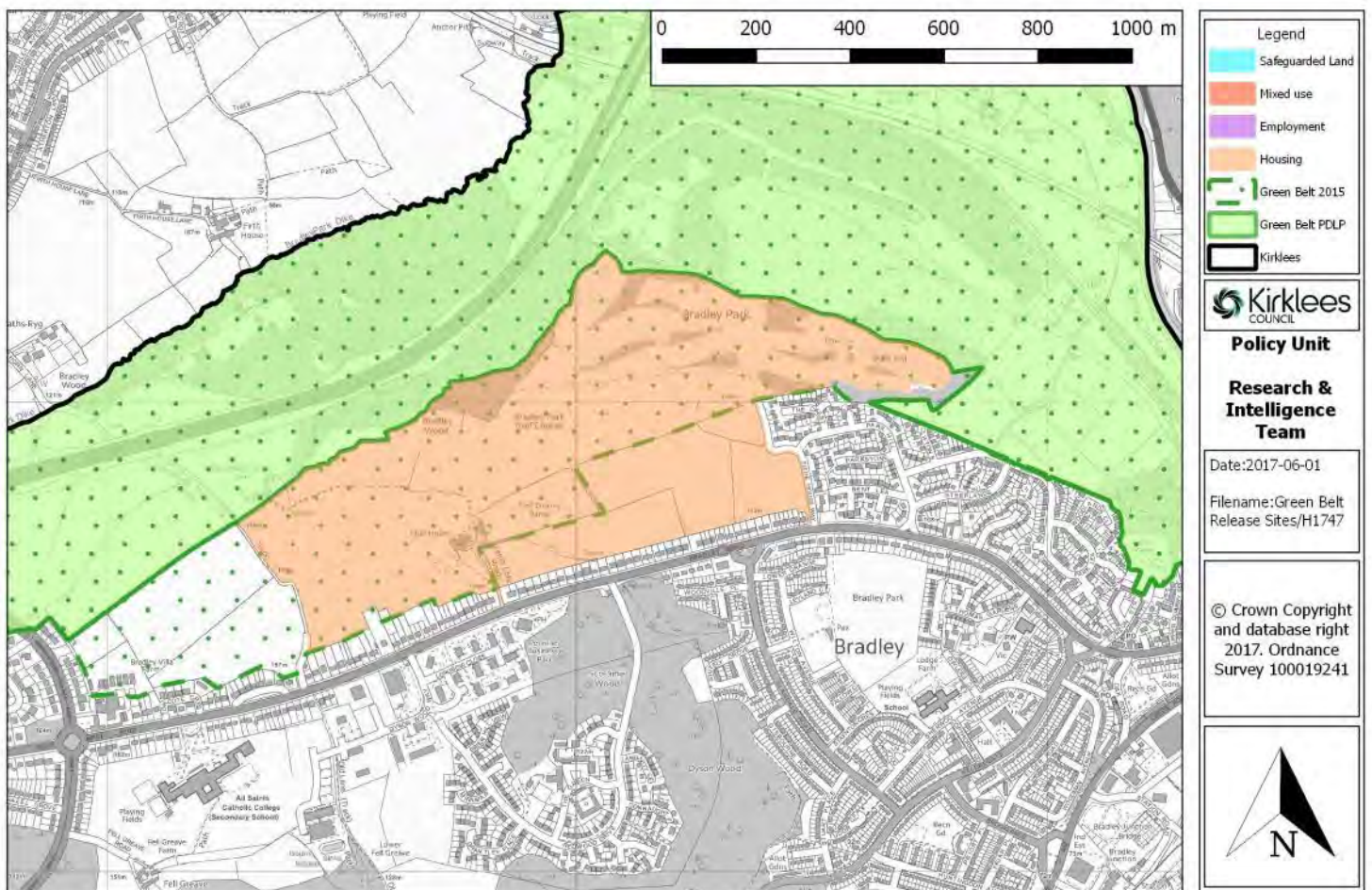
**Technical Consultation summaries**

Education		There is a current need for further primary places.
Biodiversity		Fenay Beck, lowland mixed deciduous woodland and hedgerows are all present on this site and UK BAP priority habitats. Remove woodland and Fenay Beck with a 10m buffer. The remaining northern part of the site is likely to be acceptable. Fenay Beck and flood plain plus woodland and hedgerows for a significant east west corridor. Remove woodland and flood plain from developable area. If possible retain the native species hedgerows within any layout. Some development likely to be acceptable. Remove 2.35ha from developable area leaving 7.83ha.
Historic Environment		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. Site contains area of archaeological interest. Recommend pre-determination archaeological evaluation.
Flood risk and Drainage		Part of site in flood zone 3 which has been removed from net area. Ordinary watercourse crossing the site with surface water ponding to a depth of over 1.2m to the eastern boundary of the site. Numerous records of flooding at the junction of Fenay Lane & Penistone Road.
Highways/Transport		There is a public right of way crossing the site.
Environmental Protection		Multiple sources of noise may affect receptors. Noise assessment 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		Locally this area is separated from the wider green belt by Fenay Lane, limiting its relationship to the wider countryside. Opportunities for settlement extension or rounding off are limited by the presence of steep and prominent slopes but Fenay Lane and Penistone Road provide strong defensible features beyond the current green belt boundary which would serve to prevent sprawl.
Green Belt Site		This site is contained on three sides by existing residential development, roads and tracts of trees and as such could be regarded as rounding off the settlement in this location. The green belt analysis recognises the presence of steep and prominent slopes but Fenay Lane and Penistone Road provide strong defensible features beyond the current green belt boundary which would serve to prevent sprawl.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	The site is an accepted housing option. The site is crossed by a public right of way. 2.35ha has been removed from the net developable area due to flood risk and UK BAP priority habitat on site.

H1679 (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+++	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. Levels of access to an employment node vary throughout this site. The most accessible part of the site is the east which is within 11-15 minutes travel time of the nearest employment node. The least accessible part of the site is the west which is within 21-25 minutes from an employment node. In between those areas journey times to an employment node vary in between those two extremes. Therefore a mixed effect is likely for this objective – a significant positive effect for the east and a minor positive effect for the west.
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.	++/?0?	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. Levels of access to education facilities vary throughout this site. The most accessible part of the site is the east which is within 6-10 minutes of a primary school and within 11-15 minutes of a secondary school. The least accessible part of the site is the south west which is within 16-20 minutes of a primary school and within 21-25 minutes of a secondary school. In between those areas journey times to education facilities vary in between those two extremes. Therefore a mixed effect is expected for this objective - potentially significant positive for the eastern part and potentially negligible for the south western parts of the site. In addition, journey times to the nearest further education institute vary across the site.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	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. Levels of access to healthcare facilities vary throughout this site. The most accessible part of the site is the east which is within 5 minutes travel time from the nearest GP and within 31-35 minutes of a hospital. The least accessible part of the site is the centre which is within 11-15 minutes from a GP and within 41-45 minutes of a hospital. In between those areas journey times to healthcare facilities vary in between those two extremes. However, overall a minor positive effect is expected for 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 a number of existing residential properties in close proximity to the north, east and west of the site which may be affected by noise during the construction phase. Therefore a minor negative effect on this SA objective is therefore likely.
6. Retain and enhance access to local services and facilities.	+/0	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. Levels of access to local and town/district services and facilities vary throughout this site. The most accessible parts of the site are the east and west which are within 6-10 minutes travel time from both the nearest local centre and town/district centre. The least accessible part of the site is the centre which is within 11-15 minutes from the nearest local centre and within 16-20 minutes of a town/district centre. In between those areas journey times to local services and facilities vary in between those two extremes. Therefore a mixed effect is expected for this objective: minor positive for the east and west and negligible for the centre of the site.
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.	++/-?	There is a PRoW footpath that runs through the northern part of the site which could be lost or disrupted as a result of housing development. However, within 70m west of the site are several PRoW footpaths and a byway. There are several more PRoW footpaths within 300m north of the site and approximately 365m south east of the site is another footpath however it is within another housing site option. To the east of the site within 135m is the Fenay Greenway local cycle route. Within 60m east of the site are six areas of children's play provision, two areas of Green corridor/pedestrian/cycleway, an area of amenity greenspace which contains a children's play area and an area of semi-natural and natural greenspace. However, one are of Green corridor and the area of semi-natural and natural greenspace contain other housing site options. To the north of the site, within 565m are five areas of amenity greenspace, an area of semi-natural and natural greenspace and an area of allotments. In addition, approximately 145m to the west of the site is an area of park and gardens which contain two areas of children's play provision and a multi-use games area. Further west from the site are two areas of school grounds and playing fields approximately 265m and 475m away, an area of semi-natural and natural greenspace approximately 70m away and an area of amenity greenspace that contains a children's play area approximately 295m away. However the latter is located within another housing site option. Therefore a mixed significant positive and significant negative effect is expected for this 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 large (10.1ha); therefore a significant 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 mainly or entirely 'green' in terms of its access in six of the eight features assessed. Therefore, a significant 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 large site (10.1ha) on greenfield land; therefore a significant negative effect on this SA objective is likely. The majority of the site is not within an area of high quality agricultural land (the land is classed as urban with an area in the south east classed as grade 3).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	--?	This is a relatively large site (10.1ha) on greenfield land; therefore development here could have a significant 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. The site lies mainly within 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.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	This site is approximately 570m from Wakefield Road, Lepton Local Wildlife Site, approximately 680m from Almondbury Common Local Wildlife Site, approximately 930m from Carr Wood Local Wildlife Site and approximately 975m from Round Wood, Tandem Local Wildlife Site; therefore development here could have a minor negative effect on this SA Objective.
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.	-	The site is on greenfield land and the majority of the site is outside of flood zones 2 and 3 (although a small area in the south east is within flood zone 3); therefore a minor negative effect is likely.
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. The 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. In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly or entirely 'green' in terms of its access in six of the eight features assessed; therefore a significant positive effect is likely.
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objective 1: employment (part of a mixed effect), 3: education (part of a mixed effect), 8: leisure and recreation (part of a mixed effect), 9: affordable housing, 10: sustainable transport and 19: climate change and potential significant negative effects were identified in relation to SA objectives 8: leisure and recreation (mixed effect), 11: use of land and 12: character. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

H1747 - Land north of, Bradley Road, Bradley

Green Belt Release Sites: H1747



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees**  
COUNCIL

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H1747

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**H1747****Land north of, Bradley Road, Bradley**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	56.37
Net area (Ha)	50.87
Housing Capacity	1577
Employment Floorspace	-

**Technical Consultation summaries**

Education		Likely to generate significant demand for 0-5 early learning / childcare places between 2019 and 2021.Places require one large resource or two average sized resources. After school provision (around 2026) required.
Biodiversity		Woodland and ponds should be retained including a 10 metre buffer around the pond. Connectivity within the site should be enhanced.
Historic Environment		Layout and design to consider potential impacts on Grade II listed building to the north-west of this site. A heritage impact assessment is required.
Flood risk and Drainage		The site is in flood zone 1. Various ordinary watercourses throughout the site.
Highways/Transport		Additional mitigation above schemes already programmed will be required during the plan period. Local highway links can be made acceptable through highway improvements in contact with the development and the local highway network. Multiple access points required and third party land required for access with numerous potential options. A Public Right of Way crosses the site.
Environmental Protection		The eastern part of the site is on historic landfill. There is an active landfill site along the eastern boundary. The site is recorded as contaminated land therefore phase 1 and 2 contamination reports required. More than 150 houses are being introduced to an area of poor air quality therefore an air quality impact assessment is required. Noise assessment needed to assess the implications of the motorway traffic noise. Nearby farm therefore odour assessment required. Travel Plan needed.
Other Constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site. Powerlines cross the site.
Open Space	N/A	N/A
Public Health		Levels of obesity are higher than the Kirklees average. Need to ensure there are adequate physical activity opportunities, consider restricting the numbers of fast food takeaways, ensure that developments include opportunity to grow fruit and vegetables, i.e. community gardens, allotments
Green Belt Edge		This site is located within an area of green belt that performs the strategic role of preventing the further merger of Kirklees with Calderdale. There are however some opportunities for settlement extension which due to the existing settlement form and land use features could be achieved without significantly undermining the role of the green belt in this location.
Green Belt Site		The part of this extensive site that is in the green belt encompasses Bradley Golf Course. The area of the golf course is buffered from the motorway by the significant track of woodland at Bradley Wood. Bradley Wood continues to the north beyond the motorway so there is no risk of physical merger with Calderdale. While the strategic gap is lessened, it is not compromised. The site is extensive enough to allow a buffer with the trees which are a countryside feature best protected by their green belt designation. To the east the site is located on elevated ground where development is likely to be prominent, although the trees to the immediate east will provide some screening from wider views.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	There are no significant constraints with the site which cannot be mitigated against at the planning application stage. Assessment in relation to the loss of this facility has been undertaken which shows that the use of this site as a housing allocation is consistent with national planning policy. Site access is achievable. Wider highway network improvements are required including potential improvements to the strategic road network but the Local Plan evidence base confirms that there is a reasonable prospect of this being delivered. The site is buffered from the motorway by the significant area of woodland at Bradley Wood. Bradley Wood continues to the north beyond the motorway so there is no risk of physical merger with Calderdale. While the strategic gap is lessened, it is not compromised. The site is well related to the form of the settlement in this location and presents defensible new green belt boundaries. The council considers that exceptional circumstances can be demonstrated to remove this land from the green belt. This site is of strategic importance for delivering growth in the district. A primary school to be provided on site to mitigate education capacity issues. Early years and childcare provision will also be required. Secondary school provision either on this site or in the locality should be considered during the plan period.

H1747 (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++/-	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. Levels of access to an employment node vary throughout this site. The most accessible part of the site is in the west which is within 5 minutes travel time of the nearest employment node. The least accessible parts of the site are two areas in the north which are over 60 minutes from an employment node. In between those areas journey times to an employment node vary in between those two extremes. Therefore a mixed effect is likely for this objective – a significant positive effect for the west and a significant negative effect for the areas in the north.
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. Levels of access to education facilities vary throughout this site. The most accessible part of the site is the south east which is within 6-10 minutes of both a primary school and secondary school. The least accessible parts of the site are two areas in the north which are over 60 minutes from a primary school and a secondary school. In between those areas journey times to education facilities vary in between those two extremes. Therefore a mixed effect is expected for this objective – potentially significant positive for the south east and potentially significant negative for the northern parts of the site. In addition, travel times to the nearest further education institute vary across the site: the south east is within 31-35 minutes and areas in the north are over 60 minutes.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+/-	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. Levels of access to healthcare facilities vary throughout this site. The most accessible part of the site is an area in the east which is within 6-10 minutes of a GP and within 51-55 minutes of a hospital. The least accessible parts of the site are two areas in the north which are over 60 minutes from a GP and a hospital. In between those areas journey times to healthcare facilities vary in between those two extremes. Therefore a mixed effect is likely for this objective – minor positive for the eastern area and significant negative for the two areas in the north. 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 a number of existing residential properties in close proximity to the south of the site which may be affected by noise during the construction phase. In addition the site is adjacent to the M62 motorway which may mean that residents in that part of the site are affected by road noise in the longer term. Therefore 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. Levels of access to local and town/district services and facilities vary throughout this site. The most accessible part of the site is an area in the east which is within 16-20 minutes travel time from the nearest local centre and within 26-30 minutes of a town/district centre. The least accessible parts of the site are two areas in the north which are over 60 minutes from the nearest local centre and town/district centre. In between those areas journey times to local services and facilities vary in between those two extremes. Therefore a mixed effect is expected for this objective: minor negative for the east and significant negative for the northern parts of the site.
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 located on a golf course and contains four PRoW footpaths and a local cycle route which could all be lost or disrupted as a result of housing development. However, within 215m to the east of the site are two bridleways and a PRoW footpath. Within 60m south of the site is an area of semi-natural and natural greenspace which is adjacent to an area of amenity greenspace containing private tennis courts and indoor facilities. To the south east of the site approximately 115m away is an area of public playing fields which is adjacent to an area of school grounds and playing fields and an area of park and gardens containing two areas of children's play provision. However, the area of park and gardens is within another housing site option. Further to the south east within 485m are a children's play area two areas of amenity greenspace and an area of allotments, one of the areas of amenity greenspace and the allotments however are within another housing site option. Therefore a mixed significant positive and significant negative effect is expected for this 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 large (65.82ha): therefore a significant 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 mostly or entirely 'green' in terms of its access in one 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 large site (65.82ha) and the majority of the site is on greenfield land: therefore a significant negative effect on this SA objective is likely. The majority of site is also within an area of high quality agricultural land (the land is classed as grade 3 with a small area on the southern edge classed as urban).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	--?	This is a relatively large site (65.82ha) and the majority of the site is on greenfield land: therefore development here could have a significant 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. The site lies mainly within LCA E2: Barkisland-Holywell Green, as identified in the 2015 Landscape Character Assessment for Kirklees. This area comprises steeply rising land with frequent tree and woodland cover. It is an urban fringe landscape. Some areas retain a relative tranquil, rural character despite the proximity of urban development. Increasing urbanisation on the LCA's fringes creates a landscape of transition. The area has an important visual relationship with the National Park.
13. Conserve and enhance the historic environment, heritage assets and their settings.	-?	Historic England has rated this site as 'yellow' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on The barn at Shepherd's Thorn Farm on the western edge of this site which is a Grade II Listed Building. The effect on this SA objective is therefore minor negative and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	This site is approximately 430m from Lower Fell Greave Local Wildlife Site and approximately 555m from Clifton Lagoon Local Wildlife Site: therefore development here could have a minor negative effect on this SA Objective.
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.	-	The majority of the site is on greenfield land and is outside of flood zones 2 and 3: therefore a minor negative effect is likely.
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. The majority of the 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 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. In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mostly 'green' in terms of its access in one 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 objective 1: employment (part of a mixed effect), 3: education (part of a mixed effect), 8: leisure and recreation (part of a mixed effect) and 9: affordable housing and potential significant negative effects were identified in relation to SA objectives 1: employment (mixed effect), 3: education (mixed effect), 4: healthcare facilities (mixed effect), 5: amenity, 6: local services and facilities (mixed effect), 8: leisure and recreation (mixed effect), 11: use of land and 12: character. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H1774 - Land to the East of, Manor House Farm, The Village, Thurstonland

## Green Belt Release Sites: H1774



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H1774

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**H1774****Land to the East of, Manor House Farm, The Village, Thurstonland**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	1.21
Net area (Ha)	1.21
Housing Capacity	42
Employment Floorspace	-

**Technical Consultation summaries**

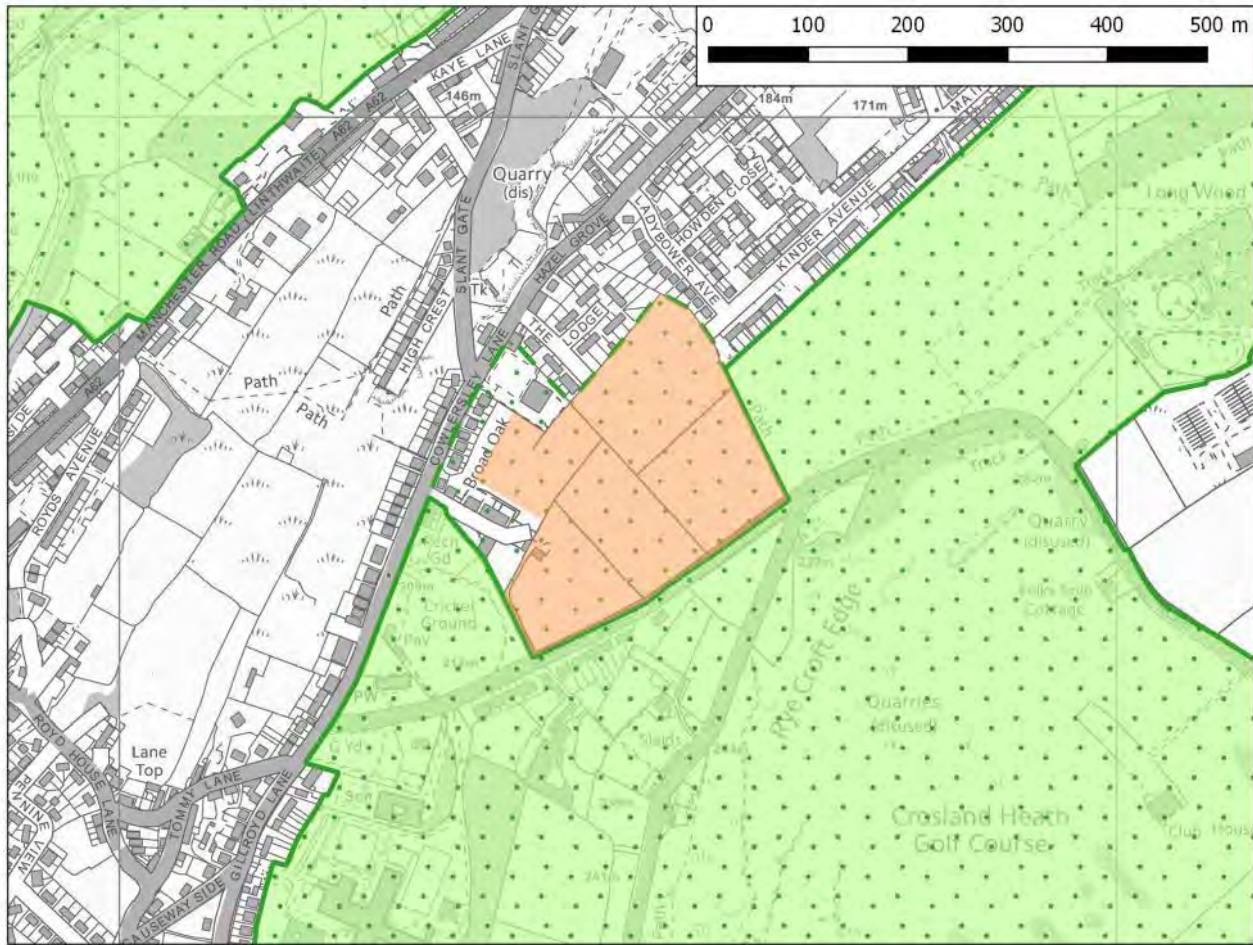
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.
Biodiversity		No objections raised.
Historic Environment		The site is at the edge of Thurstonland Conservation Area. An assessment needs to be undertaken of contribution which site makes to elements which contribute to significance of the Conservation Area.
Flood risk and Drainage		Flood zone 1. No strategic drainage objections.
Highways/Transport		Provision of footway required, full visibility splays not achievable so mitigation required. Junctions with A629 at Dam Hill and Thunder Bridge Lane may need improving
Environmental Protection		Noise and odour assessment required because of nearby farm.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		No applicable health issues.
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 opportunities for settlement extension, infilling and rounding off that would not undermine the role and function of the green belt.
Green Belt Site		The part of this option that extends into the green belt would represent a well proportioned and well related settlement extension. The existing green belt boundary does not follow any feature on the ground and this option would provide the opportunity to create a new defensible boundary in this location that would remove the risk of sprawl and encroachment into the green belt.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Development on the site would be subject to the provision of safe vehicular access (with full visibility splays) and footways, junctions with A629 may also require improvement. A heritage impact assessment would be required. Design of the site should take account of the conservation area and listed buildings to the south east of the site. The site represents a small incursion into the green belt but this boundary would use recognisable features on the ground.



H1774 (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	-	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. Most of this site is within 46-50 minutes travel time of an employment node, aside from the eastern area which is within 41-45 minutes travel time, therefore a minor negative effect is likely.
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 this site is within 6-10 minutes travel time to a primary school, aside from the area to the north east, which is within 5 minutes travel time. This site is within 11-15 minutes travel time to a secondary school: therefore, a significant positive effect is likely.
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. Most of this site is within 16-20 minutes travel time of a GP aside from an area in the north east which is within 11-15 minutes travel time. This site is also within 56-60 minutes travel time to a hospital. Therefore, a negligible effect is likely. 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 several properties surrounding most of the site, and these residents could experience noise and light pollution during construction of the site. Therefore, a minor negative effect is 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. This site is within 11-15 minutes of a local centre and a town/district centre. Therefore, a minor positive 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.	++	There are more than three recreational facilities and areas of open space within 600m of the site which could be used by residents, the closest of which is a Public Rights of Way, 76m to the west. There is also a semi-natural and natural greenspace, three outdoor sports facilities and one site containing provision for children and young people. Therefore, a significant positive effect is likely 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 small (1.21ha); 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, the site was classed as entirely or mainly 'green' in terms of its access to four of eight of the features assessed. Therefore, a significant positive effect is likely overall.
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 site is small (1.24ha) and on greenfield land meaning that there is likely to be a minor negative effect on this objective. The site is located on land classified as grade 4 agricultural quality.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This site is small (1.21ha) and 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 500m of the Peak District National Park. 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.
13. Conserve and enhance the historic environment, heritage assets and their settings.	---?	Historic England has rated this site as 'orange' in terms of the potential uncertain impacts on Thurstonland Conservation Area (the site is located within the boundaries of this conservation area). The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area. The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	Lumb House and Round Wood, Brockholes Local Wildlife sites and Stockmoor Grasslands Candidate Local Wildlife Site are all within 1km of the site, and as such, a minor 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 or directly adjacent to 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 outside flood zone 3; therefore a minor negative effect is likely.
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 on this SA objective.
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. In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as entirely or mainly 'green' in terms of its access to four of eight of the features assessed. Therefore, a significant positive effect is likely overall.
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 3: education, 8: recreation and leisure, 10: sustainable transport and 19: climate change. No potential significant negative effects were identified.		

# H1776 - Land to the South of, The Lodge, Linthwaite

## Green Belt Release Sites: H1776



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDL
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H1776

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**H1776****Land to the South of, The Lodge, Linthwaite**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	5.99
Net area (Ha)	5.99
Housing Capacity	209
Employment Floorspace	-

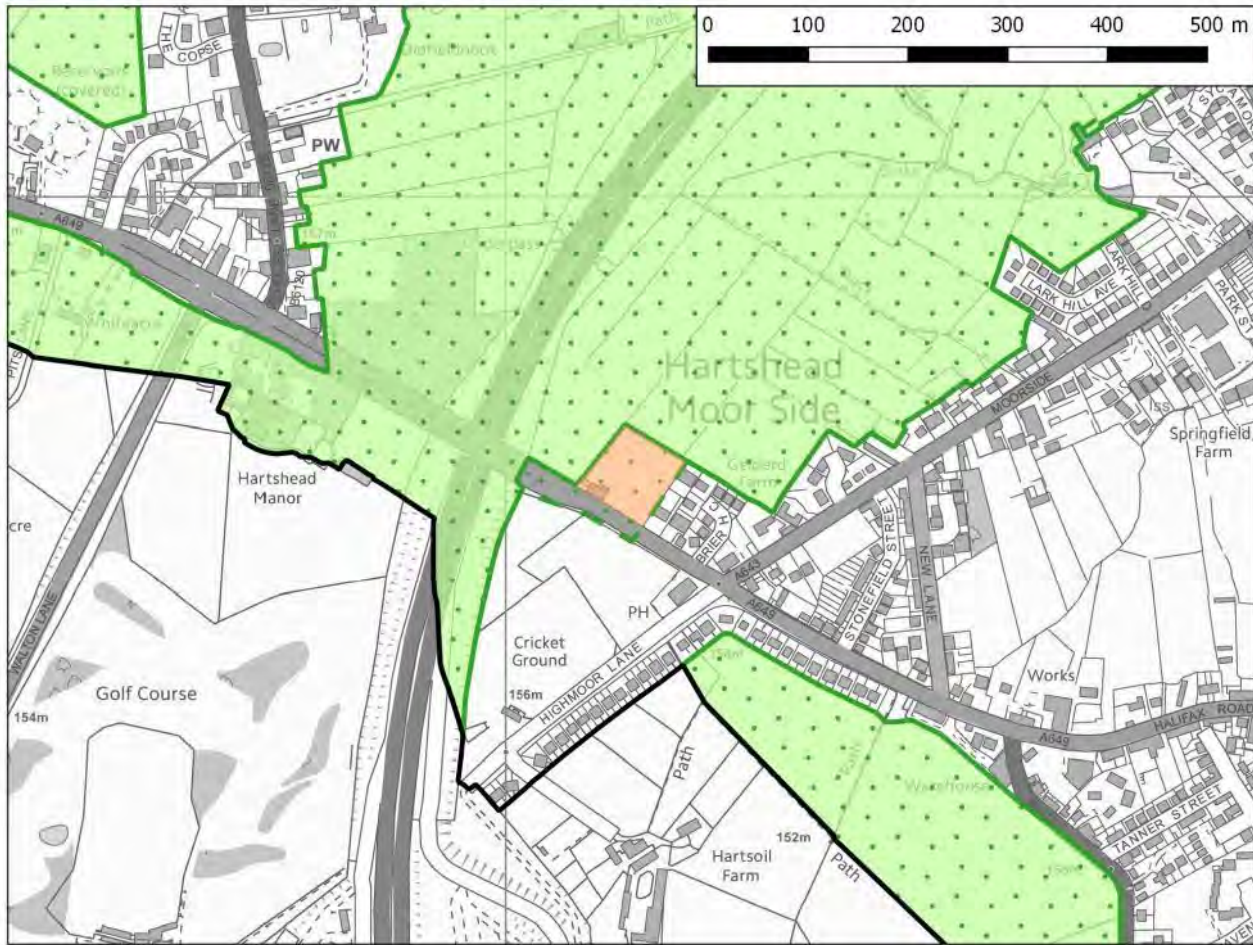
**Technical Consultation summaries**

Education		Modest decrease in trends for primary and increase in secondary. The capacity of this site could impact on school place planning.
Biodiversity		No objections raised.
Historic Environment		No objections raised.
Flood risk and Drainage		Flood zone 1. No strategic objections.
Highways/Transport		Access possible from Church Lane, subject to measures to improve visibility and/or reduce traffic speed. Secondary access possible via extension of Kinder Avenue and The Lodge. Church Lane only has one footway, potential issues with visibility at nearby junctions.
Environmental Protection		Noise assessment required.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Green Belt Edge		This is an extensive area of green belt which maintains separation between settlements. Immediately to the north the green belt forms a narrow strip along the valley side that separates Linthwaite from Crosland Moor. The land use is fragmented and does present opportunities for limited rounding off.
Green Belt Site		This site is bounded by significant urban fringe development fronting Cowlersley Lane, the existing settlement to the north and Church Lane to the south. The land rises significantly to the east so development at the eastern extent could be prominent on rising ground and encroach on the narrow gap separating Linthwaite from Crosland Moor. The western boundary behind properties on Cowlersley Lane does not follow a feature on the ground, but as the properties between the site and the Cowlersley Lane could not remain in the green belt in isolation, Cowlersley Lane would form a strong new boundary to the green belt. This is an open countryside landscape and development would constitute encroachment, although this impact is lesser towards the west where there is more containment by existing development.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Development of the site is acceptable provided that safe access can be secured from Church Lane, and possibly The Lodge or Kindeer Avenue. A noise assessment would be required as part of any planning application. The steep topography of the south east of the site would need to be taken into account and it may be desirable to keep this open to minimise the impact of the green belt.

H1776 (allocated in the Publication Draft Local Plan)		
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 <b>employment nodes can affect people's ability to access jobs.</b> The site is located within 36-40 minutes travel time of the nearest employment node. 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. The site is located within 6-10 minutes travel time of a primary school and 6-10 minutes travel time of a secondary school. A significant positive effect is therefore likely on this SA objective.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The majority of the site is within 6-10 minutes travel time of a GP (a part of the site to the north is located within 11-15 minutes travel time of a GP). The site is also located with 41-45 minutes travel time of a hospital. A minor positive 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. This site is adjacent to existing residential properties on The Lodge and Cowlersley Lane to the north west. These properties may be affected by noise during the construction phase and a minor 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The site is located within 6-10 minutes travel time of a local centre. The majority of the site is also located within 6-10 minutes travel time of a town/district centre (a small part of the site to the north is located within 11-15 minutes of a town/district centre); therefore a minor positive 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 in close proximity to a number of open spaces which may be used by new residents in the area. Outdoor sports facilities are located adjacent to <b>the site to the west. A small park and children's playground are also located adjacent to the site to the west. A semi-natural and natural greenspace is located to the north of the site within 55m. A cemetery is located to the south west of the site within 115m at Church Lane.</b> As such given that the relative close proximity of these open spaces to the site may encourage new residents to make use of them a significant positive effect is expected on 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 large (6.44ha); therefore a significant 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to six out of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 large site (6.44ha) on mostly greenfield land (a small part of the site towards the south west has previously been developed); therefore a significant negative effect on this SA objective is likely. The site lies on land which has been identified as Urban Land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	---?	This is a relatively large site (6.44ha) on mostly greenfield land (a small part of the site towards the south west has previously been developed); therefore development here could have a significant 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. The site lies in LCA F4: Colne (Slaitwhaite, Marsden), as identified in the 2015 Landscape Character Assessment for Kirklees. This is the deeply incised valley of the River Colne. Woodland cover is found clinging to the steep valley sides and cloughs. There are dense ribbons of urban and industrial development along the valley floors and sides. It is a busy landscape with lots of movement owing to transport corridors and urban development along the valley floor.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	-?	The site is within 510m of Huddersfield Narrow Canal to the north which have been designated as a Candidate Local Wildlife Site. The relative proximity of the site to this designated biodiversity feature may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc and as such a minor 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 located on mostly greenfield land (a small part of the site towards the south west has previously been developed) but is not within Flood Zone 2 or 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 located on mostly greenfield land (a small part of the site towards the south west has previously been developed); 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. <b>This site is classed as 'green' in terms of its access to six of the eight features assessed; therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: recreation and leisure, 9: housing, 10: transport and 19: climate change and potential significant negative effects were identified in relation to SA objectives 11: land use and 12: landscape and townscape. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H2066 - Warren Cottage, 916, Halifax Road, Scholes

## Green Belt Release Sites: H2066



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H2066

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**H2066****Warren Cottage, 916, Halifax Road, Scholes**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.59
Net area (Ha)	0.51
Housing Capacity	17
Employment Floorspace	-

**Technical Consultation summaries**

Education		There is no immediate need for Primary or Secondary school places within the catchments area. However, there is an increasing trend for places.
Biodiversity		No objections raised
Historic Environment		No objections raised
Flood risk and Drainage		Main river flood zone; no objection. Surface water flood risk; no objection. Surface water drainage; off site requisition to public surface water sewer will be required.
Highways/Transport		Site access achievable from Halifax Road, 2.4m x 43m visibility splays required.
Environmental Protection		Road traffic noise may affect new receptors. Phase 1 Contaminated Land Report, Noise Assessment and Air Quality Impact Assessment required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.
Green Belt Edge		This is an extensive area of green belt which is separated from the wider countryside by the M62. The existing settlement and land use pattern presents numerous opportunities for limited infilling or rounding off without impacting on openness or prejudicing the strategic role of the green belt in this location.
Green Belt Site		This site is a house and its garden on the edge of the urban area and distinctly different in character from the open agricultural land beyond it. The boundary of the residential property would present a strong and defensible boundary and the enclosed nature of the existing site means that there is no risk of sprawl or further encroachment or significant impact on openness. There has already been a degree of encroachment in this area as 900A has been built in the green belt. There is also therefore the opportunity to create a strong new boundary.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access is achievable. No other constraints on site that cannot be addressed as part of the detailed planning process.

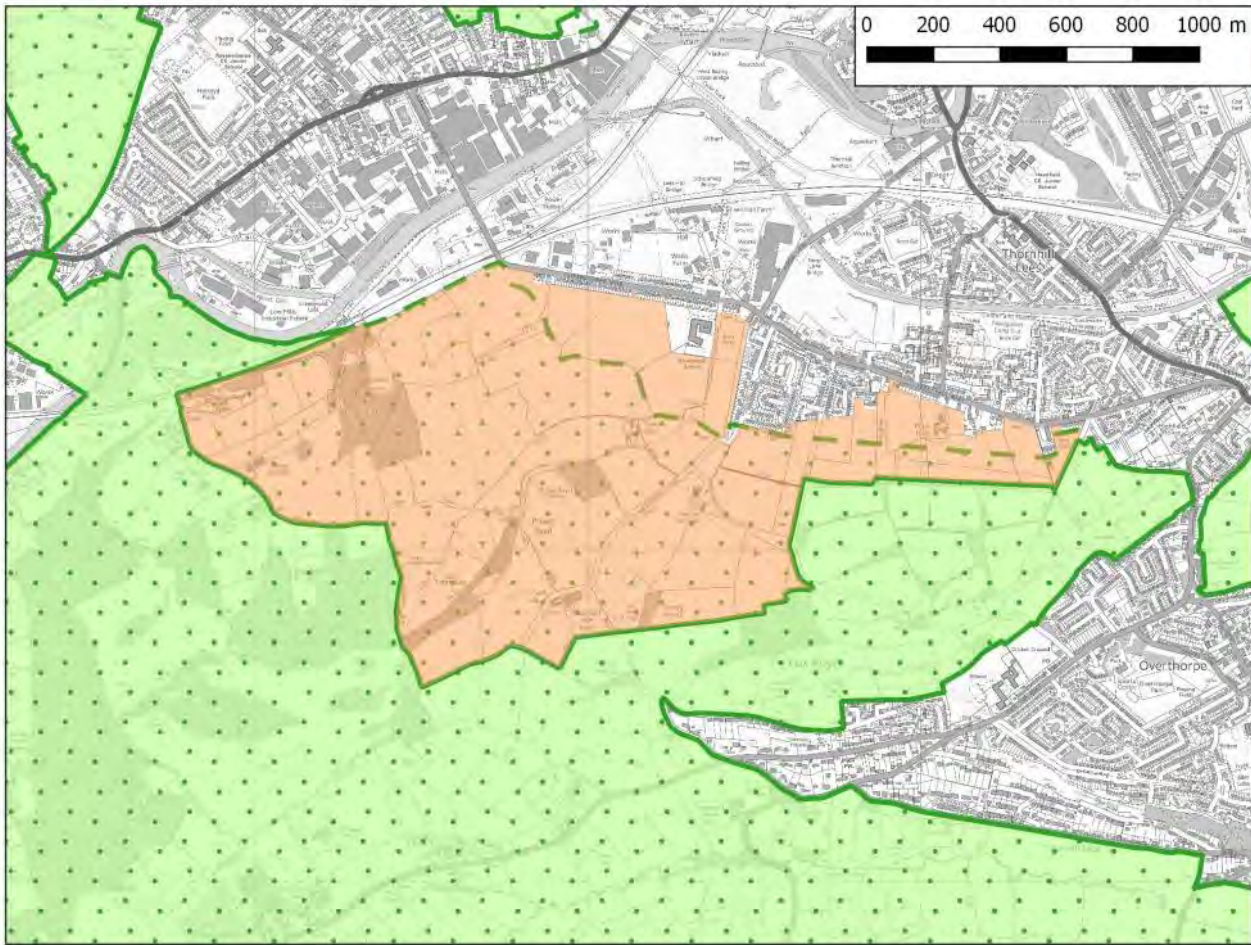
**H2066: Warren Cottage, 916 Halifax Road, Scholes, Cleckheaton (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> The site is within 11-15 minutes travel time of the nearest employment node therefore a significant positive effect is considered likely for this objective.
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. The site is within 11-15 minutes travel time of the nearest primary school and within 16-20 minutes of a secondary school: therefore a significant positive effect is expected for this objective. The site is also within 26-30 minutes of the nearest further education institute.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The site is within 6-10 minutes travel time of the nearest GP and within 36-40 minutes of a hospital. Therefore a minor positive effect is considered likely for this 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 a number of existing residential properties in close proximity to the east of the site and a school to the south of the site which may be affected by noise during the construction phase. In addition, the southern boundary of the site is adjacent to the A649 (Halifax Road) which may result in noise pollution affecting residents in the longer-term. The site is also within close proximity to the M62 motorway. Therefore 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. This site is within 16-20 minutes travel time of the nearest local centre and within 11-15 minutes of the nearest town/district centre. Therefore a minor positive effect is considered likely for this objective.
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.	++	Approximately 15m south of the site is an area of school grounds and playing fields. In addition, to the east of the site approximately 130m away is an area of <b>amenity greenspace which contains a children's play area and approximately 275m away is an area of semi-natural and natural greenspace.</b> The close proximity of the site to these areas of open space may encourage new residents to make greater use of them: therefore a significant positive effect is expected for this 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 (0.59ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as entirely 'green' in terms of its access in six of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (0.59ha) and the majority of the site is on greenfield land: therefore a minor negative effect on this SA objective is likely. The site is not within an area of high quality agricultural land (the land is classed as urban).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (0.59ha) and the majority of the site is 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. The site lies in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>Historic England has rated this site as 'green' in terms of the potential for effects on the historic environment as it is considered unlikely to result in any harm to any designated heritage asset.</b> The effect on this SA objective is therefore negligible and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	0?	This site is not within 1km from any designated biodiversity or geodiversity sites: therefore development here could have a negligible effect on this SA Objective.
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.	-	The majority of the site is on greenfield land and is outside of flood zones 2 and 3: therefore a minor negative effect is likely.
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. The majority of the 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as entirely 'green' in terms of its access in six of the eight features assessed: therefore a significant positive effect is likely.</b>

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: leisure and recreation, 10: sustainable transport and 19: climate change. A potential significant negative effect was identified in relation to SA objective 5: amenity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

# H2089 - Land to the south of, Ravensthorpe/Lees Road, Dewsbury

## Green Belt Release Sites: H2089



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H2089

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**H2089****Land to the south of, Ravensthorpe/Lees Road, Dewsbury**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	161.37
Net area (Ha)	142.9
Housing Capacity	2310
Employment Floorspace	-

**Technical Consultation summaries**

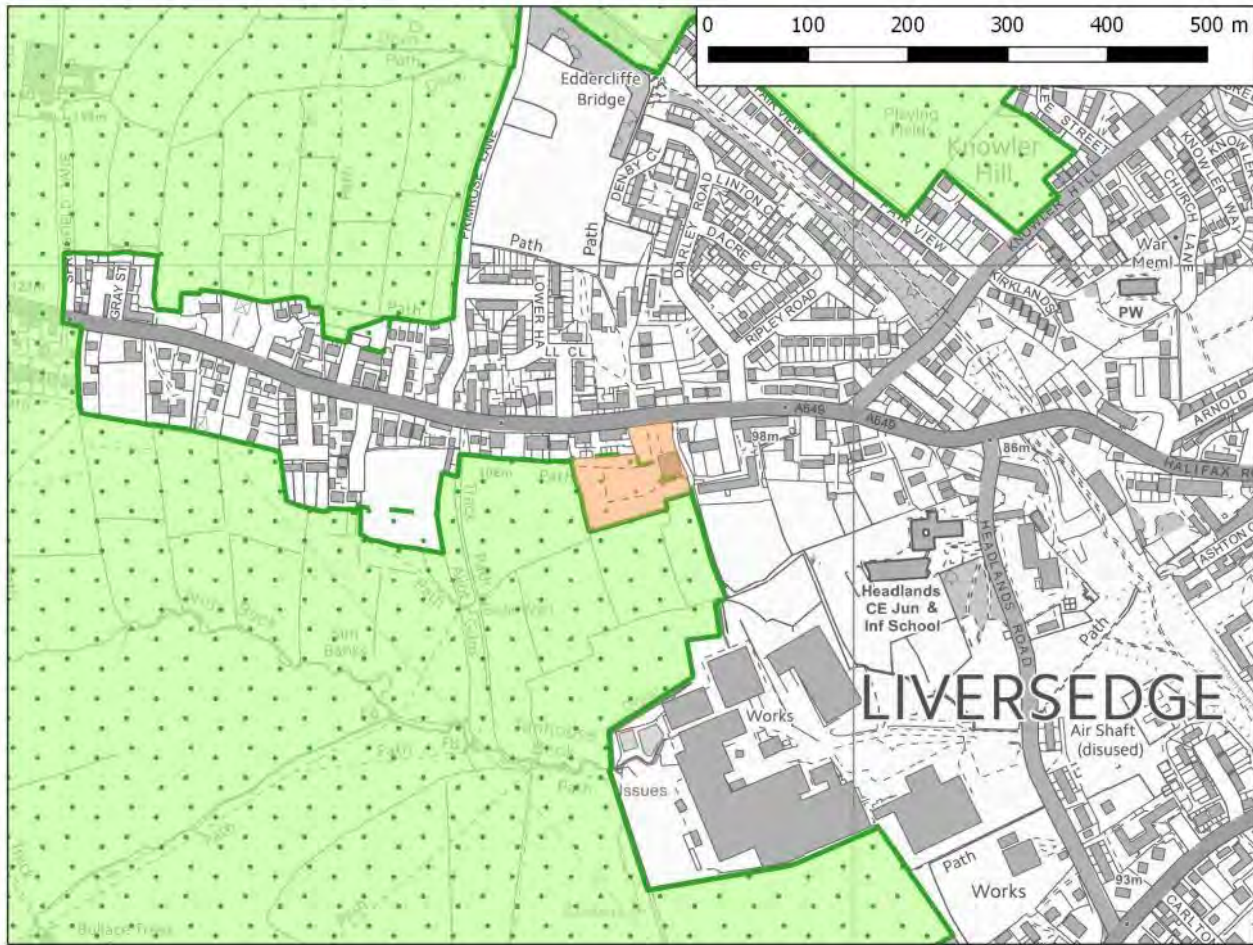
Education		The strategic site is likely to generate significant demand for 0-5 early learning and childcare places between 2019 and 2021. The scale of this allocation will require two new primary schools and potentially a secondary school.
Biodiversity		The site is adjacent to Jordan Wood/Oliver Wood Local Wildlife Site an important ancient woodland. Provide a minimum stand-off of 20m from the Local Wildlife Site and plant with locally native woodland/scrub. Blocks of lowland mixed deciduous woodland, UK BAP priority habitat on the site which add significantly to the nearby Local Wildlife Site. Remove the woodland from the developable area. Link to other woodland through a landscaping masterplan for the wider site which uses locally native tree species.
Historic Environment		The site includes an area of archaeological interest (PRN642). The area needs a pre- determination archaeological evaluation.
Flood risk and Drainage		Flood Zone 1. No surface water objections, however, there are multiple ordinary watercourses crossing the site both in open channel and culvert. Multiple incidents of flooding along Ravensthorpe Road. This area would benefit from a drainage masterplan.
Highways/Transport		Site Access Achievable - Multiple access points required for a development of this scale. Ravensthorpe Road - 30mph = 2.4 x 43m visibility splays . Access on Sands Lane - 30mph = 2.4 x 43m visibility splays. Footway required along site frontage. Lees Hall Lane - 30mph = 2.4 x 43m visibility splays. Potential access could be provided to link into Whitley Road to the south of the development. Significant improvements would be required to the surrounding road network to accommodate this development including improvements to Sands Lane and the bridge over the rail line, Steanard Lane and its junction with A644 and upgrade of bridge over River Calder. Development is acceptable on the surrounding local highway network subject to significant improvement. Highways England consider that additional mitigation may be required in addition to programmed works to ensure the strategic network can accommodate this site
Environmental Protection		The site is on potentially contaminated land therefore a Contamination Assessment Phase 1 and 2 will be needed. School/Nursery noise may affect receptors therefore a noise assessment is required .An Air Quality Impact Assessment and Low Emission Travel Plan are also required.
Other Constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.
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 which helps to maintain separation between Dewsbury and Thornhill. The nature of the land uses and the existing landform present a number of opportunities for settlement extension without compromising the role and function of the green belt.
Green Belt Site		The scale and extent of this site begins to impact on the strategic role of the green belt in this location by reducing the gap between Dewsbury and Thornhill, although the landform to the south and the remaining gap prevents any risk of physical merger. The site is well related to the form of the settlement in this location and presents defensible new green belt boundaries. The land begins to rise towards the south where development could be more prominent.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	There are no significant constraints with the site which cannot be mitigated against at the planning application stage. Site access is achievable. Wider highway network improvements are required including potential improvements to the strategic road network but the Local Plan evidence base confirms that there is a reasonable prospect of this being delivered. The scale and extent of this site begins to impact on the strategic role of the green belt in this location by reducing the gap between Dewsbury and Thornhill, although the landform to the south and the remaining gap prevents any risk of physical merger. The site is well related to the form of the settlement in this location and presents defensible new green belt boundaries. The council considers that exceptional circumstances can be demonstrated to remove this land from the green belt. This site is of strategic importance for delivering growth in the district. Two new primary school to be provided on site to mitigate education capacity issues. Early years and childcare provision will also be required. Secondary school provision either on this site or in the locality should be considered during the plan period.

**H2089: Land South of Lees Hall Road, Dewsbury (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+/--	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. Accessibility to the nearest employment node varies across this site. An area to the north east and east is within 16-20 minutes travel time of the site; however an area to the west is more than an hour from the nearest employment node. In between, journey times vary between these two extremes. A mixed effect is therefore likely – significant positive to the north east and east of the site and significant negative to the west.
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. Accessibility to education facilities varies across this site. An area to the east is within 6-10 minutes travel time of a primary school and 11-15 minutes travel time of a secondary school; however an area to the west is over an hour travel time of both a primary school and a secondary school. In between, travel time to education facilities varies between these extremes. A mixed effect is therefore likely – significant positive to the east of the site and significant negative to the west.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+/--	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. Accessibility to health and social care facilities varies across this site. An area to the north east of this site is within 5 minutes travel time of a GP and within 21-25 minutes travel time of a hospital; however an area to the south and west of the site is more than an hour travel time from both a GP and a hospital. In between, travel time to healthcare facilities varies between these extremes. A mixed effect is therefore likely – significant positive to the north east of the site and significant negative to the south and west. 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. This site is not surrounded by existing residential development; however there are a number of sensitive receptors directly adjacent to north eastern site boundary and within 100m of the northern and part of the north western site boundaries, which may be affected by noise during the construction phase. A minor 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. Accessibility to local services and facilities varies across this site. An area to the north east is within 5 minutes travel time of a local centre and 11-15 minutes travel time of a town/district centre; however an area to the south and west is more than an hour travel time from both a local centre and a town/district centre. A mixed effect is therefore likely – significant positive to the north east of the site and significant negative to the south and west.
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.	+/+/-?	This site wholly encompasses two areas of allotments and is bisected by numerous Public Rights of Way, all of which could be lost as a result of housing development. However, this site is also within 600m of a number of areas of open space including a golf course located directly adjacent to the west of the site, an area of allotments located directly adjacent to the north of the site, and an area of semi natural and natural greenspace located approximately 89m to the north of the site. In addition, an existing footpath runs along part of the northern site boundary (several others are also in close proximity to the site). A mixed (significant positive and potential significant negative) effect is therefore identified.
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 large (156.02ha); therefore a significant 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 'green' or mainly 'green' in terms of its access to one 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 large site (156.02ha) on mainly greenfield land (although there are a small number of existing buildings within the site boundary), the majority of which is classified as Grade 3 Agricultural Land; therefore a significant negative effect is expected on this SA objective.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	--?	This is a relatively large site (156.02ha) on mainly greenfield land (although there are a small number of existing buildings within the site boundary); therefore development here could have a significant negative effect on this SA objective although this is uncertain depending on the design of the development. The site is not within 500m of the Peak District National Park. The site lies mainly in LCA E7: Emley Moor Northern Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a landscape of gently undulating elevated slopes with abundant woodland cover. The proximity of the urban centres exerts an influence on landscape character with urban fringe land uses evident in many areas.
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 as it is considered unlikely to result in any harm to any designated heritage asset. The effect on this SA objective is therefore negligible and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	--?	This site is directly adjacent to the Jordan Wood and Oliver Wood Local Wildlife Site and approximately 99m from the Whitley Wood Local Wildlife Site; therefore development here could have a significant negative effect on this SA objective.
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 mainly greenfield land (although there are a small number of existing buildings within the site boundary) and is outside of flood zones 2 and 3; therefore a minor negative effect is likely.
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 mainly greenfield land (although there are a small number of existing buildings within the site boundary); therefore a minor negative effect is likely.
18. Increase efficiency in water, energy and raw material use.	+	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. In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' or mainly 'green' in terms of its access to one 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 1: employment, 3: education, 4: health, 6: services, 8: leisure and recreation (all part of overall mixed effects) and 9: housing, and a potential significant negative effects were identified in relation to SA objectives 1: employment, 3: education, 4: health, 6: services, 8: leisure and recreation, 11: land use (all part of overall mixed effects), 12: landscape 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.		

# H2537 - Land Adjacent, Halifax Road, Hightown, Liversedge

## Green Belt Release Sites: H2537



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01  
 Filename: Green Belt Release Sites/H2537

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**H2537****Land Adjacent, Halifax Road, Hightown, Liversedge**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Predominantly Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.8
Net area (Ha)	0.8
Housing Capacity	23
Employment Floorspace	-

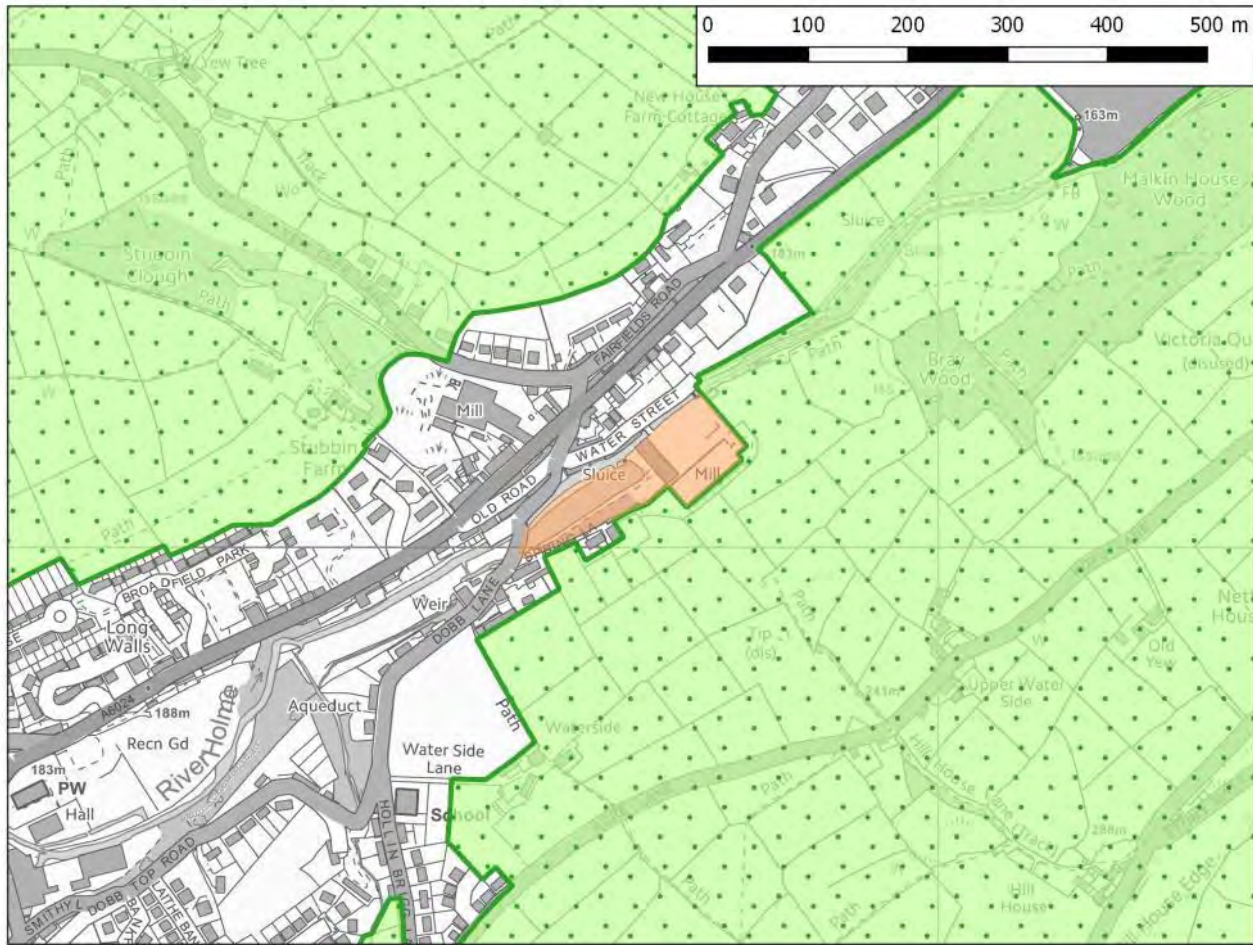
**Technical Consultation summaries**

Education		No immediate need for additional school places. There is however an increasing trend for Secondary school places.
Biodiversity		No objections raised
Historic Environment		No objections raised
Flood risk and Drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Connections to public sewer via gravity may not be possible.
Highways/Transport		Third party land required to achieve access and visibility splays. No highways safety issues have been raised.
Environmental Protection		Site is on potentially contaminated land. Phase 1 & 2 Contaminated Land Report 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 a reasonably extensive area of green belt that maintains separation between Liversedge, Hightown and Roberttown. The existing settlement pattern and land use features present numerous opportunities for settlement extension and rounding off without undermining the role and function of the green belt in this area.
Green Belt Site		This is an area of green belt that appears contained by settlement form and land use features. It slopes upwards towards the north so any development on the northern extent could be prominent. This appears to be in part a brownfield site with fixed surface infrastructure from its use as a car park. National planning guidance allows for the redevelopment of such sites provided that openness is maintained but given the lack of buildings on this site this would be unlikely to be achievable as appropriate development in the green belt. The site is different in character from the agricultural land to its west and appears as a underused parcel of land on the edge of the urban area well contained and screened by trees. As such it could be removed from the green belt with little impact on openness and without undermining the role and function of the green belt in this area. The existing green belt boundary in this location is poorly defined leaving adjacent land vulnerable to encroachment. The site would be an improvement to the existing situation if amended to follow landlines on its southern boundary.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access is achievable with third party land. This is an area of green belt that appears contained by settlement form and land use features. It slopes upwards towards the north so any development on the northern extent could be prominent. This appears to be in part a brownfield site with fixed surface infrastructure from its use as a car park. National planning guidance allows for the redevelopment of such sites provided that openness is maintained but given the lack of buildings on this site this would be unlikely to be achievable as appropriate development in the green belt. The site is different in character from the agricultural land to its west and appears as a underused parcel of land on the edge of the urban area well contained and screened by trees. As such it could be removed from the green belt with little impact on openness and without undermining the role and function of the green belt in this area. The existing green belt boundary in this location is poorly defined leaving adjacent land vulnerable to encroachment. The site would be an improvement to the existing situation if amended to follow landlines on its southern boundary. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.

H2537 (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> This site is located 6-10 minutes travel time from the nearest employment node: therefore a significant positive 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. 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.
3. Ensure education facilities are available to all.	++?	Most of the site is located mainly within 0-5 minutes travel time of a primary school and the whole site is within 6-10 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 16-20 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.	++	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The site is located within 11-15 minutes travel time of a GP and within 26-30 minutes travel time of a hospital: therefore a significant positive 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. <b>There are residential properties along Halifax Road. These properties may be affected by noise during the construction phase. Halifax Road is also an 'A' road located directly adjacent north of the site, this may result in noise pollution affecting residents in the long term. As such a significant negative effect on this SA objective is therefore likely.</b>
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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The site is located within 6-10 minutes travel time of a local centre and 11-15 minutes travel time of a town/district centre: therefore a minor positive 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. There is a green corridor located 283m east of the site and playing fields at Headlands Church of England School located 115m north east of the site. There is also an area of semi-natural and natural greenspace located 365m east of the site on Headlands Road. In addition there is a footpath that follows the eastern boundary of the site leading to Ashton Clough Road and a cycle route located 375m south of the site also leading to Ashton Clough Road. It is noted that there is a footpath through the site. As a result an overall mixed effect is expected for this SA objective (++/--?), the effect is recorded as uncertain given that it cannot be known whether the recreation asset would be lost due to the development.
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 (0.61 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as entirely 'green' in terms of its access to eight of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (0.61 ha) and on mainly brownfield land (site appears to be developed with building and car park). As a result a minor positive 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 (0.61 ha) on mainly brownfield land (site appears to be developed with building and carpark); therefore development here could have a minor positive 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. <b>Most of the site lies in an area classed as 'urban' in the 2015 Landscape Character Assessment for Kirklees. Although the south-western corner of the site lies in LCA G11: Batley Fringe Incised Valleys, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a landscape of discrete, small scale tributary valleys with some significant bands of broadleaved riparian woodland. Although mostly undeveloped, there is a strong urban influence, particularly in close proximity to main roads.</b>
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	0?	There are not any designated biodiversity or geodiversity sites within 1000m proximity to the site. As such a negligible 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.	0	This site is on mainly brownfield land (site appears to be developed with building and carpark) and is located outside of flood zones 2 and 3: therefore a negligible effect is likely.
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 brownfield land: therefore a minor positive effect is likely. This effect is recorded as uncertain as depending on the previous use of the site.
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. <b>This site is classed as mainly 'green' in terms of its access to six of the eight features assessed; therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objective 1: employment, 3: education, 4: health 8: recreation and leisure (it should be noted however that the overall effects on this SA objective was recorded as mixed), 10: transport and 19: climate change and potential significant negative effects were identified in relation to SA objectives 5: amenity and 8: recreation and leisure (it should be noted however that the overall effect on this SA objective was recorded as mixed). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H2585 - Land to the south of, Water Street, Holmbridge

## Green Belt Release Sites: H2585



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H2585

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**H2585****Land to the south of, Water Street, Holmbridge**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Brownfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	1.34
Net area (Ha)	0.62
Housing Capacity	19
Employment Floorspace	-

**Technical Consultation summaries**

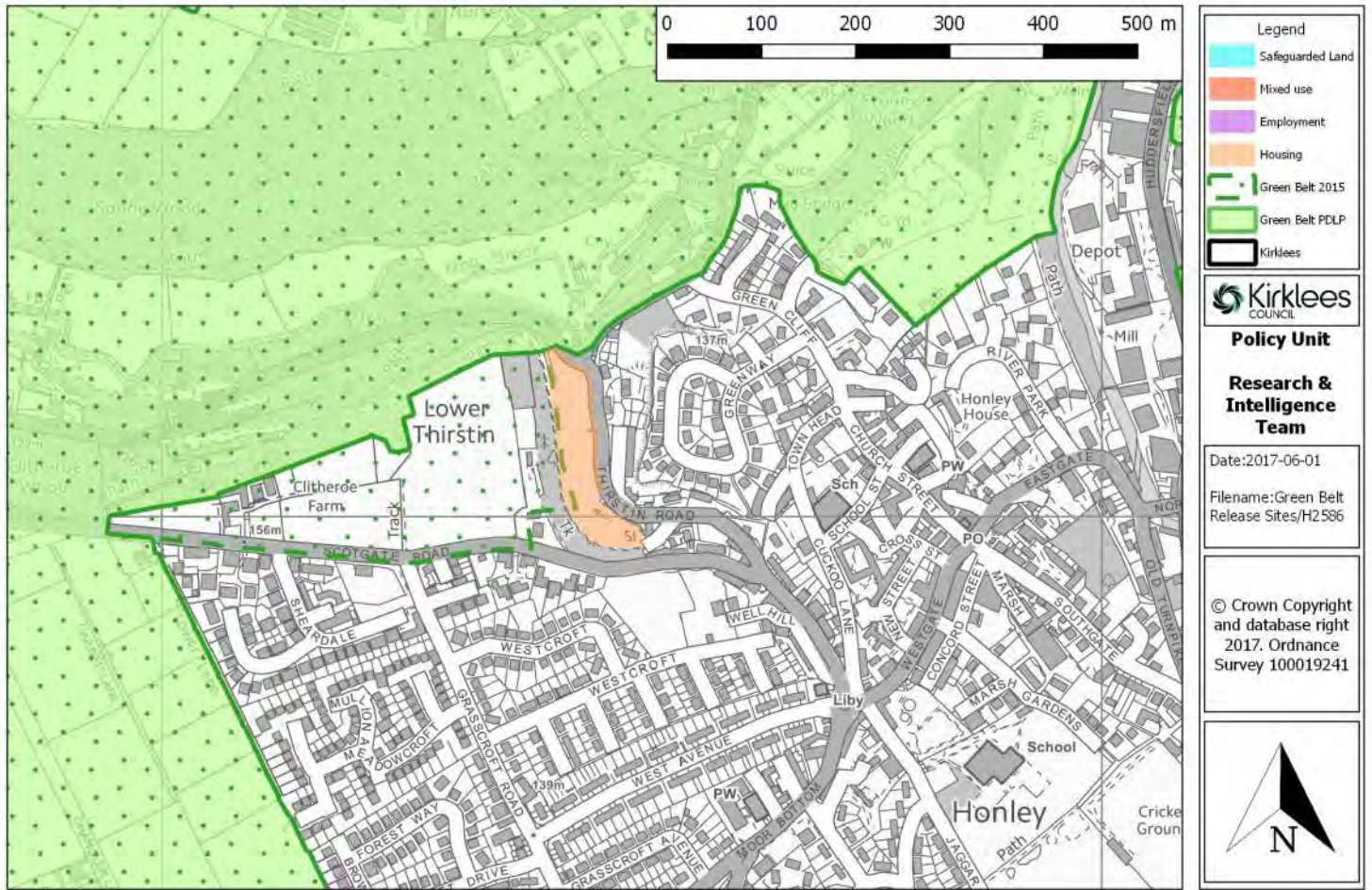
Education		Decreasing trends in primary and secondary. No immediate need for additional capacity.
Biodiversity		Potential mitigation required for increased recreational needs of residents to avoid impacts on the SPA/SAC/SSSI areas. The site lies adjacent to UK BAP Priority habitats therefore developable area reduced.
Historic Environment		Grade II Listed Buildings in close proximity to the site and the site lies within the Hinchliffe Mill Conservation Area. Site would require an archaeological condition attached to any planning permission. A heritage impact assessment would be required.
Flood risk and Drainage		High flood risk areas could impact on configuration of the site. The River Holme runs along the northern boundary.
Highways/Transport		Direct site access achievable but some on-street parking issues. Sub-standard junctions with A6024 (width, alignment, gradients and pedestrian facilities. No further intensification of use above that previously consented is appropriate for this site (19 dwellings).
Environmental Protection		Potentially contaminated land therefore phase 1 and 2 contamination assessment required.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Levels of obesity are higher than the Kirklees average. Need to ensure there are adequate physical activity opportunities to enable increases in physical activity.
Green Belt Edge		This is an extensive area of green belt but where opportunities for settlement extension are limited by the presence of steep slopes where development may be prominent and by sensitive environmental habitats.
Green Belt Site		This option extends marginally into the green belt over the area occupied by a former industrial building, now demolished. The area is hardstanding, forms part of a site with permission for redevelopment and is physically separated from the open agricultural land to the south west by a steep change in levels, the site being lower than the surrounding land. Removing this small area of green belt would have minimal impact on openness and would allow a long term boundary to be maintained once the redevelopment scheme is implemented.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	This site was formerly in industrial use and has benefited from planning permission where development appears to have started. This option extends marginally into the green belt over the area occupied by a former industrial building which has now been demolished. Removing this small area of green belt would have minimal impact on openness and would allow a long term boundary to be maintained once the redevelopment scheme is implemented. Access is considered acceptable at the capacity anticipated which would not include development within high flood risk areas. It is anticipated that the other constraints can be overcome to deliver housing on this site during the plan period.

H2585 (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	-	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 <b>employment nodes can affect people's ability to access jobs.</b> Most of this site is located 51-55 minutes travel time from the nearest employment node. (a small part of the site to the north east is 46-50 minutes travel time of the nearest employment node); therefore a significant effect on this SA objective is predicted
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. The site is located within 6-10 minutes travel time of a primary school (a small part of the site to the north east is 11-15 minutes travel time of the nearest primary school); and 16-20 minutes travel time of a secondary; so is likely to have a significant positive effect on this SA objective. The site is mostly located within 41-45 minutes travel time of a further education institute, with a portion of the north east located 36-40 minutes away from further education.
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 <b>housing sites there will be positive effects on residents' health.</b> The site is mostly located within 21-25 minutes travel time of a GP (a small part of the site to the south is 26-30 minutes travel time of the nearest GP); and within 56-60 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. This site is within 100m of a number of existing residential properties to the south west on Dobb Lane and to the North and North West on Old Road, Water Street and the A6024. These properties may be affected by noise during the construction phase. A minor 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The site is located within 16-20 minutes travel time of a local centre and mostly within 16-20 minutes travel time of a town/district centre (a small part of the site to the north east is 11-15 minutes travel time of the nearest town and district centre); 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. To the north, a park with children and young people's provision is found 600m away, with two sets of semi-natural and natural greenspaces and an allotment within 600m. To the west, located within 600m: amenity greenspace, recreation ground, an outdoor sports facility with two sets of allotments inside and a semi-natural and natural greenspace can be found. School playing grounds and outdoor sports facilities also exist within 500m to the south west. A number of footpaths and cycle paths also exist surrounding the site. However, the site is located atop amenity greenspace; therefore, a mixed effect of significant positive and uncertain significant negative is predicted 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 (1.25ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was mainly or entirely 'green' in terms of its access to two of the eight features assessed. Therefore, a minor positive effect is likely.</b>
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 (1.25ha) on greenfield land; therefore a minor negative effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (1.25ha) 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. The site lies in LCA F5: Holme & Hall Dyke (Holmfirth & Meltham), as identified in the 2015 Landscape Character Assessment for Kirklees. This landscape comprises steep incised valleys associated with the upper parts of River Holme and its tributaries. Mixed semi-natural woodlands are found along the waterways and on the steepest slopes of the valleys. There are contrasting levels of tranquillity throughout the LCA, influenced by proximity to development and roads. Perceptions of tranquillity and remoteness are greatest on the fringes of the National Park.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	<b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment as the site lies within the Hinchliffe Mill Conservation Area and 1 and 2 Water Street (to the north), 1 Spring Lane (to the south), and Hinchliffe Mill Bridge and 5 Spring Lane to the west are all Grade II Listed Buildings. The loss of this area and its subsequent development could therefore harm elements which contribute to their significance. The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.</b>
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	The site is within 1km of a number of candidate and approved local wildlife sites. Approved sites are found to the east (Malkin House Wood) and the north west (Carr Green Meadows Holmbridge and New Laith Fields Holmbridge), while two candidate sites are located to the south west. The close proximity of the site may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. and as such a minor 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 within flood zone 2; 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. <b>This site is mainly or entirely 'green' in terms of its access to two of the eight features assessed; therefore a minor positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 3: education and 8: recreation (part of a mixed effect). Potential significant negative effects were identified in relation to SA objectives 5: amenity and 8: recreation (part of a mixed effect). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		



# H2586 - Site of former Thirstin Mills, Thirstin Road, Honley

Green Belt Release Sites: H2586



**H2586****Site of former Thirstin Mills, Thirstin Road, Honley**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Brownfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	0.95
Net area (Ha)	0.95
Housing Capacity	24
Employment Floorspace	-

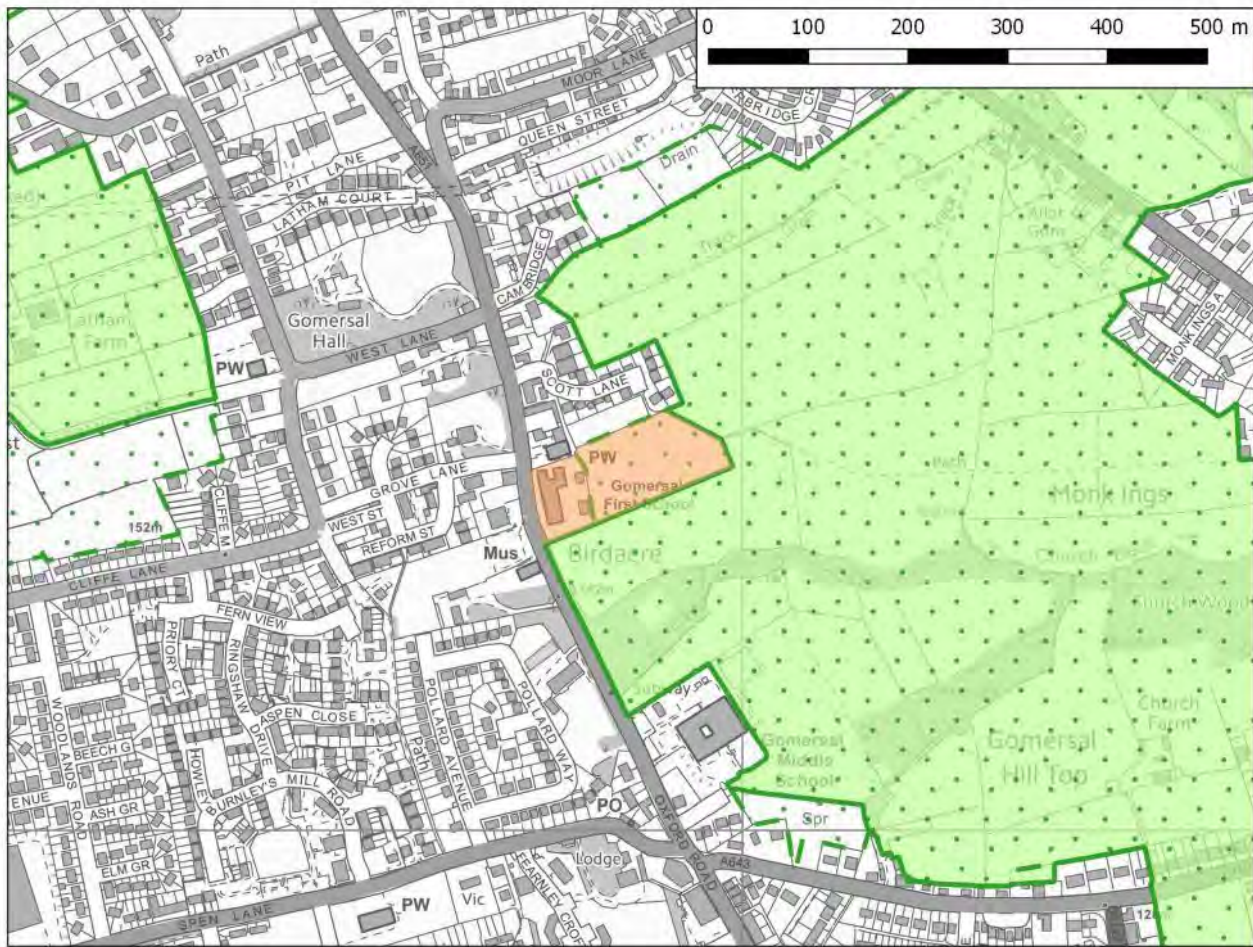
**Technical Consultation summaries**

Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.
Biodiversity		No objections raised.
Historic Environment		The site is within Honley Conservation Area.
Flood risk and Drainage		Culverted watercourse running through the site south from south to north. Part of the site is in flood zone 2.
Highways/Transport		Site access achievable as per 2012 planning consent.
Environmental Protection		On potentially contaminated land, therefore phase 1 and 2 contamination assessment required.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Levels of obesity are higher than the Kirklees average. Development will need to ensure adequate physical activity opportunities are provided.
Green Belt Edge		This is an extensive area of green belt that maintains separation between Honley and Netherton, and locally between Honley and Magdale. Opportunities for settlement extension are extremely limited because of the presence of steep slopes and sensitive environmental habitats.
Green Belt Site		This site forms part of the Thirstin Mills brownfield redevelopment site that has received permission for residential development. That part of the option that extends into the green belt consists of part of the extreme western edge of the site which is the retaining wall that marks the change in levels between the site and the land to the west, and which has been reinforced as part of the redevelopment of the mill site. At such its green belt role is limited and it could be released from the green belt without impact.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	The principle of development has been established in the 2012 planning consent on the site. The site has a culverted watercourse running through the site and part of the site is within flood zone 2. The site is on potentially contaminated land. The site is within Honley Conservation Area. The site extends into the Green Belt That part of the option that extends into the green belt consists of part of the extreme western edge of the site which is the retaining wall that marks the change in levels between the site and the land to the west, and which has been reinforced as part of the redevelopment of the mill site. At such its green belt role is limited and it could be released from the green belt without impact.

H2586 (allocated in the Publication Draft Local Plan)		
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 <b>employment nodes can affect people's ability to access jobs.</b> Access to employment nodes vary across the site. The most accessible area is in the far southern area, which is within 21-25 minutes of an employment node. The least accessible area is in the northern area of the site which is 31-35 minutes travel time to an employment node. In between these two extremes, travel times to an employment node vary. Therefore, a mixed effect on this objective is expected – potentially minor positive for the south edge and potentially negligible for the north of the site.
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. The site is located mostly within 6-10 minutes travel time of a primary (part of the site to the north is located within 11-15 minutes travel time of a primary school). Access to a secondary school varies across the site. The most accessible area is in the far southern area, which is within 6-10 minutes of a secondary. The least accessible area is in the northern area of the site which is 16-20 minutes travel time to a secondary. In between these two extremes, travel times to a secondary vary. A significant positive effect on this SA objective is therefore predicted. Access to a further education institute varies across the site. The most accessible area is in the far southern area, which is within 6-10 minutes of a secondary. The least accessible area is in the northern area of the site which is 21-25 minutes travel time to a further education institute.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	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 south half of the site is located within 6-10 minutes travel time of a GP, while the northern half is located 11-15 minutes away. The southern half of the site is within 46-50 minutes travel time of a hospital, while the northern half is within 51-55 minutes of a hospital. Therefore a minor positive 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. This site is located within 100m of a number of residential properties to the east on Greenway and to the South on Westcroft. These properties may be affected by noise during the construction phase. A minor 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. Access to a local centre varies across the site. The most accessible area is in the far southern area, which is within 11-15 minutes of a local centre. The least accessible area is in the northern area of the site which is 21-25 minutes travel time to a local centre. In between these two extremes, travel times vary. The site is located within 6-10 minutes travel time of a town/district centre: therefore a minor positive 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. Within 600m to the east of the site, semi-natural and natural greenspace is located, as well as a green corridor. To the south east of the site, a park with children and young people's space and outdoor sports facilities are located. To the south west of the site, outdoor sports facilities with children and young people's space lies within 600m. The site is also surrounded by footpaths and public rights of way in all direction. As such a significant positive effect is recorded 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 (0.95ha): 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 mainly or entirely 'green' in terms of its access to five of the eight features assessed. Therefore, a significant 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 (0.95ha) on greenfield land: therefore a minor negative effect on this SA objective is likely. The site has been identified as being located on mostly Grade 3 Agricultural Land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (0.95ha) 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 G8: Holme River Valley, as identified in the 2015 Landscape Character Assessment for Kirklees. This is the main valley of the River Holme, and it is a densely settled landscape. It is generally low lying and enclosed, with frequent deciduous woodland along watercourses and on the steeper slopes. Although a section of the south of the site lies in LCA E1: Holmfirth-Meltham, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a gently undulating plateau with considerable tree and woodland cover. Although the proximity of the urban centres exerts an influence on landscape character, with urban fringe land uses evident in many areas, there are pockets of relative tranquillity away from the main settlements. There is a strong visual relationship with the moorlands of the National Park.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment. The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	--?	The site is within a close proximity of a number of biodiversity and geodiversity sites. Within 150m north of the site, Spring Wood (an approved local wildlife site) is located. Honley Wood, a candidate local wildlife site is also located within 600m to the west. The close proximity of the site may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. and 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 on flood zones 2 and 3: therefore a significant negative effect is likely.
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 mainly or entirely 'green' in terms of its access to six of the eight features assessed; therefore a significant 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, 10: transport and 19: climate change. Potential significant negative effects were identified in relation to SA objectives 14: biodiversity and geodiversity and 16: flooding. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H2667 - Land at, Gomersal Primary School, Oxford Road, Gomersal

## Green Belt Release Sites: H2667



Legend

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**  
**Research & Intelligence Team**

Date: 2017-06-01  
Filename: Green Belt Release Sites/H2667

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**H2667****Land at, Gomersal Primary School, Oxford Road, Gomersal**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Predominantly Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	1.42
Net area (Ha)	1.42
Housing Capacity	48
Employment Floorspace	-

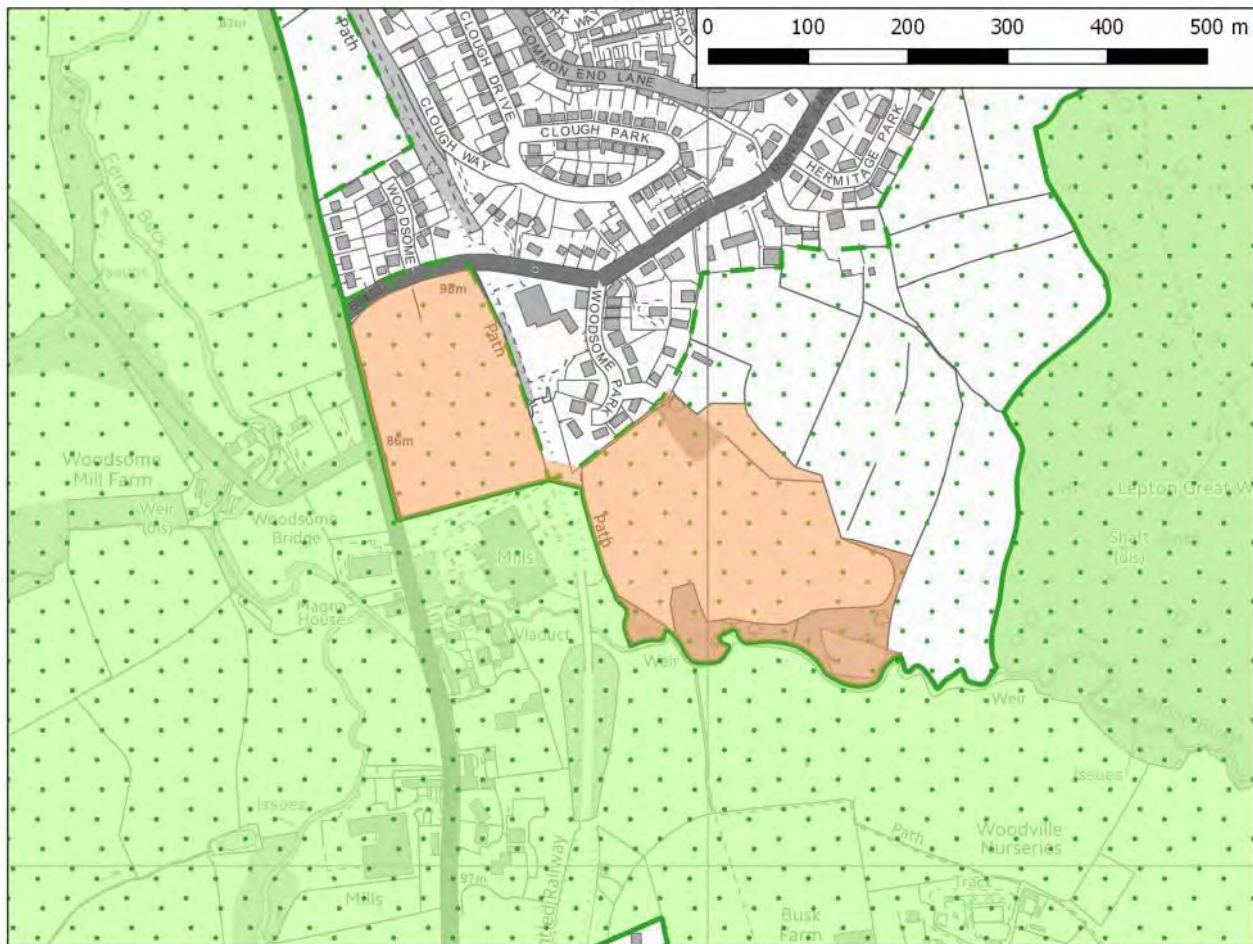
**Technical Consultation summaries**

Education		No immediate need for additional school places.
Biodiversity		No objections raised.
Historic Environment		The site is partially within Conservation Area and there is a potential impact on setting of adjacent listed structures.
Flood risk and Drainage		No objection but slope may be too steep for soakaways, off site watercourse, public surface water sewers. Sites H47, H263 and H311 are rejected.
Highways/Transport		Access can be achieved from Oxford Road. 2.4m x 43m visibility splays required. PROW SPE/55/10 runs along the north eastern boundary of the site - note in allocations text
Environmental Protection		No objection. Residential conditions required. Contaminated Land report required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt performs an important role in helping to prevent the coalescence of Gomersal and Birstall, and although the existing settlement pattern provides some limited opportunities for minor infill or rounding off the extensive nature of the field pattern means that any settlement extension is unlikely to be achieved without significant land release, which could compromise the overall strategic role of the green belt in this location.
Green Belt Site		The location, configuration and degree of containment of this site means that it could be released without undermining the strategic role of this area of green belt. It is bounded to the north and west by existing development and to the east and south by strong boundary features, meaning that there is no risk of further sprawl or encroachment.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	This is a part brownfield site (former Gomersal primary School) and greenfield site. Access can be achieved from Oxford Road. The location, configuration and degree of containment of this site means that it could be released without significantly undermining the strategic role of this area of green belt. It is bounded to the north and west by existing development and to the east and south by strong boundary features, meaning that there is no risk of further sprawl or encroachment.

H2667 (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> The site is mostly located 11-15 minutes travel time from the nearest employment node (a small part of the site to the east is located within 16-20 minutes travel time of an employment node): therefore a significant positive effect on this SA objective is predicted.
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. The site is mostly located within 6-10 minutes travel time of a primary (a small part of the site to the east is located within 11-15 minutes travel time of a primary); and mostly 6-10 minutes travel time of a secondary (a small part of the site to the east is located within 11-15 minutes travel time of a secondary): so is likely to have a significant positive effect on this SA objective. The site is located within 16-20 minutes travel time of a further education institute, which contributes to the significant positive effect.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	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 mostly located within 11-15 minutes travel time of a GP (a small part in the centre of the site is located within 6-10 minutes travel time of a GP); and mostly within 41-45 minutes travel time of a hospital (a small part of the site to the south west is located within 36-40 minutes travel time of a hospital): therefore a minor positive 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. This site is within 100m to existing residential properties to the north on Scott Lane and to the west on a number of nearby streets. These properties may be affected by noise during the construction phase. The site is also located on the A651. 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. The site is located within 6-10 minutes travel time of a local centre and within 11-15 minutes travel time of a town/district centre: therefore a minor positive 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. To the north, amenity greenspace with children and young people's space is located within 600m, while a public park is located within 600m to the north east. To the south of the site, outdoor sports facilities, amenity greenspaces and semi-natural greenspaces are located. Children and young people's spaces are also located west of the site. Additionally, footpaths are located within 600m surrounding from the site. However, the site is located on top of existing school playing grounds: therefore a mixed significant positive and significant negative effect is predicted for this SA objective. The effect is recorded as uncertain as it cannot be known whether the recreational asset would be lost due to development.
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 (1.42ha): 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was mainly or entirely 'green' in terms of its access to seven of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (1.42ha) on brownfield land: therefore a minor positive effect on this SA objective is likely. The site has been identified as being located on urban land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	+?	This is a relatively small site (1.42ha) on brownfield land: therefore development here could have a minor positive 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. The site lies in LCA G11: Batley Fringe Incised Valleys, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a landscape of discrete, small scale tributary valleys with some significant bands of broadleaved riparian woodland. Although mostly undeveloped, there is a strong urban influence, particularly in close proximity to main roads.
13. Conserve and enhance the historic environment, heritage assets and their settings.	-?	<b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, as the western part of the site lies in the Gomersal Conservation Area, Grove Congregational Church and its forecourt walls are Grade II Listed Buildings and the house, barn and coach house at Red House opposite this site, are Grade II* Listed Buildings. The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.</b>
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	Oakwell Park, a local nature reserve, is located within 500m of the site, to the north east. The close proximity of the site may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. and as such a minor 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.	0	This site is on brownfield land and is located outside of flood zones 2 and 3: therefore a negligible effect is likely.
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 brownfield land: therefore a minor positive 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. <b>This site is mainly or entirely 'green' in terms of its access to seven of the eight features assessed; therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: recreation (part of a mixed effect), 10: transport and 19: climate change. Potential significant negative effects were identified in relation to SA objectives 5: amenity and 8: recreation (part of a mixed effect). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H2684a - Land Adjacent, Penistone Road/Woodsome Park, Lepton

Green Belt Release Sites: H2684a



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDL
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H2684a

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**N**

**H2684a****Land Adjacent, Penistone Road/Woodsome Park, Lepton**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	9.33
Net area (Ha)	8.13
Housing Capacity	286
Employment Floorspace	-

**Technical Consultation summaries**

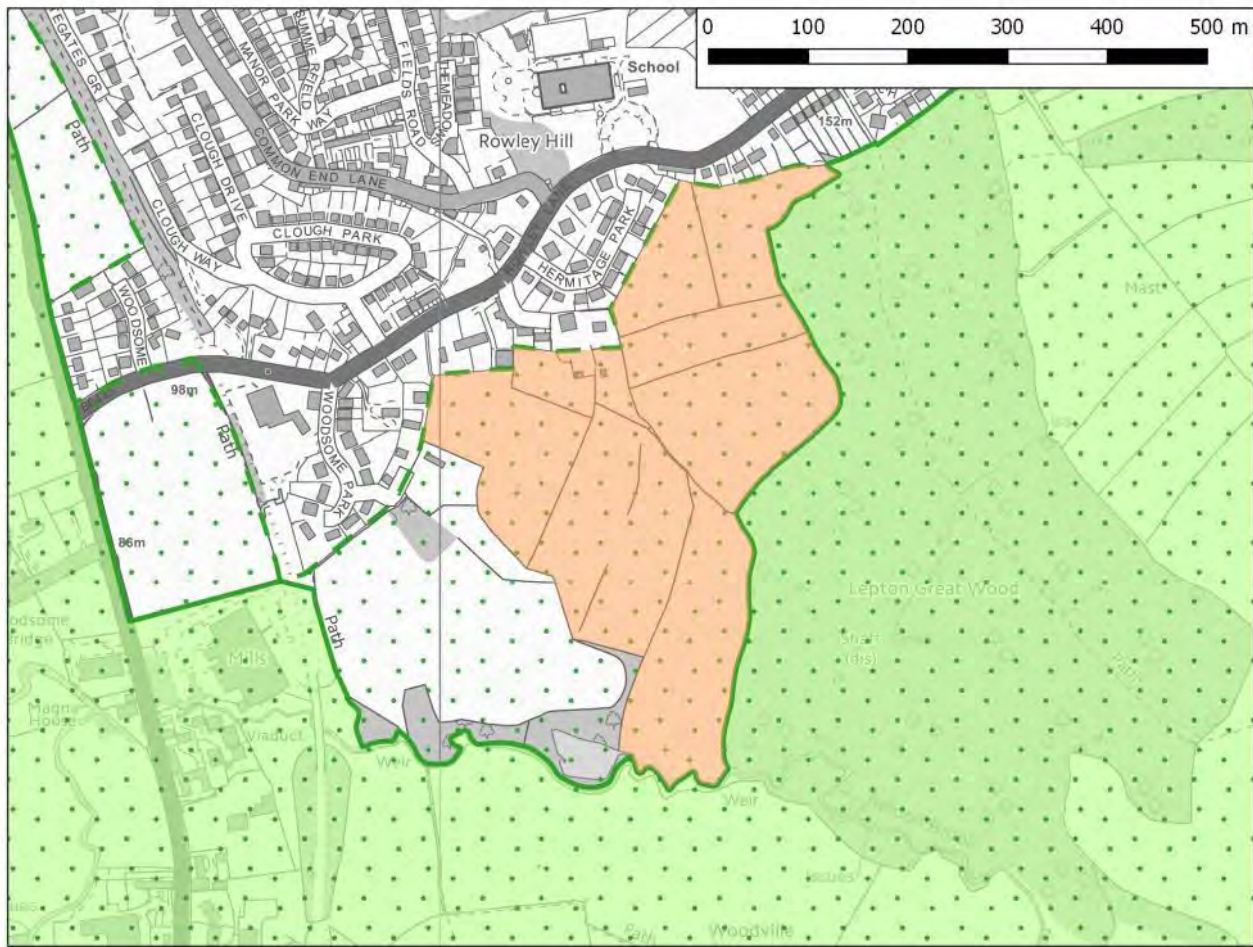
Education		No immediate need for school places in the area.
Biodiversity		No biodiversity issues. Site boundary amended to exclude area adjacent Beldon Brook.
Historic Environment		Development may impact on setting of listed buildings and archaeological area of interest. Heritage Impact Assessment required.
Flood risk and Drainage		Site in Flood Zone 1. No surface water drainage issues.
Highways/Transport		Site access achievable via new road layout with Penistone Road.
Environmental Protection		Residents may be affected by multiple sources of noise. Noise Assessment required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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 area of green belt maintains separation between Lepton and Kirkburton/Highburton. The existing settlement pattern and land use features present some opportunity for settlement extension provided that the separation between settlements is maintained. Significant extension to the east is prevented by the presence of Lepton Great Wood. The green belt in this location contains a watercourse and woodland tracts that are environmentally sensitive habitats.
Green Belt Site		The eastern half of this site has boundaries with properties at Woodsome Park, the disused railway line, woodland, field boundaries and the beck which although not ideal do form potential new green belt boundaries. The site encroaches onto the beck and its priority habitats but its large enough to maintain a buffer. Where the site connects to the western half, the boundary for a short length cuts across the railway line following no feature on the ground which would make the new boundary difficult to define. The western part of this site is contained by development on three sides and Penistone Road to the west. The western part would represent rounding off of Lepton and Penistone Road to the west would present a strong new green belt boundary, although the potential southern boundary is less clearly defined. The eastern half of the site is well contained by the beck and field boundaries and has some relationship with the existing edge of Lepton. Considered as a whole therefore, the scale and location of the site would represent a reasonably well related settlement extension.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	The eastern half of this site has boundaries with properties at Woodsome Park, the disused railway line, woodland, field boundaries and the beck which although not ideal do form potential new green belt boundaries. The site encroaches onto the beck and its priority habitats but its large enough to maintain a buffer. Where the site connects to the western half, the boundary for a short length cuts across the railway line following no feature on the ground which would make the new boundary difficult to define. The western part of this site is contained by development on three sides and Penistone Road to the west. The western part would represent rounding off of Lepton and Penistone Road to the west would present a strong new green belt boundary, although the potential southern boundary is less clearly defined. The eastern half of the site is well contained by the beck and field boundaries and has some relationship with the existing edge of Lepton. Considered as a whole therefore, the scale and location of the site would represent a reasonably well related settlement extension.



H2684a (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> Access to employment nodes vary across the site. The most accessible area is in the far north-western edge, which is within 6-10 minutes of an employment node. The least accessible area is along the south-eastern corner of the site which is within 16-20 minutes travel time to an employment node. In between these two extremes, travel times to an employment node vary. As such a significant positive effect is expected on this SA objective.
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.	++?/0?	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. Access to education facilities vary across the site. The most accessible area is the northern half of the site, which is within 6-10 minutes travel time to a primary school and 11-15 minutes to a secondary school. The least accessible area is the south-eastern corner of the site which is within 16-20 minutes travel time to a primary school and 21-25 minutes to a secondary school. In between these two extremes, travel times vary. Therefore, a mixed effect on <b>this objective is expected – potentially significant positive for the northern half and potentially negligible for the south-eastern corner of the site.</b>
4. Improve the health of local people and ensure that they can access the health and social care they need.	+/-	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. Access to GP and hospital facilities varies across the site. The most accessible area is the western half of the site, which is within 6-10 minutes travel time to a GP and 36-40 minutes to hospital. The least accessible area is along the south-eastern corner of the site which is within 21-25 minutes travel time to a GP and within 51-55 minutes to a hospital. In between these two extremes, travel times vary. Therefore, a mixed effect on this objective is expected – potentially minor positive for the western half of the site and potentially minor negative for the south-eastern corner of the site. 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. This site is surrounded by existing residential development along Rowley Lane and Woodsome Park. The site is also located directly adjacent to the A629. 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. Access to local, town/district centre varies across the site. The most accessible area is along the north-western corner of the site, which is within 6-10 minutes travel time to a local and town / district centre. The least accessible area is along the lower south-eastern corner of the site which is within 21-25 minutes travel time to a local centre and within 16-20 minutes travel time to a town / district centre. In between these two extremes, travel times vary. Therefore, a mixed effect on this objective is expected – potentially significant positive for the north-western corner and potentially minor negative for the lower south-eastern corner of the site.
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. There is a green corridor located through the centre of the site and an area of open space located 331m north east of the site consisting of an area of semi natural and natural greenspace, an amenity greenspace feature and playing fields. Woodsome Hall Golf Club is also located 210m west of the site and a large area of semi natural and natural greenspace located 110m east of the site. There are a number of PROWs within close proximity to the site, for example there is a footpath from the centre of the site leading to Rowley Lane to the north and towards Highburton to the south. As such a significant positive effect is expected on 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 large (8.19 ha); therefore a significant 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly 'green' in terms of its access to six of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 large site (8.19 ha) on greenfield land; therefore a significant negative effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	--?	This is a relatively large site (8.19 ha) on greenfield land; therefore development here could have a significant 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. The site 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.	?	<b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment. The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.</b>
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	--?	There are two candidate Local Wildlife Sites within close proximity of the site: Lepton Great Wood is located 110m east, and Carr Wood is located 805m west of the site. Lepton Great Wood Local Geological Site is located 210m south east of the site and Almondbury Common Local Wildlife Site is located 810m west of the site. The close proximity of the site may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. and 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 a small section in the far southern edge of the site is located within flood zones 2 and 3; therefore a significant 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. <b>This site is classed as mainly 'green' in terms of its access to six of the eight features assessed; therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 6: local services and facilities, 8: recreation (part of a mixed effect), 9: housing, 10: transport and 19: climate change (although objectives 3, 6 and 8 are part of a mixed effect). Potential significant negative effects were identified in relation to SA objective 8: recreation, 11: landuse, 12: landscape and townscape 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.		

# H2730a - Land south east of, Hermitage Park, Lepton

## Green Belt Release Sites: H2730a



- Legend
- Safeguarded Land
  - Mixed use
  - Employment
  - Housing
  - Green Belt 2015
  - Green Belt PDLP
  - Kirklees



**Policy Unit**  
**Research & Intelligence Team**

Date: 2017-06-01  
Filename: Green Belt Release Sites/H2730a

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**H2730a****Land south east of, Hermitage Park, Lepton**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	12.46
Net area (Ha)	8.94
Housing Capacity	312
Employment Floorspace	-

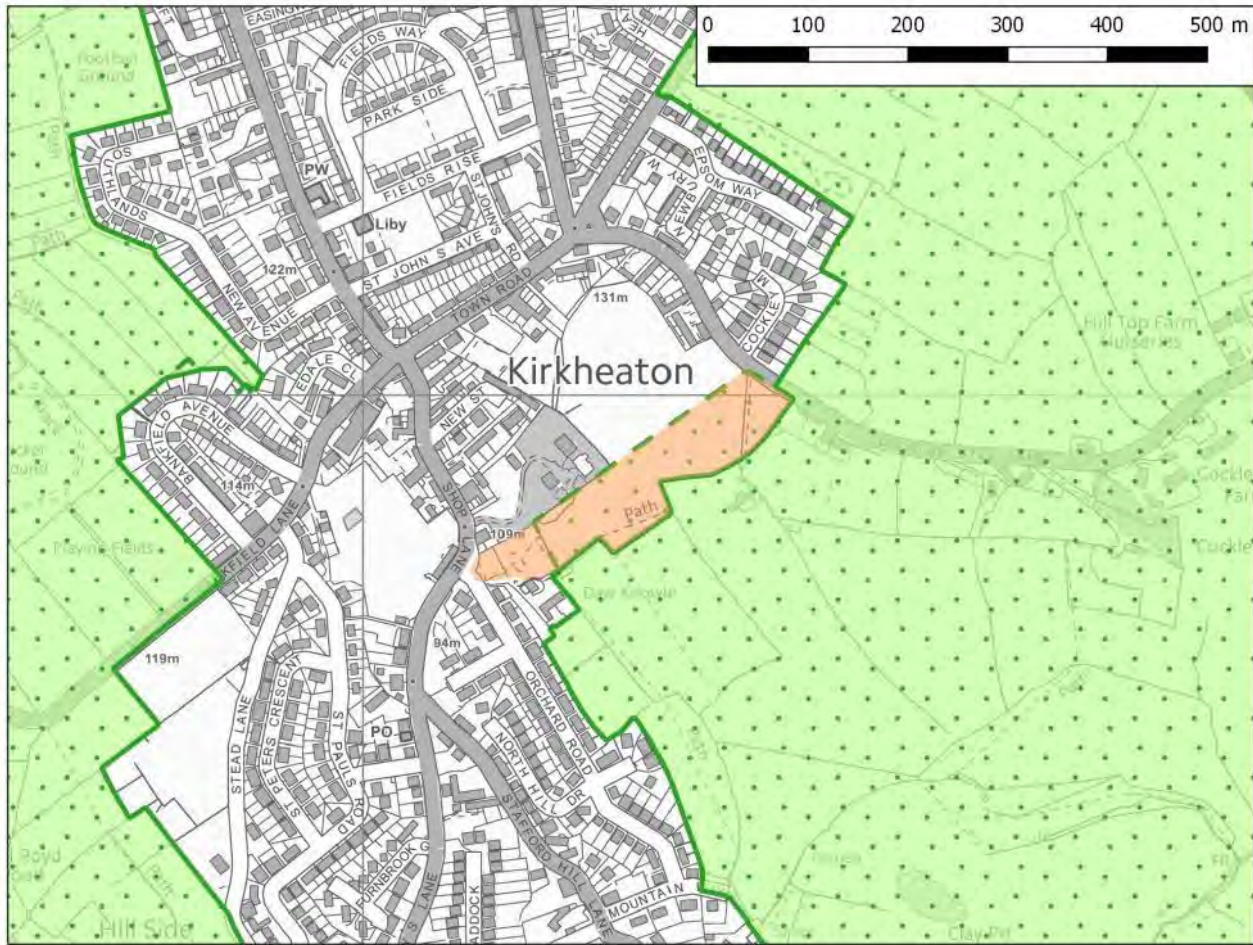
**Technical Consultation summaries**

Education		No immediate need for school places in the area.
Biodiversity		Provide stand off distance of 20m from Lepton Great Wood Local Wildlife Site and maintain hedgerows within the site.
Historic Environment		Development may impact on adjacent listed buildings. Heritage Impact Assessment required.
Flood risk and Drainage		Site in Flood Zone 1 and no surface water drainage issues.
Highways/Transport		Whilst it is generally considered that some residential development served off Hermitage Park is likely to be acceptable the Council are sceptical that the proposed circa 300 dwellings and associated transportation movements could be confidently met safely and efficiently from Hermitage Park and the immediate local highway network. However access could be achieved via housing option site H2684 were both sites to be developed at the same time. This site option includes a new access point at.....
Environmental Protection		No air quality, noise or odour issues on site. Air Quality Impact Assessment required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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 area of green belt maintains separation between Lepton and Kirkburton/Highburton. The existing settlement pattern and land use features present some opportunity for settlement extension provided that the separation between settlements is maintained. Significant extension to the east is prevented by the presence of Lepton Great Wood. The green belt in this location contains a watercourse and woodland tracts that are environmentally sensitive habitats.
Green Belt Site		This large site is contained by the edge of Lepton to the west, Lepton Great Wood to the east and follows field boundaries, so there is little risk of sprawl or further encroachment. While this is an area of countryside its degree of containment limits its relationship to the wider countryside. The site would be large enough to allow a buffer with the woodland to the east to protect its habitats and in the south to maintain a buffer with the brook.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	The site represents an incursion into the Green Belt however this large site is contained by the edge of Lepton to the west, Lepton Great Wood to the east and follows field boundaries, so there is little risk of sprawl or further encroachment. While this is an area of countryside its degree of containment limits its relationship to the wider countryside. The site would be large enough to allow a buffer with the woodland to the east to protect its habitats and in the south to maintain a buffer with the brook. Access to the site can be achieved via two access points to the north on Rowley Lane and Hermitage Park (limited numbers) and through adjacent accepted site H2684a via Penistone Road.

H2730a (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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. The majority of the site is within 11-15 minutes travel time of the nearest employment node (with an area in the south within 16-20 minutes); therefore a significant positive 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.	++/0?	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. Levels of access to education facilities vary throughout this site. The most accessible part of the site is northern part which is within 5 minutes travel time of a primary school and within 16-20 minutes travel time of a secondary school. The least accessible part of the site is the southern edge which is within 16-20 minutes from a primary school and within 21-25 minutes of a secondary school. In between those areas journey times to education facilities vary in between those two extremes. Therefore a mixed effect is expected for this objective; potentially significant positive for the northern part of the site and potentially negligible for the southern edge of the site. Travel times to the nearest further education institute also vary across the site.
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. Levels of access to healthcare facilities vary throughout this site. The most accessible part of the site is the northern part which is within 6-10 minutes travel time of the nearest GP and within 41-45 minutes of a hospital. The least accessible part of the site is the southern part which is within 21-25 minutes of a GP and within 51-55 minutes of a hospital. In between those areas journey times to healthcare facilities vary in between those two extremes. Therefore a mixed effect is expected for this objective; potentially minor positive for the northern part and potentially negligible effect for the southern part of the site. 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. This site is adjacent to a number of residential dwellings to the north. As such, there is potential for development of this site to increase noise and light pollution experienced by the residents of those properties, leading to a negative effect on this SA objective.
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. Levels of access to local and town/district services and facilities vary throughout this site. The most accessible area of the site is the northern part which is 6-10 minutes travel time from both the nearest local centre and town/district centre. The least accessible area of the site is the southern part which is within 21-25 minutes from the nearest local centre and within 16-20 minutes of a town/district centre. In between those areas journey times to local services and facilities vary in between those two extremes. Therefore a mixed effect is expected for this objective; potentially minor positive for the northern part and potentially minor negative for the southern part of the site.
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. There is a green corridor located 160m west of the site and located directly adjacent to a large area of semi natural and natural greenspace to the east of the site. In addition there is another large area of open space located 26m north of the site which consists of an area of semi natural and natural greenspace, playing fields and an amenity greenspace feature. There are a number of PROWS within close proximity to the site, as such a significant positive effect has been identified. However, there is a footpath located on the site therefore an overall mixed effect is expected (significant positive / uncertain significant negative), the effect is recorded as uncertain as it cannot be known whether the recreation asset would be lost due to the development.
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 large (10.08 ha); therefore a significant 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as entirely 'green' in terms of its access to seven of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 large site (10.08 ha) on greenfield land; therefore a significant negative effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	--?	This is a relatively large site (10.08 ha) on greenfield land; therefore development here could have a significant 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. However a third of the south western sector of the site 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?	<b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment. The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.</b>
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	--?	Lepton Great Wood is a candidate Local Wildlife Site is located directly adjacent to the east of the site and Lepton Great Wood Geological Site is located 200m south east of the site. The close proximity of the site may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. and 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as entirely 'green' in terms of its access to seven of the eight features assessed; therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education (part of a mixed effect), 9: affordable housing, 10: sustainable transport and 19: climate change. Potential significant negative effects were identified in relation to SA objectives 8: leisure and recreation (mixed effect), 11: use of land, 12: character 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.		

# H3350 - Land to the south east of Knowle Road, Kirkheaton

## Green Belt Release Sites: H3350



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H3350

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**H3350****Land to the south east of Knowle Road, Kirkheaton**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Predominantly Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	2.04
Net area (Ha)	2.04
Housing Capacity	70
Employment Floorspace	-

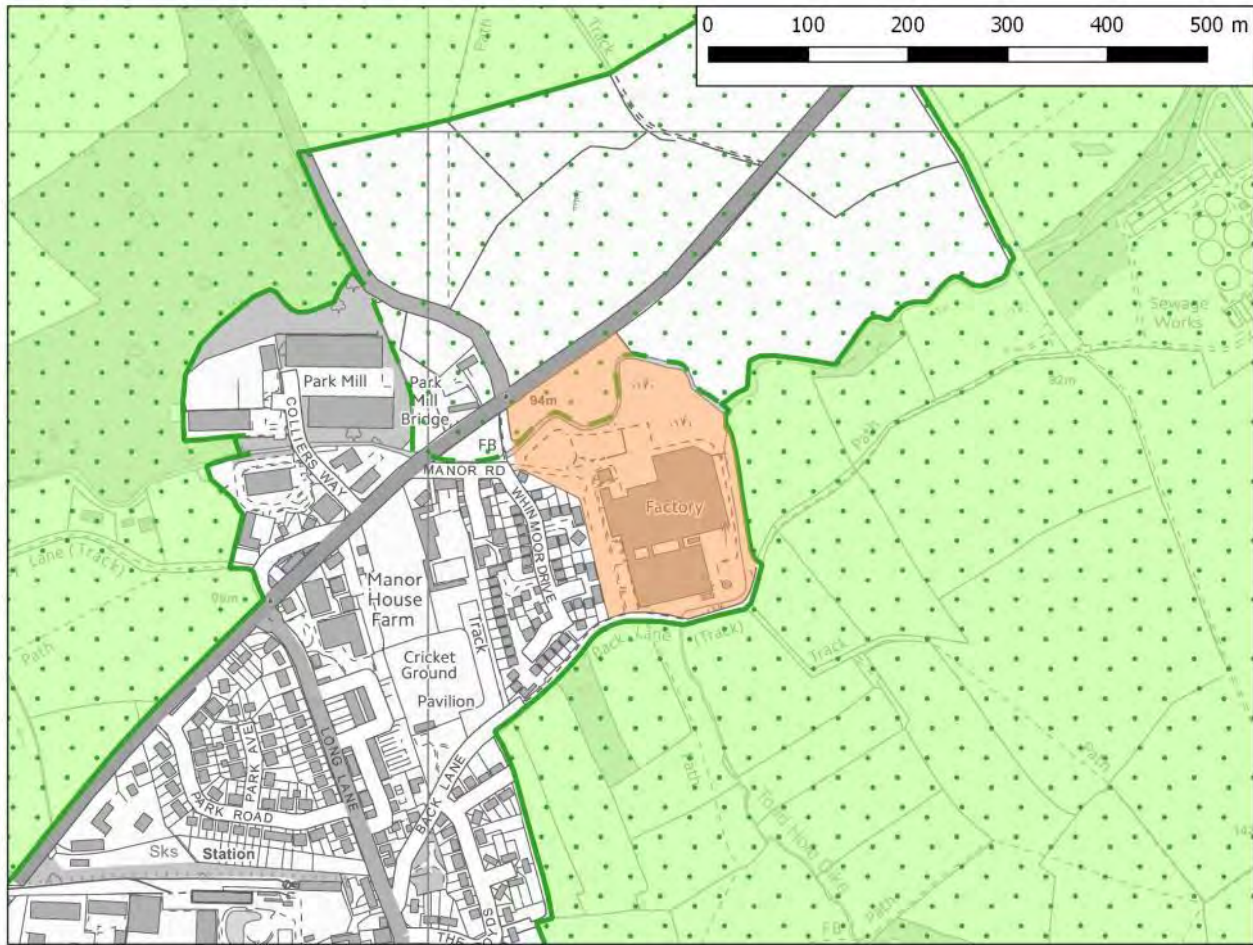
**Technical Consultation summaries**

Education		There is no immediate need for extra primary or secondary places.
Biodiversity		No objections raised.
Historic Environment		No objections raised.
Flood risk and Drainage		No objections raised.
Highways/Transport		Site access is achievable from Cockley Hill Lane.
Environmental Protection		Part of the site is in the HSE middle zone.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.
Green Belt Edge		This is an extensive area of green belt where the existing settlement pattern, roads and landform present numerous opportunities for settlement extension without significantly impacting on the openness of the green belt. The land rises significantly towards the north and east where development could be more prominent.
Green Belt Site		This site is well proportioned and well configured relative to the settlement edge and although it would introduce development on the elevated slope adjacent to Cockley Hill Lane there is existing development already at that level. There is an existing unmarked edge to the green belt adjacent to the undeveloped safeguarded land site and this site presents the opportunity to create a defendable new green belt boundary. The proposed new boundary is well treed which will help to screen new development thereby limiting impact on openness. The degree of containment and settlement form limits this sites relationship to the wider countryside.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	The site is an accepted housing option. Site access is achievable from Cockley Hill Lane. This site is well proportioned and well configured relative to the settlement edge and although it would introduce development on the elevated slope adjacent to Cockley Hill Lane there is existing development already at that level. There is an existing unmarked edge to the green belt adjacent to the undeveloped safeguarded land site and this site presents the opportunity to create a defendable new green belt boundary. The proposed new boundary is well treed which will help to screen new development thereby limiting impact on openness. The degree of containment and settlement form limits this sites relationship to the wider countryside.

H3350 (allocated in the Publication Draft Local Plan)		
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 <b>employment nodes can affect people's ability to access jobs.</b> The whole of this site is within 31-35 minutes travel time of an employment node: therefore a negligible effect is likely.
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. The majority of this site is within 11-15 minutes travel time of a primary school and 31-35 minutes from a secondary school. Therefore, a minor positive effect is likely.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	A large proportion of the site lies within 6-10 minutes travel time of a GP (part of the northern section lies within 5 minutes travel time) and 41-45 minutes of a hospital. <b>A minor positive effect is likely overall as a result of the site's proximity to a GP. The site is not within or adjacent to an AQMA.</b>  In this way, the northern part of the site is within 5 minutes travel time of a GP whereas the southern part is within 6-10 minutes of a GP. Although accessibility to healthcare facilities varies across the site.
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.  This site is within 100m of existing residential properties on Shop Lane, Orchard Road and Cockley Hill Lane. These properties may be affected by noise during the construction phase. As such, a minor 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The majority of this site is within 6-10 minutes travel time of a local centre and 11-15 minutes of a town/district centre: therefore a minor positive 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. There is an area located 80m north of the site on Town Road which contains a private bowling green, allotments and an area of semi natural and natural greenspace. There is also another large area of playing fields and a childrens playground located 260m west of the site on Bankfield Lane and a park located 370m north of the site on Park Side. There are a number of PROWs within close proximity to the site, as such a significant positive effect has been identified. However, there is a footpath located on the site therefore an overall mixed effect is expected (significant positive / uncertain significant negative), the effect is recorded as uncertain as it cannot be known whether the recreation asset would be lost due to the development.
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 (2.04 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as entirely or mainly 'green' in terms of its access to four of eight of the features assessed. Therefore, a significant positive effect is likely overall.</b>
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 (2.04 ha) on greenfield land: therefore a minor negative effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (2.04 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. The site lies in LCA E7: Emley Moor Northern Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a landscape of gently undulating elevated slopes with abundant woodland cover. The proximity of the urban centres exerts an influence on landscape character with urban fringe land uses evident in many areas.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	-?	Dalton Bank is a Local Nature Reserve and Local Wildlife Site located 875m north west of the site. The close proximity of the site may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. and as such a minor 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, the site was classed as entirely or mainly 'green' in terms of its access to four of eight of the features assessed. Therefore, a significant positive effect is likely overall.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 8: recreation and leisure (part of a mixed effect overall), 10: sustainable transport and 19: climate change. Potential significant negative effects were identified for SA objectives 8: recreation and leisure (part of a mixed effect overall), 11: use of land and 12: character and landscape. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H3325a - Park Mill, Manor Road, Clayton West

## Green Belt Release Sites: H3325a



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H3325a

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**H3325a****Park Mill, Manor Road, Clayton West**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Predominantly Brownfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	4.52
Net area (Ha)	3.1
Housing Capacity	122
Employment Floorspace	-

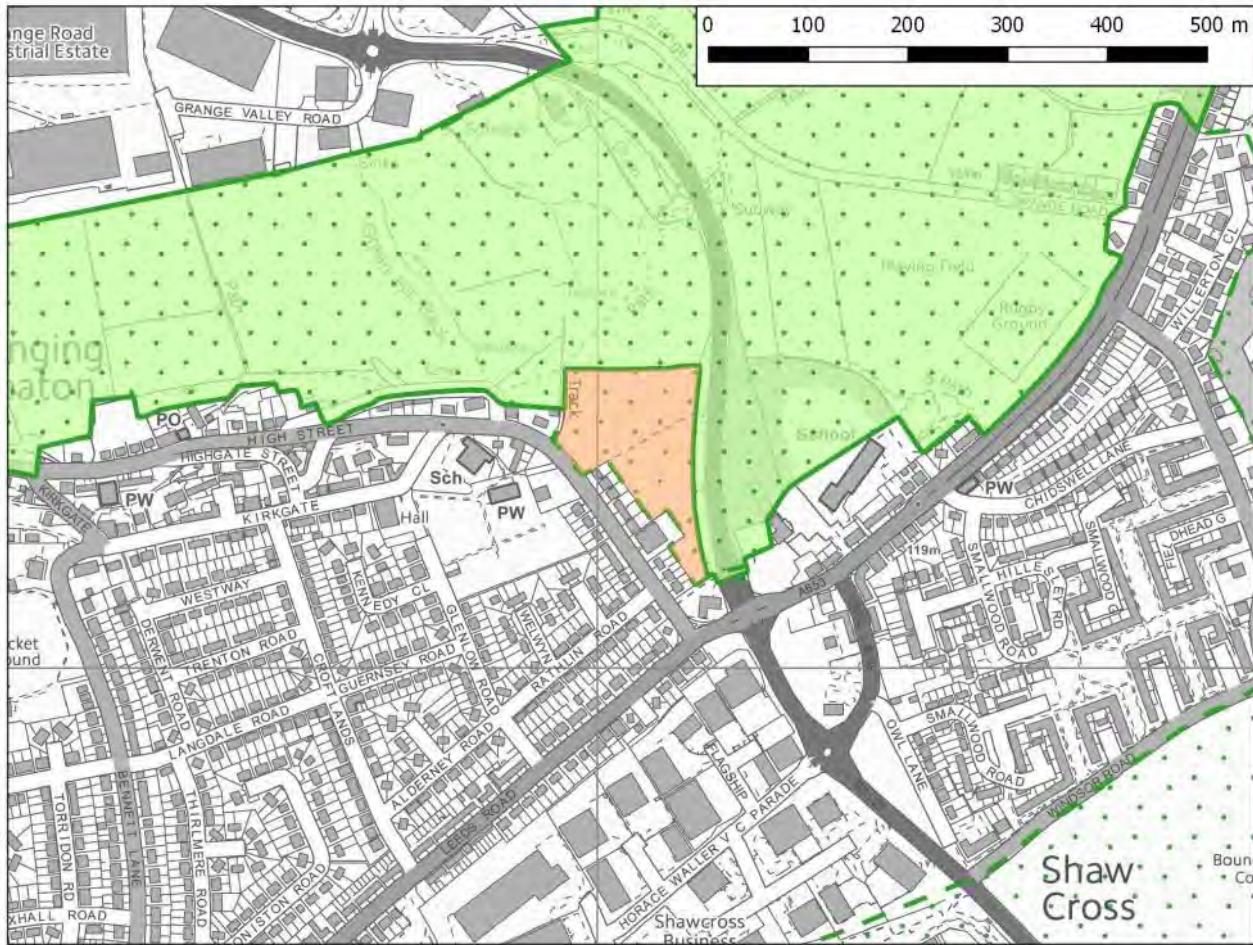
**Technical Consultation summaries**

Education		Decreasing trends for primary and modest decrease secondary. No immediate need for additional capacity. Site capacity may impact on school place planning.
Biodiversity		Developable area to be reduced to remove UK BAP Priority habitats (River Dearne corridor and Woodland)
Historic Environment		Area of archaeological interest at northern part of the site, field assessment recommended. Adjacent to Grade II listed Pack Horse bridge
Flood risk and Drainage		The River Dearne runs along the northern boundary of the site and an ordinary watercourse crosses the site from south to north. Parts of the site are in flood zones 2 and 3. River stand-off removed from net area.
Highways/Transport		Access can be achieved from Wakefield Road. Access from Manor Road is possible but third party land would be required to bring this to adoptable standard, however the proximity of the River Dearne may be an issue.
Environmental Protection		Potential noise source near site and contaminated land
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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 but there are land use features, such as field boundaries and isolated development to the north-east, which present limited opportunities for settlement extension without compromising the role and function of the green belt. The settlement edge to the south of Wakefield Road follows the line of the River Dearne which presents a strong natural edge to the settlement and which is a countryside feature associated with important wildlife habitat.
Green Belt Site		The green belt element of this option consists of a narrow area of land between the River Dearne and Wakefield Road and is physically detached from the main body of the site by the river, which forms a strong natural edge to the settlement in this location. The land performs an important role in protecting the river and its sensitive wildlife habitats from encroachment by built form. The local plan proposes employment development to the north and east and housing development to the south, consequently if these options continue to be accepted, this land does not perform any green belt role and function.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access can be achieved from Wakefield Road, access from Manor Road is possible but third party land would be required and proximity of the river may be an issue. The River Dearne runs to the site's northern boundary and parts of the site are in flood zones 2 and 3, a stand-off adjacent to the river is removed from the net area. The site is close to a potential noise site and is on contaminated land. The River Corridor and Woodland on the site are UK BAP priority habitats and removed from the net area. The site is adjacent to the Grade II listed Pack Horse bridge and the northern part of the site is an area of archaeological interest. The green belt element of this option consists of a narrow area of land between the River Dearne and Wakefield Road and is physically detached from the main body of the site by the river, which forms a strong natural edge to the settlement in this location. The land performs an important role in protecting the river and its sensitive wildlife habitats from encroachment by built form. The local plan proposes employment development to the north and east and housing development to the south, consequently if these options continue to be accepted this land does not perform any green belt role and function.

H3325a (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> The site is located 6-10 minutes travel time from the nearest employment node: therefore a significant positive on this SA objective is predicted.
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. The site is located within 6-10 minutes travel time to a primary school. The site is located entirely within 16-20 minutes travel time of a secondary school. A significant positive effect is therefore likely on this SA objective. The site is located within a 16-20 minute travel time to a centre of further education.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The entire site is located within 6-10 minutes travel time of a GP and most of the site is within 41-45 minutes travel time of a hospital; therefore a minor positive 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. This site is surrounded by existing residential development to the west of the site on Whinmoor Drive and the A629 is located directly adjacent to the north of the site. 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The site is located within 6-10 minutes travel time of a local centre and town/district centre: therefore a minor positive 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. There is an area of open space located 125m west of the site on Back Lane consisting of a childrens playground, private playing fields and an area of semi natural and natural greenspace. There is also a large park and garden located 380m south west of the site and another childrens playground located 435m from the site. There is a bridleway along the southern site boundary leading to Long Lane to the west and a footpath from the southern boundary leading south towards Bilham Spring. As such a significant positive effect has been identified 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 (4.52 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly 'green' in terms of its access to four of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (4.52 ha) on brownfield land: therefore a minor positive effect on this SA objective is expected.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	+?	This site is located on brownfield land: therefore development here could have a minor positive effect on this SA objective as it is likely that the overall character and appearance of the site will be improved. Although this effect is recorded as uncertain given that it depends largely on the appearance of the development in comparison to what was on the site previously. The site is not within close proximity of the Peak District National Park. The site lies in LCA G10: River Dearne Valley, as identified in the 2015 Landscape Character Assessment for Kirklees. This LCA comprises relatively broad valleys with a high level of broadleaved woodland cover. The main valley floor is densely settled and has a peri-urban feel, while the tributary sections of the LCA are generally more tranquil and rural and are only crossed by minor roads.
13. Conserve and enhance the historic environment, heritage assets and their settings.	-?	<b>Historic England has rated this site as 'yellow' in terms of the potential for effects on the historic environment; therefore a potential minor negative effect is identified.</b> The minor negative effect on this SA objective is also uncertain as the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	0?	There are no designated biodiversity or geodiversity sites located within close proximity of the site, therefore a negligible effect is expected on 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 brownfield land and is located within Flood Zone 2 and 3 along the north of the site as the River Dearne runs through the site. As such a minor negative effect is expected on this SA objective.
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 brownfield land therefore there may be good opportunities for using existing buildings and materials for the proposed development: therefore a minor positive effect is likely. This effect is recorded as uncertain depending on the previous use of the site.
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. <b>This site is classed as mainly 'green' in terms of its access to four of the eight features assessed; therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: leisure and recreation, 10: sustainable transport, 11: land use and 19: climate change. Potential significant negative effects were identified in relation to SA objectives 5: amenity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# H661a - Land to the east of High Street, Batley

## Green Belt Release Sites: H661a



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H661a

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**N**

**H661a****Land to the east of High Street, Batley**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	1.76
Net area (Ha)	1.76
Housing Capacity	61
Employment Floorspace	-

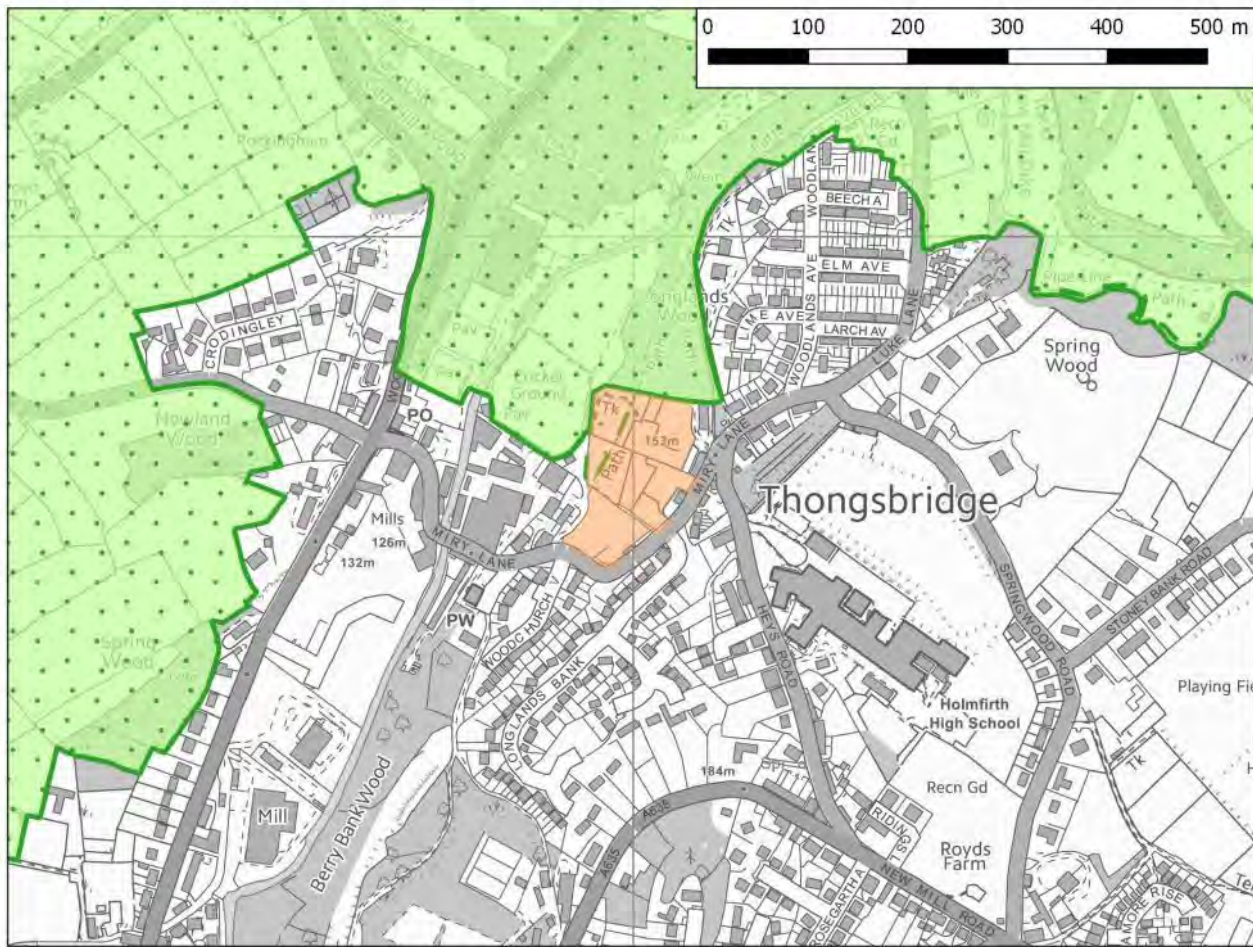
**Technical Consultation summaries**

Education		No immediate need for additional places Over 50 dwellings
Biodiversity		No objections raised
Historic Environment		The site is within the settings of several listed buildings.
Flood risk and Drainage		Flood Zone 1. No surface water objections. Combined sewer crosses the site.
Highways/Transport		Site access can be achieved from High Street, 2.4m x 43m visibility splays required. Some concern regarding forward visibility for right turning vehicles depending on location of access point. There are also safety issues. Public Right of Way, BAT/45/20 runs along the western boundary of the site.
Environmental Protection		The site is on potentially contaminated land therefore Contamination Assessment Phase 1 and 2 will be needed. Multiple sources of noise may affect receptors therefore a Noise Assessment is required. A Low Emission Travel Plan is also required.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average
Green Belt Edge		One of the purposes of the green belt is to prevent the merger of neighbouring towns. This area of green belt forms a strategic gap that prevents the merger of Hanging Heaton and Dewsbury. The extent of the gap and existing settlement pattern does however present some limited opportunity for settlement extension without fundamentally compromising the green belt role.
Green Belt Site		This site is mostly located between existing development fronting High Street and the line of Challenge Way and as such is both reasonably well contained and well related to the existing settlement form. The northern extent of the site does begin to project into more open land north of High Street but does have a defensible boundary which would prevent sprawl. The degree of containment limits the relationship of this site with the wider countryside and it could be removed from the green belt without undermining the role and function of the green belt in this area.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	There are no significant constraints with the site which cannot be mitigated against at the planning application stage. Although the site is within the green belt, it is both reasonably well contained and well related to the existing settlement form. The northern extent of the site does begin to project into more open land north of High Street but does have a defensible boundary which would prevent sprawl. The degree of containment limits the relationship of this site with the wider countryside and it could be removed from the green belt without undermining the role and function of the green belt in this area.

H661a (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> The majority of the site is located within 6-10 minutes travel time of the nearest employment node (a small part of the site to the north is located within 11-15 minutes travel time of the nearest employment node). As such a significant positive effect is expected on this SA objective.
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. The majority of the site is located within 6-10 minutes travel time of the nearest primary school (a small part of the site to the north west is located within 5 minutes of the nearest primary school). The site is also located within 21-25 minutes travel time of the nearest secondary school. Overall a minor positive is expected on this SA objective.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	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 majority of the site is located within 11-15 minutes travel time of the nearest GP (the north east part of the site is located within 16-20 minutes travel time of the nearest GP). The site is also located within variable travel times of the nearest hospital. The western part of the site is located within 31-35 minutes travel time of the nearest hospital while the north eastern part of the site is located within 41-45 minutes travel time of the nearest hospital. Between these extremes the central part of the site is located within 36-40 minutes travel time of the nearest hospital. Overall a minor positive effect is expected 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. This site is surrounded by existing residential development on the High Street. 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. The north part of the site is located within 16-20 minutes travel time of the nearest local centre while the southern part of the site is located within 6-10 minutes travel time of the nearest local centre. The western part of the site is local within 11-15 minutes travel time of the nearest town/district centre while the north eastern part of the site is located within 21-25 minutes travel time of the nearest town/district centre. Areas between these extremes are located at variable travel times from the nearest local centre and town/district centre. A mixed effect (minor positive/minor negative) is expected overall for this SA objective.
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. There are playing fields located 70m west of the site on the High Street and a large area of open space located 150m east of the site consisting of playing fields, a park and childrens playground. There are a number of PROWs within close proximity to the site, for example there is a footpath along the north western site boundary leading north east. As such a significant positive effect is expected on 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 (1.76 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 'green' in terms of its access to five of the eight features assessed. Therefore, a significant 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 (1.76 ha) on greenfield land: therefore a minor negative effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (1.76 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. The site lies in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
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.	0?	There are not any designated biodiversity or geodiversity sites within close proximity to the site, therefore a negligible effect is expected on 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 'green' in terms of its access to five of the eight features assessed; therefore a significant positive effect is likely.
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 8: recreation and leisure, 10: transport and 19: climate change and potential significant negative effects were identified for this site in relation to SA objective 5: amenity. These issues will need to be considered further in terms of enhancement and/or mitigation, which may be achieved through Local Plan policies.		

H727a - Land to the west of, Miry Lane, Thongsbridge, Holmfirth

Green Belt Release Sites: H727a



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H727a

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**H727a****Land to the west of, Miry Lane, Thongsbridge, Holmfirth**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	1.54
Net area (Ha)	1.12
Housing Capacity	39
Employment Floorspace	-

**Technical Consultation summaries**

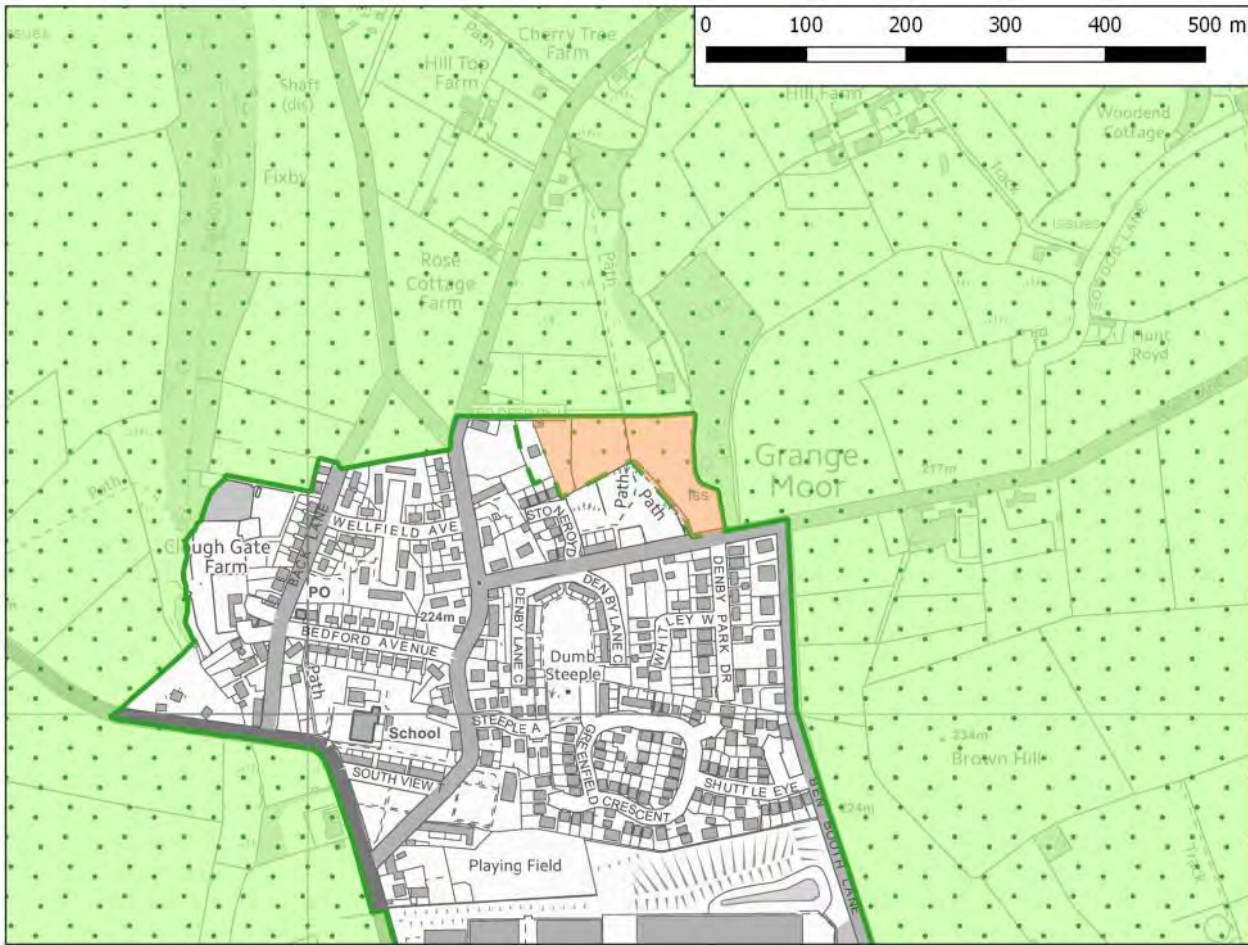
Education		Decreasing trends for primary and decrease in secondary therefore no immediate capacity required.
Biodiversity		Part of the site is covered by lowland mixed deciduous woodland which has been removed from the developable area.
Historic Environment		No objections raised.
Flood risk and Drainage		Flood zone 1. Limited options for surface water drainage. Stand-off from the sewer required.
Highways/Transport		Third party land would be required for visibility splays to be provided from Miry Lane.
Environmental Protection		Site is not recorded as contaminated but phase 1 contamination report required.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Green Belt Edge		This is an extensive area of green belt but where opportunities for settlement extension are severely limited due to the presence of steep and prominent slopes, sensitive environmental habitats or existing development close to the settlement edge.
Green Belt Site		The majority of this option lies within the settlement, but its western extent projects into the green belt between the settlement and the adjacent cricket ground. As it is largely contained by urban land uses its development would have only a limited impact on openness. The existing green belt boundary in this location is poorly defined on the ground and this option would present the opportunity to create a more defensible boundary.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	Site access achievable subject to achieving visibility splays. UK BAP Priority Habitat woodland has been removed from the developable area. Part of the site has planning permission for 11 dwellings (application reference:2014/93593).

H727a (allocated in the Publication Draft Local Plan)		
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 <b>employment nodes can affect people's ability to access jobs.</b>  The whole site is located within 36-40 minutes travel time from the nearest employment node; therefore a negligible effect on this SA 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.  The majority of the site is located within 6-10 minutes travel time of a primary school (a small part of the site to the west is located within 11-15 minutes travel time of a primary school) and 6-10 minutes travel time of a secondary school (a small part of the site to the east is located within 5 minutes travel time of a secondary school) so is likely to have significant positive effect on this SA objective. Most of the site is located mainly 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.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b>  The majority of the site is located within 6-10 minutes travel time of a GP (a small part of the site to the east is located within 5 minutes travel time of a GP). The whole site is located within 46-50 minutes travel time of a hospital; therefore a minor positive 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.  The site is located within close proximity of a number of residential properties to the north east by Miry Lane and to the south by Longlands Bank; this may result in increased noise and light pollution affecting these properties, particularly during the construction phase of the development. A minor 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities.  The majority of the site is located within 6-10 minutes travel time of a local centre (the south western portion of the site is located within 11-15 minutes travel time of a local centre) and the entire site is located within 11-15 minutes travel time of a town/district centre; therefore a minor positive 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. An outdoor sports facility is located adjacent to the site to the west. A semi-natural and natural greenspace is located within 30m of the site to the east. The closest park (which included an area of provision for children and young people) is located within 300m of the site to the north east. Two PRoWs run in close proximity of the site to the north. As such the site would provide new residents with a good level of access to existing areas of open space and PRoWs and therefore a significant positive effect is expected on this SA objective. One of the two PRoWs identified however runs within the boundaries of the site meaning that development of this area may result in the loss of this use. A significant negative effect is also identified on this SA objective, therefore, meaning an overall mixed effect is likely.
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 (1.54 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.  <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly 'green' in terms of its access to five of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (1.54 ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. The site has been identified as being located on Grade 4 Agricultural Land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (2.39 ha) located 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.  The site lies in LCA F5: Holme & Hall Dyke (Holmfirth & Meltham), as identified in the 2015 Landscape Character Assessment for Kirklees. This landscape comprises steep incised valleys associated with the upper parts of River Holme and its tributaries. Mixed semi-natural woodlands are found along the waterways and on the steepest slopes of the valleys. There are contrasting levels of tranquillity throughout the LCA, influenced by proximity to development and roads. Perceptions of tranquillity and remoteness are greatest on the fringes of the National Park.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	-?	The site is located within 380m of Hagg Wood Candidate Local Wildlife Site which is to the north. As such a minor negative effect is recorded for this SA objective given that the relatively close proximity of the site to these biodiversity features may mean there is potential habitat disturbance or fragmentation. 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 or adjacent to 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 on this SA objective.
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.  <b>This site is classed as mainly 'green' in terms of its access to five of the eight features assessed; therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 3: education, 8: recreation (as part of an overall mixed effect), 10: transport and 19: climate change. A potential significant negative effect was identified in relation to SA objective 8: recreation (as part of an overall mixed effect). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		



# H2576 - Land south of Red Deer Park Lane, Brierfield, Dewsbury

Green Belt Release Sites: H2576



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/H2576

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**H2576****Land south of Red Deer Park Lane, Bristfield, Dewsbury**

Proposed Land Use	Housing
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	1.22
Net area (Ha)	1.18
Housing Capacity	42
Employment Floorspace	-

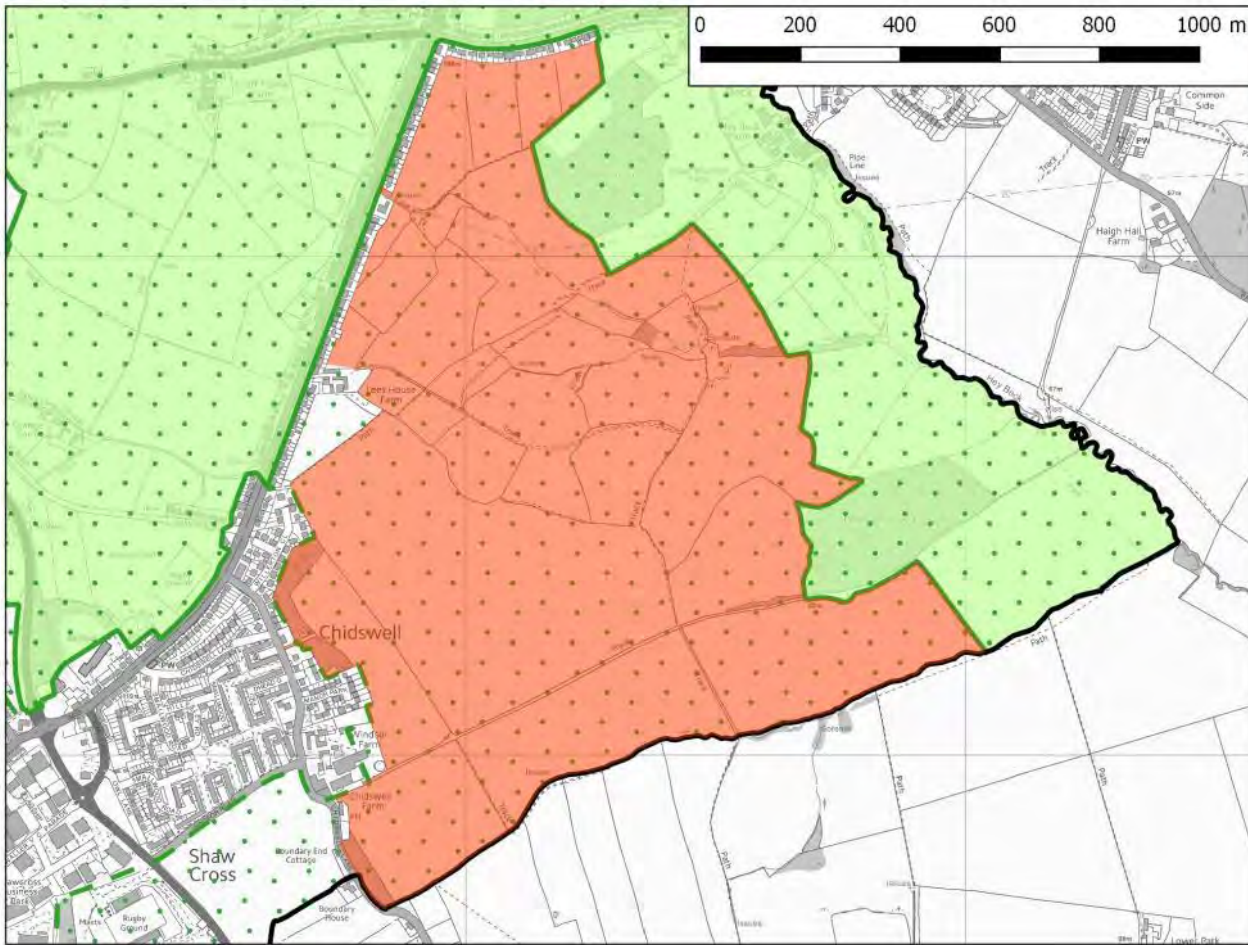
**Technical Consultation summaries**

Education		Primary - Decrease Secondary - Increase No need for additional places
Biodiversity		No objection raised
Historic Environment		No objection raised
Flood risk and Drainage		Flood Zone 1. No surface water objections, however, an ordinary watercourse runs along the eastern boundary & a public combined sewer crosses the site.
Highways/Transport		Site access can be achieved from Denby Lane, 2.4m x 43m visibility splays required. The provision of footway is also required along site frontage. Public Right of Ways KIR/209/10 and DEW/81/10 run across the site.
Environmental Protection		On potentially contaminated land. Contamination assessment phase 1 and 2 will be required
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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 where the existing settlement pattern and land use features present opportunities for settlement extension, rounding off or infill without compromising the role and function of the green belt.
Green Belt Site		This option is well contained by the existing settlement to the south and a tract of trees to the east which means that there is no risk of sprawl. The northern boundary however is partly formed by the line of Red Deer Park Lane but this lane is not a strong feature on the ground for a short part of its length meaning that the site in part does not follow a defendable boundary. The option would leave a strip of land between the western edge of the site and the settlement, no. 52 Bristfield Road and its garden, as a narrow projection of green belt south of Red Deer Park Lane which would no longer be performing a green belt role.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
Overall Conclusion	-	There are no significant constraints with the site which cannot be mitigated against at the planning application stage. The site is in the green belt, however, it is a natural settlement extension and there is no risk of sprawl. The site is on potentially contaminated land therefore a contamination assessment phase 1 and 2 will be required. It is also within a high risk coal referral area therefore a coal mining risk assessment is required.

H2576 (allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+	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 <b>employment nodes can affect people's ability to access jobs.</b> The site is located 21-26 minutes travel time from the nearest employment node; therefore a minor positive on this SA objective is predicted.
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. The site is mostly located within 6-10 minutes travel time of a primary (a small part of the site to the west is located within 11-15 minutes travel time of a primary school). The western half of the site is within 21-25 minutes and the eastern half within 26-30 minutes travel time of a secondary; so is likely to have a minor 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.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The site is located within 6-10 minutes travel time of a GP and mostly within 46-50 minutes travel time of a hospital (a small part of the site to the east is located within 51-55 minutes travel time of a hospital); therefore a minor positive 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. This site is adjacent to existing residential properties to the west on Stoneroyd and Wellfield Ave, and to the south on Denby Lane and Whitley Walk. These properties may be affected by noise during the construction phase. A minor negative effect on this SA objective is therefore likely.
6. Retain and enhance access to local services and facilities.	0	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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The western half of the site is located within 6-10 minutes travel time of a local centre, with the eastern half of the site located 11-15 minutes from the nearest local centre. The site is also located within 21-25 minutes travel time of a town/district centre; therefore a negligible 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. As such a significant positive effect is recorded for this SA objective. Within 600m to the south, three separate areas of outdoor space are located, one of which contains an area for children and young people. Also to the south, a number of amenity green spaces are located, one of which contains allotments. To the south west, a public park containing <b>children and young people's space is located within 400m. Finally, allotments are located 400m to the west, with semi-natural and natural green space located within 200m west.</b> A significant positive effect is therefore predicted on 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 (1.18ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was mainly or entirely 'green' in terms of its access to three of the eight features assessed.</b> 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 (1.18ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. The site has been identified as being located on mostly Grade 4 Agricultural Land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (1.18ha) 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. The site lies in LCA N1: Emley Moor, as identified in the 2015 Landscape Character Assessment for Kirklees. This is an elevated, undulating farmland plateau with frequent woodland cover. The character is predominantly traditional rural, occupied by small villages.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> The effect on this SA objective is therefore likely to be negligible although this is uncertain given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	0?	The site is not within 1km of any designated biodiversity or geodiversity sites. A negligible effect is therefore predicted, although this 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. <b>This site is mainly or entirely 'green' in terms of its access to three of the eight features assessed; therefore a minor positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objective 8: recreation. No potential significant negative effects were identified in relation to any of the SA objectives.		

# MX1905 - Land east of, Leeds Road, Chidswell

Green Belt Release Sites: MX1905



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PCLP
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/MX1905

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**MX1905****Land east of, Leeds Road, Chidswell**

Proposed Land Use	Mixed Use
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	120.78
Net area (Ha)	58.66
Housing Capacity	1535
Employment Floorspace	122,500

**Technical Consultation summaries**

Education		The strategic site is likely to generate significant demand for 0-5 early learning and childcare places between 2019 and 2021. The scale of this allocation will require a new primary school and potentially a secondary school.
Biodiversity		Mixed deciduous woodland and becks cut across parts of this site both UK BAP priority habitats. Two areas of semi-natural ancient woodland lie to the east of this very large proposed allocation. The proposed masterplan shows these areas to be retained and protected from development.
Historic Environment		Area contains areas of archaeological interest (PRNs 4542, 4543 & 4544) . Proposed area will require predetermination archaeological evaluation.
Flood risk and Drainage		No significant constraints
Highways/Transport		Site access achievable as identified in the supporting masterplan and transport assessment evidence.
Environmental Protection		Development will be subject to a travel plan and air quality mitigation measures. Site transport assessment does not indicate significant air quality issues.
Other Constraints		Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.
Open Space	N/A	N/A
Public Health		Respiratory issues are higher than the Kirklees average.
Green Belt Edge		One of the purposes of the green belt is to prevent towns from merging into one another and this site lies within an important area of green belt whose role is to maintain the open areas that separates Kirklees from Wakefield and Leeds. The extensive land use patterns present limited opportunities for containment.
Green Belt Site		The extent of this site means that development would significantly impact on the strategic gap between Kirklees and Wakefield, although the presence of green belt within Wakefield would prevent physical merger. The site is partly contained by Chidswell to the west, ribbon development along Leeds Road and along Hey Beck Lane to the north and there are opportunities for containment including the woodland blocks at Dum Wood and Dogloitch Wood. The site appears as open countryside and there are priority habitats within or adjacent to the site.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for both housing and employment land in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating development on the site outweigh any adverse effects on the green belt.
Overall Conclusion	-	There are no significant constraints with the site which cannot be mitigated against at the planning application stage. Site access is achievable. Wider highway network improvements are required including potential improvements to the strategic road network but the Local Plan evidence base confirms that there is a reasonable prospect of this being delivered. The scale and extent of this site begins to impact on the strategic role of the green belt in this location. The extent of this site means that development would significantly impact on the strategic gap between Kirklees and Wakefield, although the presence of green belt within Wakefield would prevent physical merger. The council considers that exceptional circumstances can be demonstrated to remove this land from the green belt. This site is of strategic importance for delivering growth in the district. It represents one of the few opportunities to deliver employment land on a scale that would meet both regional and local economic objectives as identified in the Leeds City Region Strategic Economic Strategy and the Kirklees Economic Strategy. A primary school to be provided on site to mitigate education capacity issues. Early years and childcare provision will also be required. Secondary school provision either on this site or in the locality should be considered during the plan period.

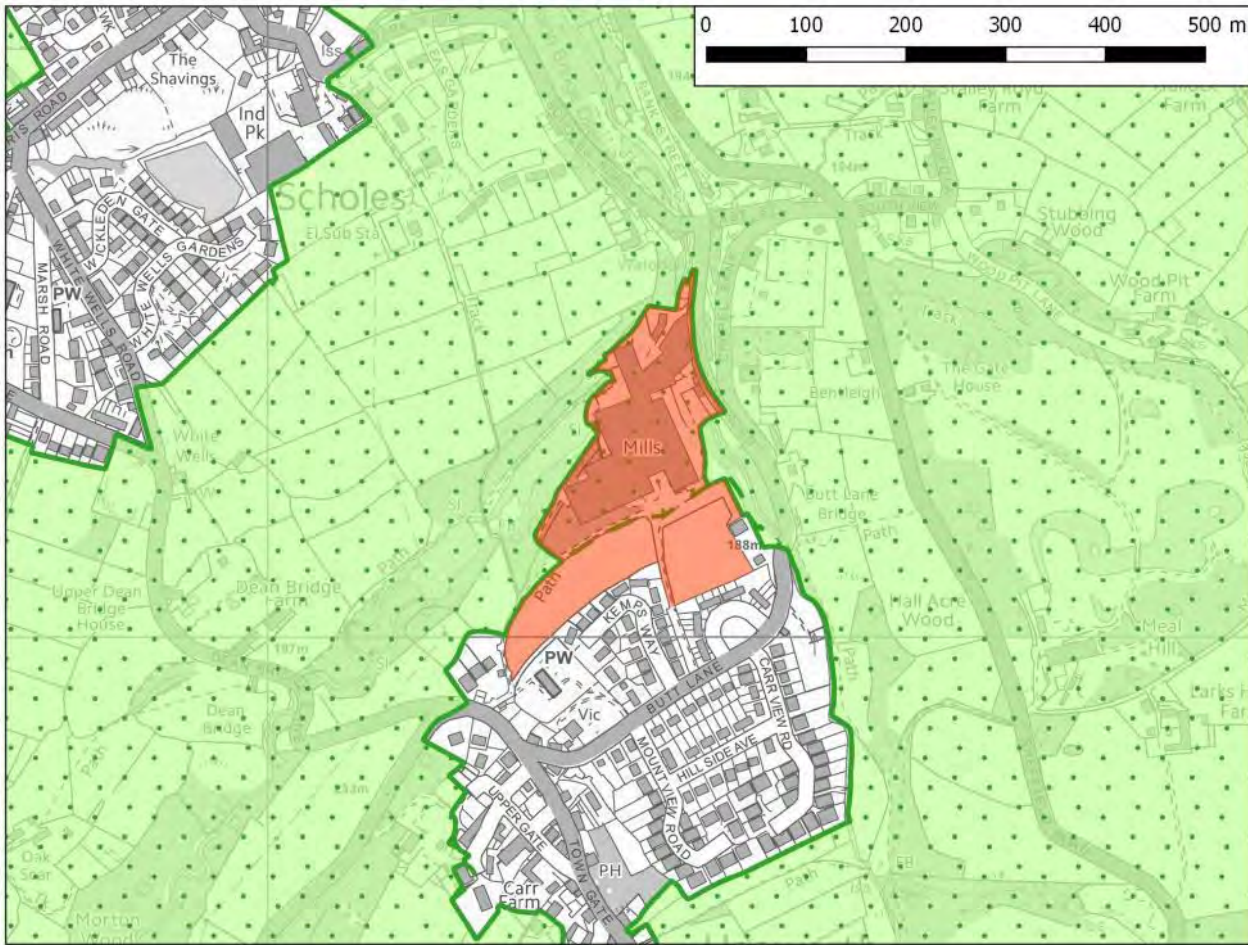
**MX1905: Residential and employment use (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	The provision of new employment development within a mixed use site in any location is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that is being planned for within the Local Plan. Co-locating employment and residential development as part of a mixed use site will have particularly positive effects as this approach will help to ensure that job opportunities are easily accessible.  This is a mixed use site which would incorporate both employment and residential development; therefore a significant positive effect is likely.
2. Achieve an economy better capable of growth through increasing investment, innovation and Entrepreneurship.	+	The provision of new employment development within a mixed use site in any location is likely to have a positive effect on this objective by encouraging economic growth. This site would incorporate employment provision; therefore a minor positive effect is likely.
3. Ensure education facilities are available to all.	++/--?	The effects of mixed use development (which incorporates housing) on this objective will depend to some extent on the availability of school and college places to serve the growing population - this will depend in part on whether new places are provided as part of the new development, which is unknown at this stage.  This site would incorporate residential development. Levels of access to education facilities vary throughout the site. The most accessible area is in the far northern area of the site which is within 5 minutes travel time to a primary school and 16-20 minutes of a secondary school. The least accessible area is in the south eastern area of the site, which is over 60 minutes travel time to a primary and secondary school. In between journey times, vary between these two extremes. Therefore, a mixed effect on this objective is expected – significant positive for the far northern area of the site and significant negative for the lower southern area of the site.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+/--	The location of mixed use sites (which incorporate housing) will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from residential development there will be positive effects on residents' health.  This site would incorporate residential development. Levels of access to healthcare facilities vary throughout the site. The most accessible area is in the western area of the site which is within 11-15 minutes travel time to a GP and 41-45 minutes to a hospital. The least accessible area is in the south eastern area of the site, which is over 60 minutes travel time to a GP and hospital. In between journey times, vary between these two extremes. Therefore, a mixed effect on this objective is expected – minor positive for the western area of the site and significant negative for the south eastern area of the site. This site is not within or adjacent to either of the two Air Quality Management Areas that have been declared in Kirklees
5. Protect local amenity including avoiding noise and light pollution.	-	Where new development is proposed within close proximity of sensitive receptors (e.g. existing houses, schools, hospitals etc.), there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. Mixed use development (incorporating residential) 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 within 100m of the site to the west and north, which may be affected by noise during the construction phase; therefore a minor negative effect is likely. The A653 Leeds Road is also within close proximity of the site to the west, which may mean that residents in that area are affected by road noise, although it is noted that there are existing properties between the road and this site.
6. Retain and enhance access to local services and facilities.	0/--	Where development will incorporate residential provision, the location of the site could affect this objective by influencing people's ability to access existing services and facilities.  This site would incorporate residential development. Levels of access to local centres and access to town/ district centres vary throughout the site. The most accessible area is in the north western area of the site, which is within 11-15 minutes of a local centre and 21-25 minutes travel to a town/ centre. The least accessible area is in the south eastern area of the site, which is over 60 minutes to local and town/ district centres. Therefore, a mixed effect on this objective is expected – negligible for the western area of the site and significant negative for the south eastern area of the site.
7. Make our communities safer by reducing crime, anti-social behaviour and the fear of crime.	0	The effects of new mixed use developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development 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 development (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential mixed use 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 mixed use development proposed for this site does not include new recreation facilities or open space. There are five PRoWs within the site, which could be disrupted or lost as a result of development. However this site is within 600m of other recreational facilities that could be used by residents, including an amenity greenspace, two outdoor sports facilities and a public park to the west of the site. Therefore, a mixed (significant positive and potential significant negative) effect on this objective is expected.
9. Ensure all people are able to live in a decent home which meets their needs.	++?	All of the potential mixed use sites that incorporate residential development are expected to have positive effects on this objective, due to the nature of the development proposed, and it is assumed that the developments will include an appropriate proportion of affordable housing. This site is relatively large (122.37ha); therefore a significant positive effect is likely. However, this is uncertain depending on what proportion of the mixed use site is used for housing as opposed to employment development.
10. Secure an effective and safe transport network which encourages people to make use of sustainable and active modes of transport.	--/+	How well connected mixed use sites (those that incorporate residential development) 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. Where sites would also incorporate employment development, effects will also be influenced by how easily employees commuting to and from the site can make use of sustainable transport modes.  In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was not classed as mostly or entirely 'green' in terms of its access to any of the eight features assessed. Therefore, a significant negative effect is likely. In addition, this site would incorporate employment (commercial) development and the heatmapping work has shown that 13,827 people (aged 16-64) would be able to access this site via sustainable transport within 20 minutes; therefore a minor positive effect is also likely.  Co-locating residential and employment development within the site may also mean that there are good opportunities for people to live and work in close proximity and therefore to commute on foot.
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 large site (122.37 ha) on mainly on greenfield land; therefore a significant negative effect is likely. Most of this site is located on Grade 3 agricultural land, aside from a small area in the west which is located on urban land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	--?	This is a relatively large site (122.37 ha) on mainly on greenfield land; therefore development here could have a significant 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.  The site lies mainly in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
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.	--?	Dunn Wood and Dogloitch Wood Local Wildlife Sites are adjacent to the eastern area of the site. Soothill Wood Local Wildlife Site is also 205m north west and Scargill Wood Local Wildlife Site is 69m to the north of the site; therefore a significant negative effect on this SA objective is likely. To the north east Haigh Wood Local Wildlife Site is also 840m. Haigh Hall Spring Wood North is 920m and Haigh Hall Spring Wood South is 860m.  Given that development may present opportunities to include habitat connectivity measures through the provision of green infrastructure etc. this negative effect is recorded as uncertain.
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 outside of flood zones 2 and 3; therefore a minor negative effect is likely.
17. Increase prevention, re-use, recovery and recycling of waste close to source.	-	Where mixed use 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 is likely to have a minor negative effect on this objective.
18. Increase efficiency in water, energy and raw material use.	0	While all new mixed development is likely to involve an increase in energy and water consumption this will not be influenced by the location of mixed development sites. Similarly, all mixed development will result in the increased consumption of minerals for construction but this will not be influenced by the location of mixed use 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 mixed use development (those that incorporate 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 would incorporate residential development and in the accessibility heat mapping work that was undertaken for Kirklees Council, this site was not classed as mostly or entirely 'green' in terms of its access to any of the eight features assessed. Therefore, a significant negative effect is likely. In addition, this site would incorporate employment (commercial) development and the heatmapping work has shown that 13,827 people (aged 16-64) would be able to access this site via sustainable transport within 20 minutes, meaning that a minor positive effect is also likely.  Co-locating residential and employment development within the site may also mean that there are good opportunities for people to live and work in close proximity and therefore to commute on foot.

**Summary of SA findings:** Potential significant positive effects were identified in relation to objectives 1: employment, 3: education (part of a mixed effect), 8: recreation and leisure (part of a mixed effect) and 9: housing. Significant negative effects were identified in relation to objectives 3: education (part of a mixed effect), 4: health (part of a mixed effect), 6: access to local services (part of a mixed effect), 8: recreation and leisure (part of a mixed effect), 10: sustainable transport (part of a mixed effect), 11: land use, 12: landscape, 14: biodiversity and geodiversity and 19: climate change (part of a mixed effect). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

**MX1912a - Dobroyd Mills, Hepworth Road, Hepworth**

**Green Belt Release Sites: MX1912a**



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PCLP
- Kirklees



**Policy Unit**  
**Research & Intelligence Team**

Date: 2017-06-01  
Filename: Green Belt Release Sites/MX1912a

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**MX1912a****Dobroyd Mills, Hepworth Road, Hepworth**

Proposed Land Use	Mixed Use
Is the site Green/Brownfield?	Predominantly Brownfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	4.22
Net area (Ha)	3.45
Housing Capacity	60
Employment Floorspace	944

**Technical Consultation summaries**

Education		Decreasing trends in primary and secondary. A site of this size could impact on school place planning.
Biodiversity		Developable area reduced to take into account Habitats of Principal Importance (mixed deciduous woodland and ponds which are UK BAP Priority Habitats). This will have some impact on a proposed site layout.
Historic Environment		Potential impact on listed building to the north of this site and the adjacent conservation area. A heritage impact assessment will be required.
Flood risk and Drainage		The developable area has been reduced to take account of high flood risk areas but as this affects a relatively small area of the site, a sequential approach could be applied within the site. This will impact on the potential layout of the site.
Highways/Transport		Site access achievable for residential uses. In terms of industrial uses, the only site frontage is on to Hepworth Lane which is unsuitable for intensification of HGV access due to sub-standard connection to A616 Sheffield Road via East Street / Bank Street. As there are existing traffic movements to access the current uses on the site and the proposed mixed use option would be unlikely to lead to an intensification of HGV highways usage.
Environmental Protection		Air quality and noise assessment required. Potentially contaminated therefore phase 1 and 2 contamination reports required. Travel Plan required. Environmental Health request that the site is not used for B8 uses.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Low levels of physical activity in this area. Will require adequate physical activity opportunities in close proximity to the employment site to enable increases in physical activity.
Green Belt Edge		One of the purposes of the green belt is to prevent the merger of settlements and the green belt in this location delineates the northern extent of Hepworth and prevents further merger with Jackson Bridge, which is overwashed. Opportunities for settlement extension are limited by the presence of existing development in the green belt, steep slopes and watercourses.
Green Belt Site		That part of this option that is in the green belt consists of Dobroyd Mills, which is a substantial mill building and is therefore brownfield. Current national planning guidance states that redevelopment of brownfield land may not be inappropriate in the green belt and the extent, scale and massing of the mill buildings means that the mill site could be redeveloped under the terms of current policy without undermining the role and function of the green belt. One of the purposes of the green belt is to prevent the merger of settlements and the green belt in this location prevents the intensification of urban land uses between Hepworth and Jackson Bridge, which is overwashed. The mill site includes substantial built form on the road frontage so redevelopment could have no greater effect on the urban appearance of this stretch of road frontage than already exists. Immediately north of the mill site Dean Dike and its treed valley meets the road and this maintains a narrow degree of undeveloped separation between the mill site and the 'centre' of Jackson Bridge, which would be of critical importance if the mill site were to be removed from the green belt. The undeveloped stretch of frontage to the west of Hepworth Road, which is heavily treed and contains a stretch of Rakes Dike, would also be of critical importance to the preservation of any appearance of separation between Hepworth and Jackson Bridge.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for both housing and employment land in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating development on the site outweigh any adverse effects on the green belt.
Overall Conclusion	-	That part of this option that is in the green belt consists of the Dobroyd Mills complex. Current national planning guidance states that redevelopment of brownfield land may not be inappropriate in the green belt and the extent, scale and massing of the mill buildings means that the mill site could be redeveloped under the terms of current policy without undermining the role and function of the green belt. Immediately north of the mill site Dean Dike and its treed valley meets the road and this maintains a narrow degree of undeveloped separation between the mill site and the 'centre' of Jackson Bridge, which is of critical importance as the acceptance of this option removes the mill from the green belt. Consideration of the potential contamination on this site and consideration of impacts on listed buildings and the conservation area are required. A sequential approach to development will be required within the site to avoid areas of high flood risk for the most vulnerable uses. Site access is achievable for residential uses and the mix of housing and employment uses proposed on this site would be unlikely to lead to intensification of HGV highways use.

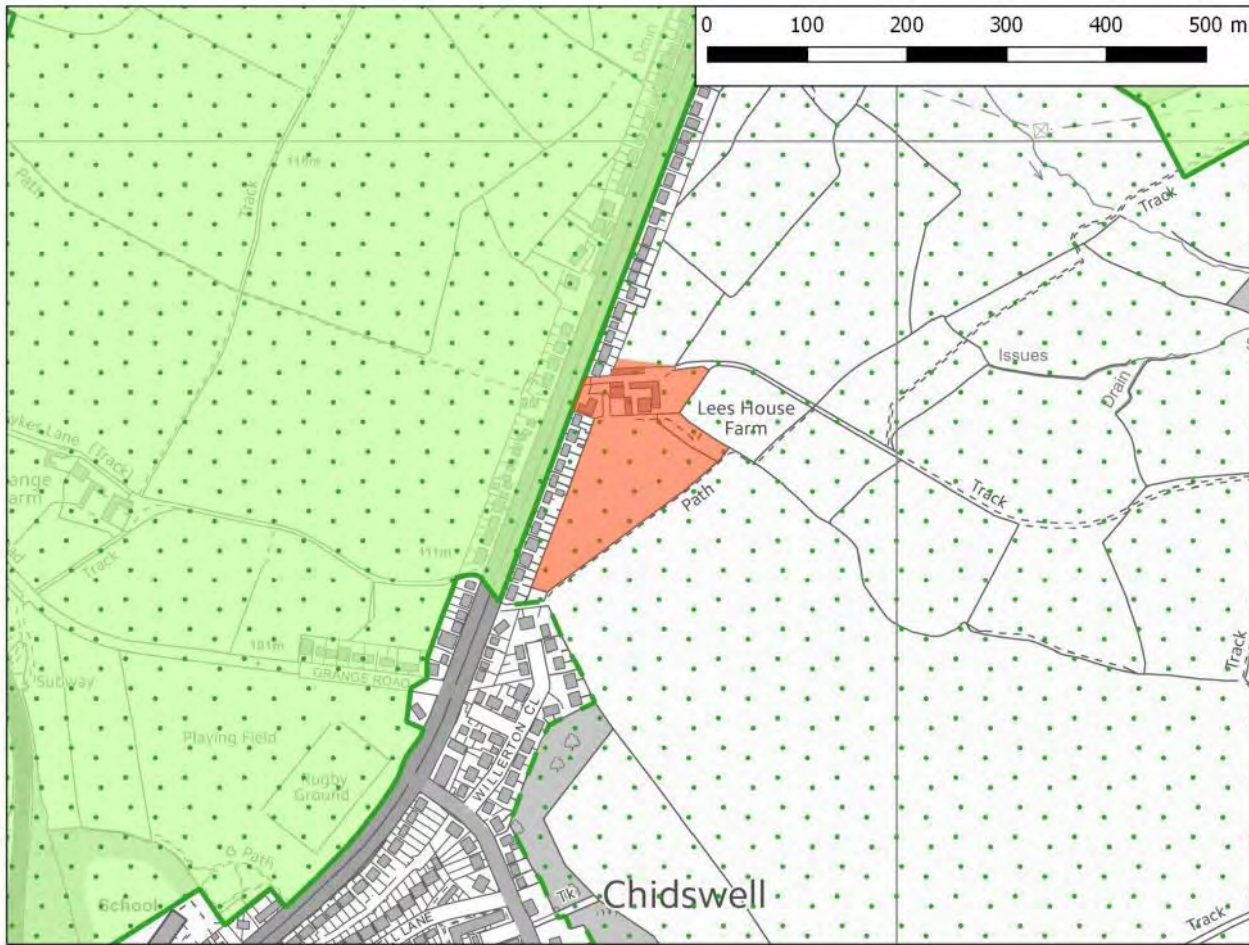


**MX1912a: Residential and employment use (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	The provision of new employment development within a mixed use site in any location is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that is being planned for within the Local Plan. Co-locating employment and residential development as part of a mixed use site will have particularly positive effects as this approach will help to ensure that job opportunities are easily accessible. This is a mixed use site which would incorporate both employment and residential development; therefore a significant positive effect is likely although it is noted that the site would mainly be residential development.
2. Achieve an economy better capable of growth through increasing investment, innovation and Entrepreneurship.	+	The provision of new employment development within a mixed use site in any location is likely to have a positive effect on this objective by encouraging economic growth. This site would incorporate limited employment provision; therefore a minor positive effect is likely.
3. Ensure education facilities are available to all.	++	The effects of mixed use development (which incorporates housing) on this objective will depend to some extent on the availability of school and college places to serve the growing population - this will depend in part on whether new places are provided as part of the new development, which is unknown at this stage. This site would incorporate residential development. This site is located within 6-10 minutes travel time of a primary school and the majority of the site is located within 16-20 minutes travel time of a secondary school (aside from the south western corner of the site which is located within 21-25 minutes travel time of a secondary school). Therefore a significant positive effect is expected on this SA objective. The site is located within 41-45 minutes travel time of a further education centre.
4. Improve the health of local people and ensure that they can access the health and social care they need.	0	The location of mixed use sites (which incorporate housing) will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from residential development there will be positive effects on residents' health. This site would incorporate residential development. Most of this site is within 16-20 minutes travel time to a GP, aside from the south western area which is within 21-25 minutes travel time to a GP and the whole site is over 60 minutes travel time to a hospital; therefore a negligible effect is likely. This site is not within or adjacent to either of the two Air Quality Management Areas that have been declared in Kirklees
5. Protect local amenity including avoiding noise and light pollution.	-	Where new development is proposed within close proximity of sensitive receptors (e.g. existing houses, schools, hospitals etc.), there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. Mixed use development (incorporating residential) within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term. There are existing residential properties within 100m of the site to the east and south, which may be affected by noise during the construction phase; therefore a minor negative effect is likely on this SA objective.
6. Retain and enhance access to local services and facilities.	0	<b>Where development will incorporate residential provision, the location of the site could affect this objective by influencing people's ability to access existing services and facilities.</b> This site would incorporate residential development. Most of this site is within 6-10 minutes travel time to a local centre (aside from the south western corner of the site which is within 11-15 minutes time travel to a local centre). This site is also within 16-20 minutes travel time to a town/district centre; therefore a negligible effect is expected.
7. Make our communities safer by reducing crime, anti-social behaviour and the fear of crime.	0	The effects of new mixed use developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development 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 development (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential mixed use 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.	+/- -?	There is an amenity greenspace feature located directly adjacent to the west of the site and a private bowling green located 70m to the north west of the site on Chapel Bank. There is another area of open space that consists of an amenity greenspace feature and semi natural and natural greenspace located 380m north west of the site and another area of semi natural and natural greenspace located 170m south of the site on Town Gate. In addition, there is a footpath from the south west edge of the site leading north and another located 55m west of the site from Hepworth Road leading south. A significant positive effect has been identified in relation to recreational facilities. However there is a footpath across the centre of the site which results in a mixed effect (significant positive/uncertain significant negative). The effect is recorded as uncertain as it cannot be known whether the recreation asset would be lost due to the mixed development.
9. Ensure all people are able to live in a decent home which meets their needs.	+?	All of the potential mixed use sites that would include residential development are expected to have positive effects on this objective, due to the nature of the development proposed, and it is assumed that the developments will include an appropriate proportion of affordable housing. This site is relatively small (4.22 ha); therefore a minor positive effect is likely. However, this is uncertain depending on what proportion of the mixed use site is used for housing as opposed to employment development.
10. Secure an effective and safe transport network which encourages people to make use of sustainable and active modes of transport.	+	How well connected mixed use sites (those that incorporate residential development) 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. Where sites would also incorporate employment development, effects will also be influenced by how easily employees commuting to and from the site can make use of sustainable transport modes. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mostly or entirely 'green' in terms of its access to three of the eight features assessed. Therefore, a minor positive effect is likely. In addition, this site would incorporate employment development and the heatmapping work has shown that 9,426 people (aged 16-64) would be able to access this site via sustainable transport within 20 minutes; meaning the overall minor positive is reinforced.</b> Co-locating residential and employment development within the site may also mean that there are good opportunities for people to live and work in close proximity and therefore to commute on foot.
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 site is relatively small (4.22 ha) on mainly brownfield land; therefore a minor positive effect is likely. This site is relatively small (4.22 ha) on mainly brownfield land; therefore development here could have a minor positive effect on this SA objective although this is uncertain depending on the design of the development.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	+?	The site is not within close proximity of the Peak District National Park. The site lies in LCA G8: Holme River Valley, as identified in the 2015 Landscape Character Assessment for Kirklees. This is the main valley of the River Holme, and it is a densely settled landscape. It is generally low lying and enclosed, with frequent deciduous woodland along watercourses and on the steeper slopes.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	<b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment. The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.</b>
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	There are two Local Wildlife Sites within close proximity of the site: Morton Wood is 285m south west of the site, Rakes Wood is 590m south east of the site. Scar Hole Quarry Local Geological Site is located 940m north east of the site. As such an overall minor negative effect on this SA objective is likely. Given that development may present opportunities to include habitat connectivity measures through the provision of green infrastructure etc. this negative effect is recorded as uncertain.
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 mainly brownfield land and located within flood zones 2 and 3 to the north of the site; therefore a minor negative effect is likely.
17. Increase prevention, re-use, recovery and recycling of waste close to source.	+?	Where mixed use 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 brownfield land; therefore a minor positive effect on this objective is likely. The effect is recorded as uncertain depending on the previous use of the site.
18. Increase efficiency in water, energy and raw material use.	0	While all new mixed development is likely to involve an increase in energy and water consumption this will not be influenced by the location of mixed development sites. Similarly, all mixed development will result in the increased consumption of minerals for construction but this will not be influenced by the location of mixed use 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 mixed use development (those that incorporate 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 would incorporate residential development and in the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mostly or entirely 'green' in terms of its access to three of the eight features assessed. Therefore, a minor positive effect is likely. In addition, this site would incorporate employment (commercial) development and the heatmapping work has shown that 9,426 people (aged 16-64) would be able to access this site via sustainable transport within 20 minutes, reinforcing the minor positive effect. Co-locating residential and employment development within the site may also mean that there are good opportunities for people to live and work in close proximity and therefore to commute on foot.
<b>Summary of SA findings:</b> Potential significant positive effects were identified in relation to objectives 1: employment, 3: education, and 8: recreation and leisure (part of a mixed effect). Significant negative effects were identified in relation to objective 8: recreation and leisure (part of a mixed effect). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# MX3394 - Lees House Farm, Leeds Road, Dewsbury

## Green Belt Release Sites: MX3394



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PCLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/MX3394

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**MX3394****Lees House Farm, Leeds Road, Dewsbury**

Proposed Land Use	Mixed Use
Is the site Green/Brownfield?	Predominantly Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	2.18
Net area (Ha)	1.09
Housing Capacity	38
Employment Floorspace	3,816

**Technical Consultation summaries**

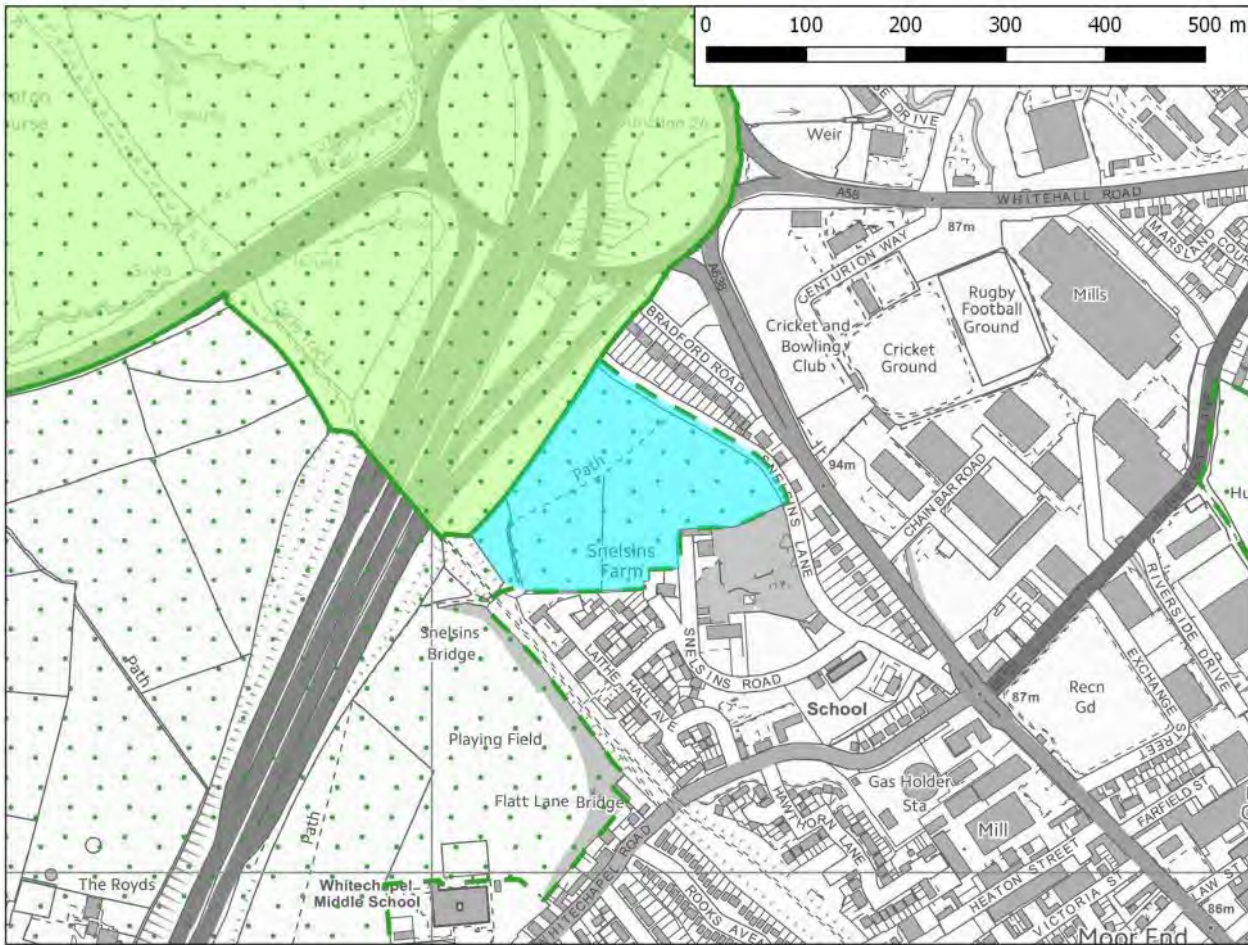
Education		No immediate need for additional Primary and Secondary school places within the catchments area. There is however an increasing trend for places.
Biodiversity		No objections raised
Historic Environment		No objections raised
Flood risk and Drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk. Surface water drainage requires further investigation. An examination of the drainage of the farm is required.
Highways/Transport		Site access is achievable. Access can be achieved from Leeds Road. 2.4m x 120m visibility splays required. Accident cluster along the length of Leeds Road A653. Right turning lane may be required into the site. PROW Dew/150/10 to the south eastern boundary and BAT/51/10 runs along the northern boundary of the site. PROW Dew/150/10 to the south eastern boundary and BAT/51/10 runs along the northern boundary of the site.
Environmental Protection		Noise Assessment required due to mixed use element. Air Quality Impact Assessment, Low Emission Travel Plan and Phase 1 Contaminated Land Report required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average
Green Belt Edge	N/A	N/A
Green Belt Site		The small site has no boundary with the edge of Chidswell although it is only separated from it by a small paddock to the rear of 932 and 934 Leeds Road. This area of land would need to be released from the green belt in order to give the site option a relationship to the settlement. This site lies to the rear of ribbon development along Leeds Road and it is contained by development to the south and west, the existing buildings to the north and a reasonably strong field boundary to the east. Development could be contained with little risk of sprawl or encroachment into the countryside.
Exceptional Circumstances	-	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for both housing and employment land in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating development on the site outweigh any adverse effects on the green belt.
Overall Conclusion	-	Due to the strategic allocation on MX1905 this site has been determined as being acceptable as mixed use, in order to comprehensively plan for this area. Further information relating to the exceptional circumstances for a mixed use allocation in this location can be found under site MX1905.

**MX3394: Residential and employment use (allocated in the Publication Draft Local Plan)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	The provision of new employment development within a mixed use site in any location is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that is being planned for within the Local Plan. Co-locating employment and residential development as part of a mixed use site will have particularly positive effects as this approach will help to ensure that job opportunities are easily accessible. This is a mixed use site which would incorporate both employment and residential development; therefore a significant positive effect is likely although it is noted that the site would mainly be residential development.
2. Achieve an economy better capable of growth through increasing investment, innovation and Entrepreneurship.	+	The provision of new employment development within a mixed use site in any location is likely to have a positive effect on this objective by encouraging economic growth. This site would incorporate an element of employment provision; therefore a minor positive effect is likely.
3. Ensure education facilities are available to all.	++	The effects of mixed use development (which incorporates housing) on this objective will depend to some extent on the availability of school and college places to serve the growing population - this will depend in part on whether new places are provided as part of the new development, which is unknown at this stage. This site would incorporate residential development and the site is within 6-10 minutes travel time of a primary school and mostly within 16-20 minutes travel time of a secondary school (aside from the far eastern portion of the site which is within 21-25 minutes travel time of a secondary school). Therefore, a significant positive effect is likely. The majority of the site is also within 16-20 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.	+	The location of mixed use sites (which incorporate housing) will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from residential development there will be positive effects on residents' health. This site would incorporate residential development. The site is located within 11-15 minutes travel time of a GP. The site is also located within 36-40 minutes travel time of a hospital. As such a minor positive effect is expected 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 development is proposed within close proximity of sensitive receptors (e.g. existing houses, schools, hospitals etc.), there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. Mixed use development (incorporating residential) within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term. The site is proposed to contain residential development and is located directly adjacent to the A653 to the west of the site. As such, development at this location may result in residential development being adversely affected by noise pollution in the long term and therefore a significant negative effect on this SA objective is likely.
6. Retain and enhance access to local services and facilities.	0	Where development will incorporate residential provision, the location of the site could affect this objective by influencing people's ability to access existing services and facilities. This site is proposed to contain residential development. The site is located within 11-15 minutes travel time of a local centre and the majority of the site is located within 16-20 minutes travel time of a town/district (a portion of the site to the east is located within 21-25 minutes travel time of a town/district centre). A negligible effect is therefore expected on this SA objective.
7. Make our communities safer by reducing crime, anti-social behaviour and the fear of crime.	0	The effects of new mixed use developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development 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 development (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential mixed use 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. Outdoor sports facilities are located within 165m of the site to the south west. An area containing parks and gardens is beyond these outdoor sports facilities within 370m of the site. With this area a number of areas which contain provisions for children and young people are also located. Areas of amenity greenspace are located within 355m of the site to the south. There are a number of PROWs within close proximity to the site, for example there is a footpath along the south eastern site boundary. As such a significant positive effect is expected on this SA objective. This significant positive effect is likely to be combined with a significant but uncertain negative effect however given that another footpath passes within the boundaries of the site to the north. This use may be lost depending upon the exact design of any development which might occur at this location which is unknown at this stage.
9. Ensure all people are able to live in a decent home which meets their needs.	+	All of the potential mixed use sites that would include residential development are expected to have positive effects on this objective, due to the nature of the development proposed, and it is assumed that the developments will include an appropriate proportion of affordable housing. This site is relatively small (2.18 ha); therefore a minor positive effect is likely. However, this is uncertain depending on what proportion of the mixed use site is used for housing as opposed to employment development.
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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly 'green' in terms of its access to six of the eight features assessed. Therefore, a significant positive effect is likely. However, this is uncertain as information about the number of people that could access the site via sustainable transport within 20 minutes is not available for this site.</b>
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 site is relatively small (2.18 ha) on mostly greenfield land (it is recognised that a small portion of the site to the north contains some farm buildings); therefore a minor negative effect is likely. The land has been classified as being Grade 3 Agricultural Land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-	This site is relatively small (2.18 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. The southern sector of the site lies in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition. However, the northern sector of the site lies in an area classed as 'urban' in the 2015 Landscape Character Assessment for Kirklees.
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 a number of biodiversity features in relatively close proximity to the site. Local Wildlife Sites Soothill Wood, Scargill Wood, Dunn Wood and Dogloitch Wood are located to the north, north east and east of the site respectively all within 750m of the site. The relatively close proximity of the site may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. and as such a minor 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 mixed development is likely to involve an increase in energy and water consumption this will not be influenced by the location of mixed development sites. Similarly, all mixed development will result in the increased consumption of minerals for construction but this will not be influenced by the location of mixed use 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 mixed use development (those that incorporate 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 sites that incorporate residential development 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly 'green' in terms of its access to six of the eight features assessed. Therefore, a significant positive effect is likely. However, this is uncertain as information about the number of people that could access the employment opportunities at the site via sustainable transport within 20 minutes is not available for this site.</b>
<b>Summary of SA findings:</b> Significant positive effects are identified for this site in relation to SA objectives 1: employment, 3: education, 8: recreation (as part of a mixed effect overall), 10: sustainable transport and 19: climate change. Significant negative effects were identified in relation to SA objectives 5: amenity and 8: recreation (as part of a mixed effect overall). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

SL2277 - Land to south west of, Snelsins Lane, Chain Bar

Green Belt Release Sites: SL2277



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/SL2277

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**SL2277****Land to south west of, Snelsins Lane, Chain Bar**

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)	4.07
Net area (Ha)	4.07
Housing Capacity	142
Employment Floorspace	-

**Technical Consultation summaries**

Education		There is no immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for places.
Biodiversity		No objections raised
Historic Environment		Site of known archaeology (PRN2310). Archaeological evaluation required.
Flood risk and Drainage		Main river flood zone1; no objection. Surface water flood risk; no objection. Surface water drainage; no objection, but soak away re-emergence difficult to assess. Connection to a watercourse may have to cross third party land.
Highways/Transport		While Snelsins Lane is adopted, improvements would be required to the road width as well as the provision of pedestrian facilities
Environmental Protection		A new Air Quality Management Area would be created if this site were developed. AQIA, noise and contaminated land phase 1 reports required. Small part of the site is located within an outer hazard zone. No impact on capacity.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space	N/A	N/A
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.
Green Belt Edge		This is an extensive area of green belt that helps maintain separation between Kirklees and Bradford. Locally the green belt is completely isolated from the wider countryside by the M62, which is overwashed. It is elevated above the level of the motorway so development may be prominent.
Green Belt Site		Tree cover and existing land uses limit long distance views of this site, although its slope and elevation is such that new development would be at a higher level than properties on Snelsins Lane to the detriment of the openness of the green belt in the immediate vicinity. Its containment and degree of overlooking by existing development limits its relationship to the wider countryside.
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	-	Development of this site would result in the creation of a new Air Quality Management Area.

**SL2277 H12: Land to the South West of Snelsins Lane, Chain Bar, Cleckheaton (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.	++/--	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 <b>employment nodes can affect people's ability to access jobs.</b> The northern part of the site is within 6-10 minutes travel time of the nearest employment node; however the southern part of the site is over an hour travel time from the nearest employment node. A mixed effect on this SA objective is therefore likely – significant positive in the northern part of the site and significant negative in the southern part.
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. The northern part of the site is within 6-10 minutes travel time of a primary; however the southern part of the site is over an hour travel time from a primary school. The north eastern part of the site is within 11-15 minutes travel time of a secondary school; however the southern part is over an hour travel time from a secondary school. A mixed effect on this SA objective is therefore likely – significant positive in the north east and significant negative in the southern part of the site. The north eastern area is also within 30 minutes of a further education institute, which will contribute to the significant positive effect in this part of the site.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+/--	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 northern part of this site is within 11-15 minutes travel time of a GP and within 31-35 minutes of a hospital; however the southern part is over an hour travel time from both a GP and a hospital; therefore a mixed effect on this SA objective is likely – minor positive in the northern part of the site and significant negative in the southern part. 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. The north west boundary of this site is approximately 20m from a slip road which leads on to the M606 (approximately 50m from the north west boundary of the site) which may mean that residents in that part of the site are affected by road noise. There are also a number of residential properties directly adjacent to the site to the south and north east which may be affected by noise during the construction phase. 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. The northern part of this site is within 6-10 minutes travel time of a local centre and within 11-15 minutes travel time of a town/district centre; however the southern part of the site is over an hour from both a local centre and a town/district centre. A mixed effect on this SA objective is likely – minor positive in the northern part of the site and significant negative in the south.
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.	++/--?	This site is bisected by an existing Public Right of Way, which could be lost as a result of housing development. However the site is within 600m of a number of areas of open space, including a green corridor approximately 17m to the south west, a public playing field approximately 370m to the south east and a bowling green approximately 146m to the north east. A mixed (significant positive and potential significant negative) effect is therefore identified.
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 (4.07ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly or entirely 'green' in terms of its access in six of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (4.07ha) on greenfield land; therefore a minor negative effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (4.07ha) 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 500m of the Peak District National Park. The site lies in LCA E8: Batley-Dewsbury Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This comprises gently undulating land with varied tree cover. Urban expansion and associated land uses are spreading into the farmland landscape. Some areas still retain a relative sense of tranquillity and rural character, however increasing urbanisation creates a landscape of transition.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>Historic England has rated this site as 'green' in terms of the potential for effects on the historic environment, as development of this site is unlikely to result in harm to any designated heritage asset.</b> The effect on this SA objective is therefore negligible but uncertain as the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	This site is approximately 598m from the Hanging Wood candidate Local Wildlife Site, approximately 609m from the Hunsworth great and little Wood candidate Wildlife Site and approximately 699m from the Hanging Wood designated Local Wildlife Site. Therefore development here could have a minor negative effect on this SA objective.
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 outside of flood zones 2 and 3; therefore a minor negative effect is likely.
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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mainly or entirely 'green' in terms of its access in six of the eight features assessed. Therefore, a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: leisure and recreation (all of these effects were part of overall mixed effects), 10: sustainable transport, and 19: climate change, and potential significant negative effects were identified in relation to SA objectives 1: employment, 3: education, 4: health, 6: services and 8: leisure and recreation (all of these effects were part of overall mixed effects) and SA objective 5: amenity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

SL2284 - Lower Busker Farm, Busker Lane, Scissett

Green Belt Release Sites: SL2284



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/SL2284

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**SL2284****Lower Busker Farm, Busker Lane, Scissett**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Predominantly Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	3.72
Net area (Ha)	3.72
Housing Capacity	130
Employment Floorspace	-

**Technical Consultation summaries**

Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning
Biodiversity		No objections raised.
Historic Environment		Potential impact on Grade II listed building. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed building.
Flood risk and Drainage		Flood zone 1. Further research required for suitability of soakaways.
Highways/Transport		access achievable provided visibility splays can be provided along Busker Lane. Impact on SRN mitigated by committed schemes.
Environmental Protection		No objections raised.
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 a reasonably extensive area of green belt that maintains separation between Skelmanthorpe and Clayton West. The extent of the gap and the existing settlement form allow opportunities for some limited settlement extension without significantly undermining the role and function of the green belt in this location.
Green Belt Site		This site is contained by Busker Lane to the south and existing development, including Scissett Middle School to the north and east. To the west the treed footpath would represent a strong and defensible new boundary minimising any risk of further encroachment or sprawl. The location and configuration of the site means that it is well related to the settlement and would represent rounding off. The land slopes up towards Busker Lane so could be prominent in long distance views from the north.
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	-	This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. This site is contained by Busker Lane to the south and existing development, including Scissett Middle School to the north and east. To the west the treed footpath would represent a strong and defensible new boundary minimising any risk of further encroachment or sprawl. The location and configuration of the site means that it is well related to the settlement and would represent rounding off. The land slopes up towards Busker Lane so could be prominent in long distance views from the north. Development at a high density be poorly related to current built form of Scissett and sense of place, adjacent to the middle school and school field. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed building.

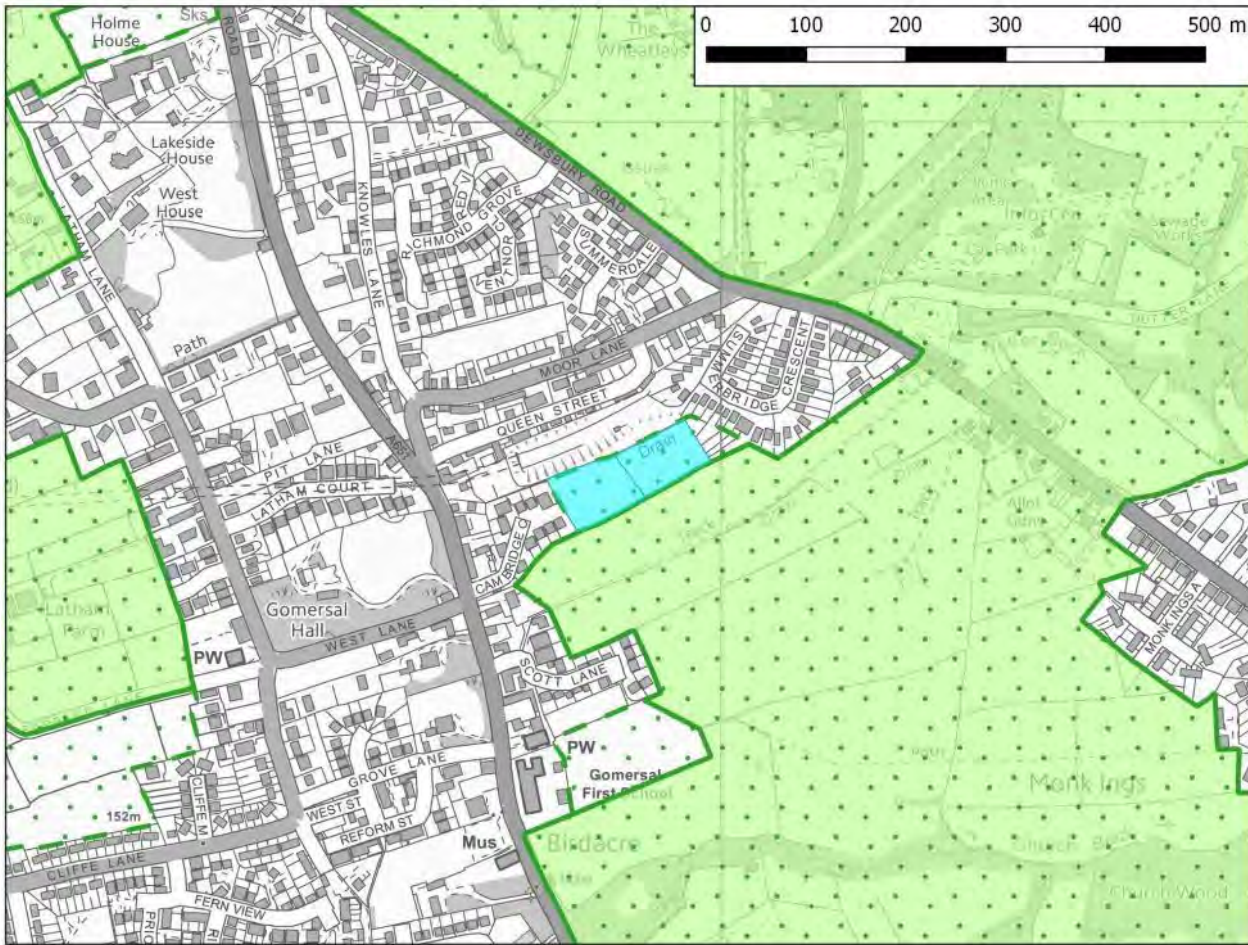
**SL2284\_H73: Lower Busker Farm, Busker Lane, Scissett (Safeguarded land SA assessments based on the unallocated housing site)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> The majority of the site is located within 11-15 minutes travel time of the nearest employment node (a small part of the site to the north west is located within 16-20 minutes travel time of the nearest employment node). As such a significant positive effect is expected on this SA objective.
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. 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.
3. Ensure education facilities are available to all.	++?	The majority of the site is located within 6-10 minutes travel time of the nearest primary school (the northern part of the site is located within 11-15 minutes travel time of the nearest primary school). The majority of the site is located within 6-10 minutes travel time of the nearest secondary school (the northern part of the site is located within 11-15 minutes travel time of the nearest secondary school). Overall a significant positive effect is expected on this SA objective. The majority of the site is located within 6-10 minutes travel time of the nearest centre for further education (a small part of the site to the north is located within 11-15 minutes travel time of the nearest centre for further education).
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The majority of the site is located within 5 minutes travel time of the nearest GP (the northern part of the site is located within 6-10 minutes travel time of the nearest GP). The majority of the site is also located within 51-55 minutes travel time of the nearest hospital (the northern part of the site is located within 56-60 minutes travel time of the nearest hospital). Overall a minor positive effect is expected on this SA objective.
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. This site is located within 50m of existing properties to the south west on Busker Lane. These properties may be affected by noise during the construction phase and a minor 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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The majority of the site is located within 5 minutes travel time of a local centre (a small part of the site to the north is located within 6-10 minutes travel time of a local centre). The majority of the site is located within 5 minutes travel time of a town/district centre (the northern part of the site is located within 6-10 minutes travel time of the nearest town/district centre). As such a significant positive effect is expected for this SA objective.
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 crossed by a footpath which runs for the north west to connect with Busker Lane to the south. As such a potential significant negative effect is identified for this SA objective. The site is also however in close proximity to a number of open spaces which could be used by residents. Outdoor sports facilities are located adjacent to the site to the north at Scissett Middle School. Further outdoor sports facilities are provided to the south of the site within 10m on Busker Lane. A cemetery is located to the west of the site within 50m on the grounds of the Church of Saint Augustine's Scissett. As such given that the relative close proximity of these open spaces to the site may encourage new residents to make use of them a significant positive effect is also expected on this SA objective. Overall a mixed effect is likely.
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 (3.72ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to seven of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (3.72ha) on mostly greenfield land (a small part of the site to the south has previously been developed upon); therefore a minor negative effect on this SA objective is likely. The site is located on Grade 4 Agricultural Land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (3.72ha) on greenfield land (a small part of the site to the south has previously been developed upon); therefore development here is expected to have a minor negative effect on this SA objective. This impact is uncertain given that it is dependent on the design of the development. The site is not within close proximity of the Peak District National Park. The site lies in LCA G10: River Dearne Valley, as identified in the 2015 Landscape Character Assessment for Kirklees. This LCA comprises relatively broad valleys with a high level of broadleaved woodland cover. The main valley floor is densely settled and has a peri-urban feel, while the tributary sections of the LCA are generally more tranquil and rural and are only crossed by minor roads.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	<b>Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the barn to the west of Lower Busker Farmhouse which is a Grade II Listed Building.</b> The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	The site is located within 520m of Park Gate Dyke which has been designated as a Local Wildlife Site to the north west. Also to the north west within 700m Blacker Wood has been identified as a Candidate Local Wildlife Site. High Bridge Wood is located to the south west of the site within 440m and is another Candidate Local Wildlife Site. Cliffe Woods Park Quarry, Clayton West is a Local Geological Site and is located within 1km to the east of the site. Riding Wood is located to the east of the site within 780m and parts of it have been designated as a Candidate local Wildlife Site and as a Local Wildlife Site. The relative proximity of the site to these designated biodiversity and geodiversity features may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. and as such a minor 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 located on greenfield land and is not within Flood Zones 2 and 3; therefore a minor negative effect is likely given that the development of new housing on this greenfield land may increase the area of impermeable surfaces in the District and thus may result in an increase in the overall risk of flooding 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. Development at this site would make use of mostly greenfield land (a small part of the site to the south has previously been developed upon) meaning there are unlikely to be opportunities to reuse materials already onsite. A minor negative effect is therefore likely on this SA objective.
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. <b>This site is classed as 'green' in terms of its access to seven of the eight features assessed; therefore a significant positive effect is likely.</b>

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 6: access to local services, 8: recreation and leisure (it should be noted that the overall score on this SA objective was recorded as mixed), 10: transport and 19: climate change and potential significant negative effects were identified for this site in relation to SA objective 8: recreation and leisure (it should be noted that the overall score on this SA objective was recorded as mixed). These issues will need to be considered further in terms of enhancement and/or mitigation, which may be achieved through Local Plan policies.

SL2290 - Land to the east of, Cambridge Chase, Gomersal

Green Belt Release Sites: SL2290



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDL
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/SL2290

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**SL2290****Land to the east of, Cambridge Chase, Gomersal**

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)	0.84
Net area (Ha)	0.84
Housing Capacity	29
Employment Floorspace	-

**Technical Consultation summaries**

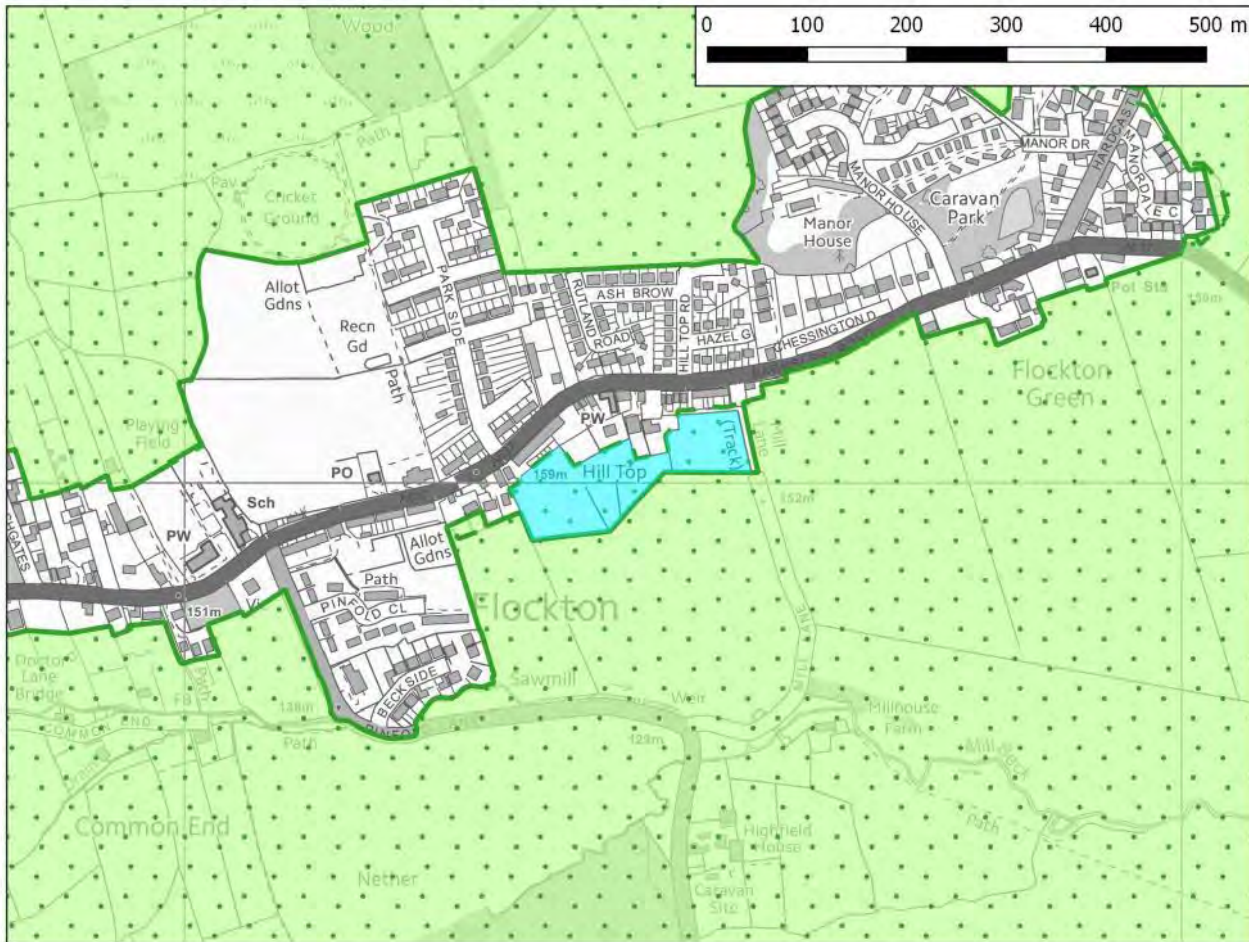
Education		Primary schools - no immediate need Secondary school - no immediate need but increasing trend.
Biodiversity		No objections raised
Historic Environment		No objections raised
Flood risk and Drainage		Main river flood zone 1; no objection. Surface water flood risk; no objection. Further research is required for the discharge of surface water.
Highways/Transport		Third party land required. The limit of adoption on Cambridge Chase is the turning head between Plots 6 and 7. Beyond this point Cambridge Chase is unadopted.
Environmental Protection		Phase 1 contaminated land report required
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt performs an important role in helping to prevent the coalescence of Gomersal and Birstall, and although the existing settlement pattern provides some limited opportunities for minor infill or rounding off the extensive nature of the field pattern means that any settlement extension is unlikely to be achieved without significant land release, which could compromise the overall strategic role of the green belt in this location.
Green Belt Site		The size, location and degree of containment of this site presents the opportunity to round off this area of Gomersal without significantly undermining the role and function of the green belt in this location. Removal of the site from the green belt would also necessitate the removal of the long rear gardens to properties on Summerbridge Crescent in order to create a defensible new green belt boundary.
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	-	Site access is not achievable without significant use of third party land.

**SL2290\_H1: Land to the east of Cambridge Chase, Gomersal (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.	++	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 <b>employment nodes can affect people's ability to access jobs.</b> This site is located 16-20 minutes travel time from the nearest employment node: therefore a significant positive 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. The site is located within 6-10 minutes travel time of a primary school and 11-15 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 21-25 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.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> The site is located within 6-10 minutes travel time of a GP and within 41-45 minutes travel time of a hospital; therefore a minor positive 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. This site is adjacent to existing residential properties to the east on Summerbridge Crescent and to the west on Cambridge Chase. These properties may be affected by noise during the construction phase. A minor 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 <b>potentially stimulate the provision of new services</b> ); however the <b>location of housing sites could affect this objective by influencing people's ability to access</b> existing services and facilities. The site is located within 6-10 minutes travel time of a local centre. The majority of the site is located within 11-15 minutes travel time of a town/district centre (a small part of the site to the north east is located within 16-20 minutes travel time of a town/district centre); therefore a minor positive 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. Outdoor sports facilities are provided to the south of the site within 190m by Gomersal First School. Amenity greenspace is located to the north of the site within 290m by Richmond Grove. Further amenity greenspace is accessible within 315m to the south west of the site by Reform Street. A cemetery is located within 340m to the west of the site on Latham Lane. As such a significant positive effect is recorded 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 (0.84ha); 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to seven of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 (0.84ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. The site has been identified as being located on mostly Grade 3 Agricultural Land (the western edge of the site is located on Urban Land).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (0.84ha) 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. <b>The site lies in an area classed as 'urban' in the 2015 Landscape Character Assessment for Kirklees.</b>
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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</b> 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.	--?	The site is within 170m of the Oakwell Park to the north east which has been identified as a Local Wildlife Site and a Local nature Reserve. The close proximity of the site to this designated biodiversity feature may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc and 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. <b>This site is classed as 'green' in terms of its access to seven of the eight features assessed; therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: leisure and recreation, 10: transport and 19: climate change and potential significant negative effects were identified in relation to SA objective 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.		

SL2297 - Land to the west of, Mill Lane, Flockton

Green Belt Release Sites: SL2297



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PCLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-01

Filename: Green Belt Release Sites/SL2297

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**SL2297****Land to the west of, Mill Lane, Flockton**

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)	1.44
Net area (Ha)	1.44
Housing Capacity	50
Employment Floorspace	-

**Technical Consultation summaries**

Education		Decreasing trends for primary and modest decrease in secondary. No immediate need for additional capacity.
Biodiversity		No objections raised.
Historic Environment		No objections raised.
Flood risk and Drainage		Site is within EA flood zone 1.
Highways/Transport		Third party land required for access. 2.4m x 43m visibility splays required. Not clear how these can be achieved from this site.
Environmental Protection		Site is not contaminated but a phase 1 contamination report is required.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
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 opportunities for settlement extension and rounding off although sprawl to the south should be avoided.
Green Belt Site		This is a reasonably well related and well proportioned site that could present a settlement extension to the south of Flockton. It is contained by road and trees to the east and west and by a field boundary to the south which would prevent sprawl, although there would be little to screen the new development from the wider countryside.
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	-	This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Third party land would be required for site to be accessed from adopted highway and it is not clear how access could be achieved to deliver housing during the plan period.

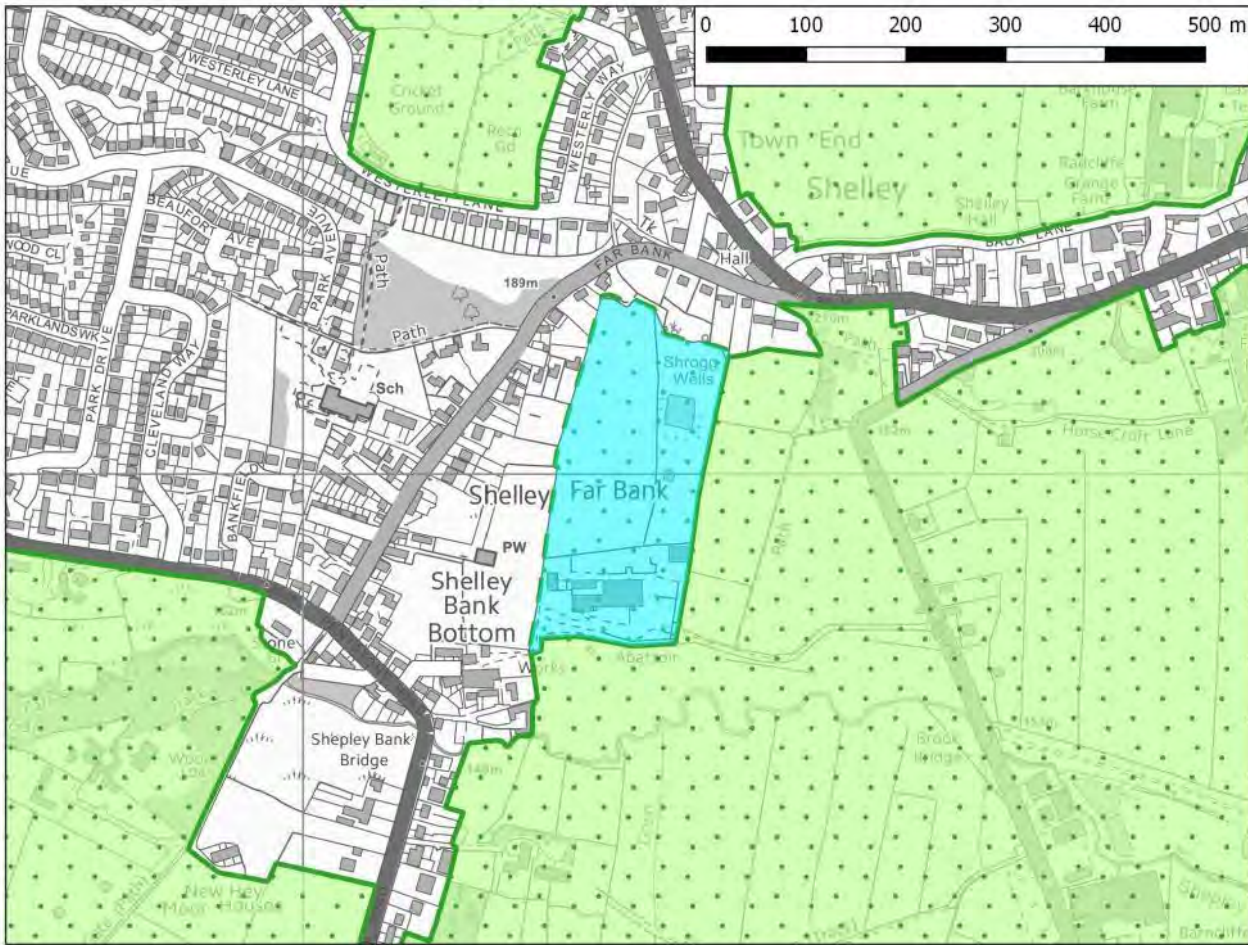
**SL2297 H636: (Safeguarded land SA assessments based on the unallocated housing site)**

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++/+	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 <b>employment nodes can affect people's ability to access jobs.</b> The western area of this site is within 16-20 minutes travel time of the nearest employment node and the eastern area is within 26-30 minutes. In between, <b>journey times to employment nodes vary in between those two extremes. Therefore a mixed effect on this objective is expected - significantly positive for the western side and minor positive for the eastern side.</b>
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. The smallest western tip of this site is within 5 minutes travel time to a primary school and middle of the site is within 11-35 minutes, with the other areas of the site to the west and northeast varying between the two extremes. Most of the site is within 26-30 minutes travel time of a secondary school and the west and north-eastern areas are within 21-25 minutes. As the entire site is still within 15 minutes travel time of a primary school and between 20-30 minutes of a secondary school there is likely to be a minor positive effect.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> This site is within 6-10 minutes travel time of a GP at the western tip and 11-15 minutes for the rest of the site. It is also within 51-55 minutes of a hospital from most of the site, with a small area in the south being 56-60 minutes. Therefore a minor positive effect is likely. 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. This site is adjacent to a number of residential properties along the northern boundary which may be affected by noise during the construction phase. A minor negative effect on this SA objective is therefore likely.
6. Retain and enhance access to local services and facilities.	+/0	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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. The western tip of the site is within 5 minutes travel time of a local centre and the centre of the site is within 11-15 minutes with the rest of the site varying in distance between the two extremes. The site is also within 21-25 minutes of a town/district centre for most of the site and 26-30 minutes in the northeast corner; therefore a mixed effect is expected with the western tip expecting a minor positive effect and the rest of the site expecting a negligible effect.
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.	++	This site is within allotments and amenity greenspace (approximately 80 m to the west) and several other open spaces to the northwest and northeast within <b>400 m, including children's parks, parks and gardens, semi-natural/natural greenspaces, outdoor sports facilities, a couple of cemeteries. There are also various public right of ways and a byway to the south. Therefore a significant positive effect is expected.</b>
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 (1.51 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as mostly 'green' in terms of its access to three of the eight features assessed. Therefore, a minor positive effect is likely.</b>
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 (1.51 ha) on greenfield land, currently classified as Grade 3 agricultural quality: therefore a minor negative effect on this SA objective is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (1.51 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. The site lies in LCA N1: Emley Moor, as identified in the 2015 Landscape Character Assessment for Kirklees. This is an elevated, undulating farmland plateau with frequent woodland cover. The character is predominantly traditional rural, occupied by small villages.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>Historic England has rated this site as 'green' in terms of the potential for effects on the historic environment, therefore a negligible effect is likely.</b> The effect on this SA objective is uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	This site is approximately 300 m from the Kirkby Wood candidate Local Wildlife Site: therefore development here could have a minor negative effect on this SA Objective.
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 outside of flood zones 2 and 3: therefore a minor negative effect is likely.
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. <b>This site is classed as mostly 'green' in terms of its access to three of the eight features assessed; therefore a minor positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives: 1: Employment (as part of a mixed result), and 8: leisure and recreation; and no potential significant negative effects were identified in relation to SA objectives. These issues will need to be considered further in terms of enhancement, which may be achieved through Local Plan policies.		



SL3356 - Land to the east of Far Bank, Shelley

Green Belt Release Sites: SL3356



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PCLP
- Kirklees



**Policy Unit**  
**Research & Intelligence Team**

Date: 2017-06-01  
 Filename: Green Belt Release Sites/SL3356

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**SL3356**

**Land to the east of Far Bank, Shelley**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Predominantly Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	4.66
Net area (Ha)	4.66
Housing Capacity	163
Employment Floorspace	-

**Technical Consultation summaries**

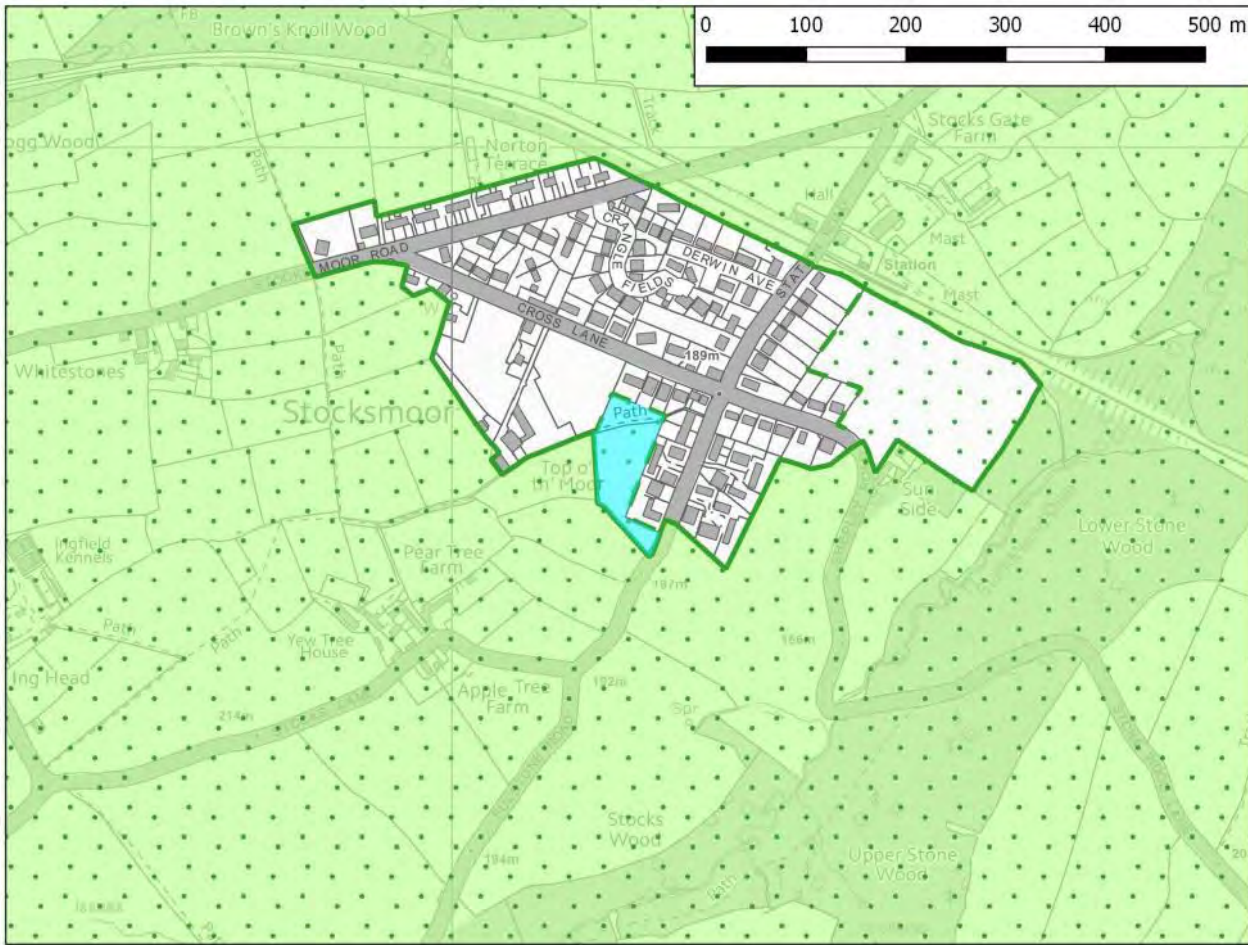
Education		Decreasing trends for primary and modest decrease in secondary. Site capacity could impact on school place planning.
Biodiversity		Recommendation to remove ponds and acid grasslands (UK BAP priority habitats) from the net area.
Historic Environment		Potential impacts on Shelley Methodist Church to the west of this site therefore further consideration will need to be given to layout. Heritage impact assessment required.
Flood risk and Drainage		The site in flood zone 1, limited options for surface water drainage
Highways/Transport		Third party land required for access. It appears that access could only be achieved through the housing option to the east which has not been accepted. No site frontage to adopted highway. PROW crosses the site. Potential for cumulative impacts on strategic highways network but these impacts can be managed through mitigation already planned. Access could potentially be drawn from the east of the site.
Environmental Protection		Potentially contaminated land therefore phase 1 and 2 contamination reports required. Travel Plan required. Air quality impact assessment and noise assessment needed.
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 delineates the eastern extent of Shelley in this location. The existing settlement pattern and land use features, including existing built form in the green belt close to the settlement edge, present some opportunities for settlement extension without compromising the role and function of the green belt. The land rises to the north so development here would be increasingly prominent.
Green Belt Site		As presented this site in the main follows features on the ground which would present a definable new green belt boundary. It is both well proportioned and well related to the settlement pattern it adjoins although rising land would make development increasingly prominent towards the north. The site appears as part of the wider countryside in long distance views but its relationship with it is limited by existing built form.
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	-	This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period along with SL2173. Significant third party land required for access. Suitable access could only be achieved through the housing option to the east which has been rejected. Lack of evidence that access can be achieved to ensure a deliverable or developable site.

**SL3356\_H458: Land to the west of 55, Near Bank, Shelley, Huddersfield (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.	+?/-	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 <b>employment nodes can affect people's ability to access jobs.</b> Levels of access to an employment node vary throughout the site, from 16 - 20 minutes in southern and central parts to more than 60 minutes in the north. In between these parts of the site, journey times to employment opportunities vary in between those two extremes. Overall a mixed effect is likely, being significant positive for the southern and central part of the site and significant negative for the northern part.
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. Levels of access to education facilities vary throughout this site. In southern and central parts it is 6 - 10 minutes travel time to a primary school, while in the north of the site it is over 60 minutes travel time. For secondary schools the journey time is between 26 - 30 minutes in the south and central part and over 60 minutes in the north. The southern and central part of the site is within 31-35 minutes of a further education institute while journey times are over 60 minutes in the north of the site. On balance, the overall most accessible part of the sites are southern and central parts. In between these parts of the site, <b>journey times to education facilities vary in between those two extremes Therefore a mixed effect on this objective is expected - potentially minor positive for the north western tip and potentially significant negative for the northern part.</b>
4. Improve the health of local people and ensure that they can access the health and social care they need.	+/-	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from <b>housing sites there will be positive effects on residents' health.</b> Levels of access to healthcare facilities vary throughout this site. The southern and central parts of this site are within 11 - 15 minutes travel time of a GP and the northern part is over 60 minutes travel time. <b>The southern and central parts of the site are 46 - 50 minutes of a hospital and the northern part is in effect of 60 minutes.</b> In between these parts of the site, journey times to healthcare facilities vary in between those two extremes. Therefore a mixed effect on this objective is expected - minor positive for the southern and central parts and significant negative for the northern part. <b>The site is not within or adjacent to an AQMA.</b>
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 existing residential properties near the western edge of the site, which may be affected by noise during the construction phase. In addition, there is an industrial site in close proximity. A significant negative effect on this SA objective is therefore likely.
6. Retain and enhance access to local services and facilities.	0/-	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 <b>potentially stimulate the provision of new services</b> ); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. Levels of access to local centres and town/district centres vary throughout this site. The southern and central parts of the site are within 6 - 10 minutes of a local centre and the northern part of the site is over 60 minutes from a local centre. The southern and central part of this site is within 21 - 25 minutes of a town/district centre, whilst the northern part is over 60 minutes from a town/district centre. In between these areas, journey times to local and town/district centres vary in between those two extremes. Overall, a mixed effect is expected, a negligible effect on this objective is expected in southern and central parts and a significant negative for the northern part.
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.	+?/-?	There are a number of footpaths and areas of open space within walking distance (600m) of the site which could be used by residents for sports and recreation, including a park and garden, natural and semi-natural greenspace, amenity greenspace, allotments, an area of woodland, an outdoor sports facility and provision for children and young people. However, a footpath does run through the site. Overall, a mixed effect is expected; a significant positive effect due to the number of sport and recreational facilities within close proximity, but a potential significant negative due to the footpath running through the site which may be lost as a result of housing development at this location.
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 large (6.18ha); therefore a significant 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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was assessed as being entirely or mainly 'green' for four of the eight features assessed. Therefore, a significant positive effect is likely.</b>
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 large site (6.18ha) on mainly greenfield land (part of the central area of the site is located on greenfield land); therefore a minor negative effect on this SA objective is likely. The site is not within an area of high quality agricultural land (the land is classed as Grade 4).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?/?	This is a relatively large site (6.18ha) on mainly greenfield land (part of the central area of the site is located on greenfield land); therefore development here could have a significant 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. The site lies in between LCA E6: Fenay Beck Valley Rural Fringes and G9: Fenay Beck Valley & Tributaries, as identified in the 2015 Landscape Character Assessment for Kirklees. LCA E6 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 Shelley. LCA G9 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.	?	<b>Historic England has rated this site as 'orange' in terms of the Shelley Methodist Church to the south of this area which is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.</b> The effect on this SA objective is therefore uncertain and the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	This site is approximately 310m from the Gelder Wood Candidate Local Wildlife Site; therefore development here could have a minor negative effect on this SA Objective.
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 only the most southerly part of the site is located within Flood Zone 3; therefore a minor negative effect is likely.
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. <b>In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was assessed as being entirely or mainly 'green' for four of the eight features assessed. Therefore, a minor positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 9: affordable housing, 10: sustainable transport and 19: climate change and also 1: employment and 8: leisure and recreation facilities (as part of a mixed effect). Potential significant negative effects were identified in relation to SA objective 5: amenity, 11: use of land, 12: character, and also 1: employment, 3: education, 4: health, 6: local services and 8: leisure and recreation facilities (as part of a mixed effect). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

# SL3357 - Land to the west of, Fulstone Road, Stocksmoor

## Green Belt Release Sites: SL3357



**Legend**

- Safeguarded Land
- Mixed use
- Employment
- Housing
- Green Belt 2015
- Green Belt PDLP
- Kirklees

**Kirklees COUNCIL**

**Policy Unit**

**Research & Intelligence Team**

Date:2017-06-01

Filename:Green Belt Release Sites/SL3357

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**SL3357****Land to the west of, Fulstone Road, Stocksmoor**

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)	0.64
Net area (Ha)	0.64
Housing Capacity	22
Employment Floorspace	-

**Technical Consultation summaries**

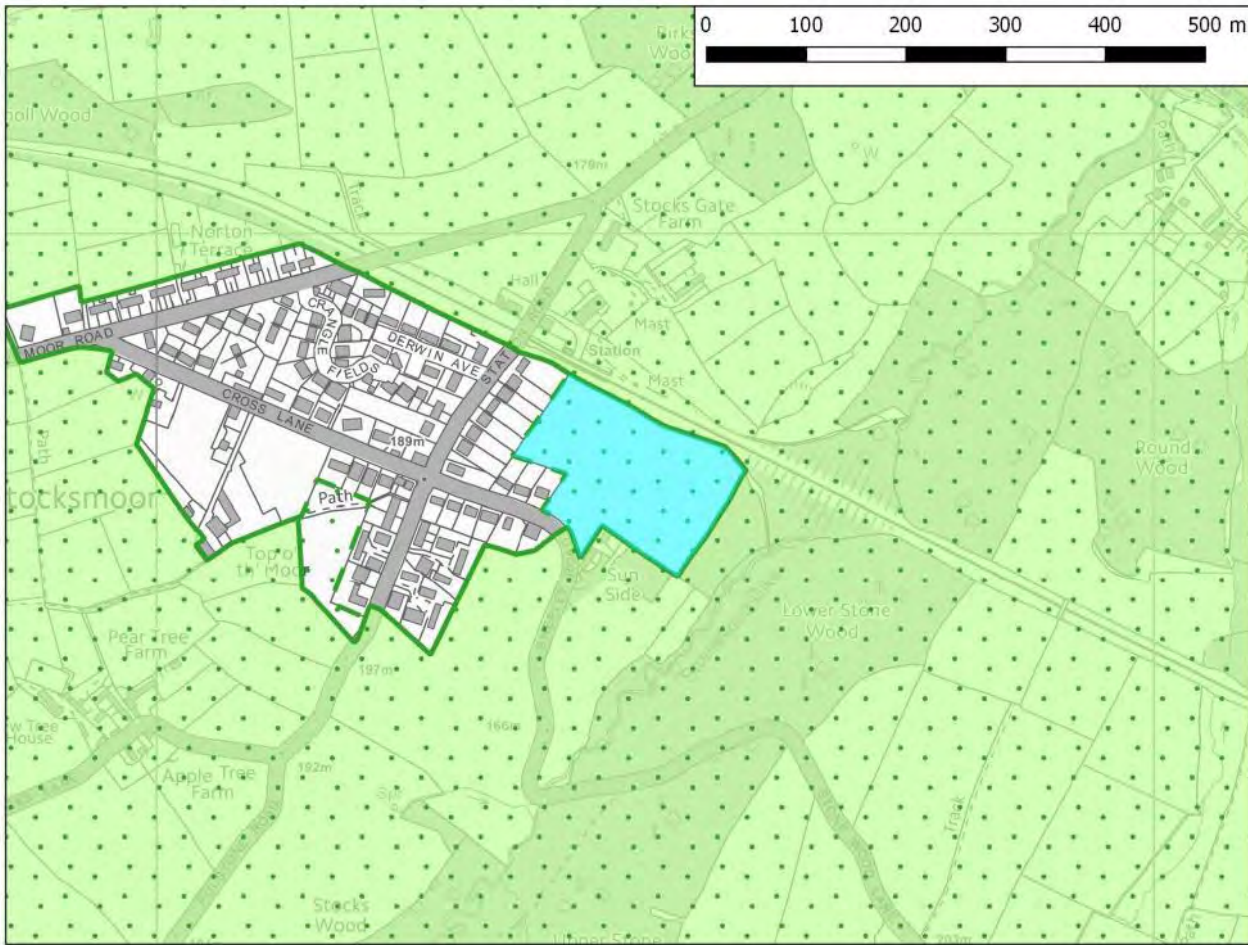
Education		Decreasing trends for primary and modest decrease for secondary. No immediate need for additional capacity.
Biodiversity		No objections raised.
Historic Environment		No objections raised.
Flood risk and Drainage		Public combined sewer crosses the site and culvert along eastern boundary which could reduce the developable area on this relatively small site.
Highways/Transport		Third party land required to achieve 2.4m x 215m visibility splays and/or other measures to reduce speed and improve visibility.
Environmental Protection		Site not recorded as contaminated land but phase 1 contamination report 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 opportunities for settlement extension without undermining the role and function of the green belt provided that separation from properties at Pear Tree Farm and Whitestones is maintained.
Green Belt Site		This is a well related site that would for the most part represent infill of the existing settlement form. It would extend the village marginally to the south but follows a clear boundary that would prevent any further encroachment and appears visually separate from the wider countryside.
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.

**SL3357 H2562 (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 <b>employment nodes can affect people's ability to access jobs.</b> Access to employment nodes vary across the site. The most accessible area is in the far northern edge, which is within 31-35 minutes of an employment node. The least accessible area is along the western boundary of the site which is 41-45 minutes travel time to an employment node. In between these two extremes, travel times to an employment node vary. Therefore, a mixed effect on this objective is expected – potentially negligible for the far northern edge and potentially minor negative for the western boundary of the site.
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. The site is located within 6-10 minutes travel time of a primary school and most of the site is mainly located within 16-20 minutes travel time from a secondary school (although a small section north of the site is located within 11-15 minutes travel time from a secondary school). Therefore a significant positive effect is expected for this SA objective. The site is located mainly within 31-35 minutes travel time to 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 mainly located within 21-25 minutes travel time of a GP (a small section south west of the site is located within 26-30 minutes travel time) and mainly within 46-50 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. The site is surrounded by properties to the north and east of the site along Cross Lane and Station Road. These properties may be affected by noise during the construction phase. 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. Access to local centres varies across the site. The most accessible area is along far northern edge, which is within 16-20 minutes travel time to a local centre. The least accessible area is along the south west corner of the site which is within 26-30 minutes travel time to a local centre. The site is mainly located within 21-25 minutes travel time to town/district centre (a section of the south of the site is located within 26-30 minutes). Therefore a minor negative effect is expected for this SA objective.
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. There is an area 235m north of the area which consists of allotments, a park and a recreation ground for children. There is a footpath that runs through the site from east to west towards Ing Head Lane. As a result an overall mixed effect is expected for this SA objective (++/-?), the effect is recorded as uncertain given that it cannot be known whether the recreation asset would be lost due to the development.
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 (0.64 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. <b>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.</b>
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 (0.64 ha) and on greenfield land. As a result a minor negative effect is likely. The site has been identified as Grade 4 agricultural quality.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (0.64 ha) and is located 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. 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.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	<b>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.</b> 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.	--?	Upper and Lower Stones Wood is a Local Wildlife Site and Local Geological Site located 220m east of the site. Stockmoor Grassland (candidate Local Wildlife Site) is located 316m north west of the site and Birks Wood (candidate Local Wildlife Site) is located 493m north of the site. Browns Knoll Meadows (Local Wildlife Site) is 367m north 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 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. <b>This site is classed as mainly 'green' in terms of its access to seven of the eight features assessed; therefore a significant positive effect is likely.</b>
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 3: education and 8: recreation (although part of a mixed effect). Potential significant negative effects were identified in relation to SA objectives 5: amenity, 8: recreation (although part of a mixed effect) 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.		

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

## Green Belt Release Sites: SL3358



**SL3358**

**Land to the north-east of, Shepley Road, Stockmoor**

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 <b>employment nodes can affect people's ability to access jobs.</b> 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 <b>housing sites there will be positive effects on residents' health.</b> 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 <b>potentially stimulate the provision of new services</b> ); however the <b>location of housing sites could affect this objective by influencing people's ability to access existing services and facilities.</b> 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. <b>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.</b>
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?	<b>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.</b> 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. <b>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>
<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.		