

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

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

SL2161**Land east of, Upper Quarry Road, Bradley, Huddersfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	1.24
Net area (Ha)	1.24
Housing Capacity	43
Employment Floorspace	-

Technical Consultation summaries

Education		There is a need for additional Primary school places.
Biodiversity		No objections raised
Historic Environment		No objections raised
Flood risk and Drainage		No objections raised to surface water flood risk or surface water drainage.
Highways/Transport		A suitable site access currently cannot be achieved without third party land. Issues of road safety in the area and access road will require making up to adoptable standard.
Environmental Protection		Site in area of poor air quality and noise may affect new receptors. Air Quality Impact Assessment and Contaminated Land Report (Phase 1 and 2) 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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	A suitable site access currently cannot be achieved without third party land. Issues of road safety in the area and access road will require making up to adoptable standard.

SL2161_H118: Upper Quarry Road, Bradley, Huddersfield (not allocated in the Publication Draft Local Plan)

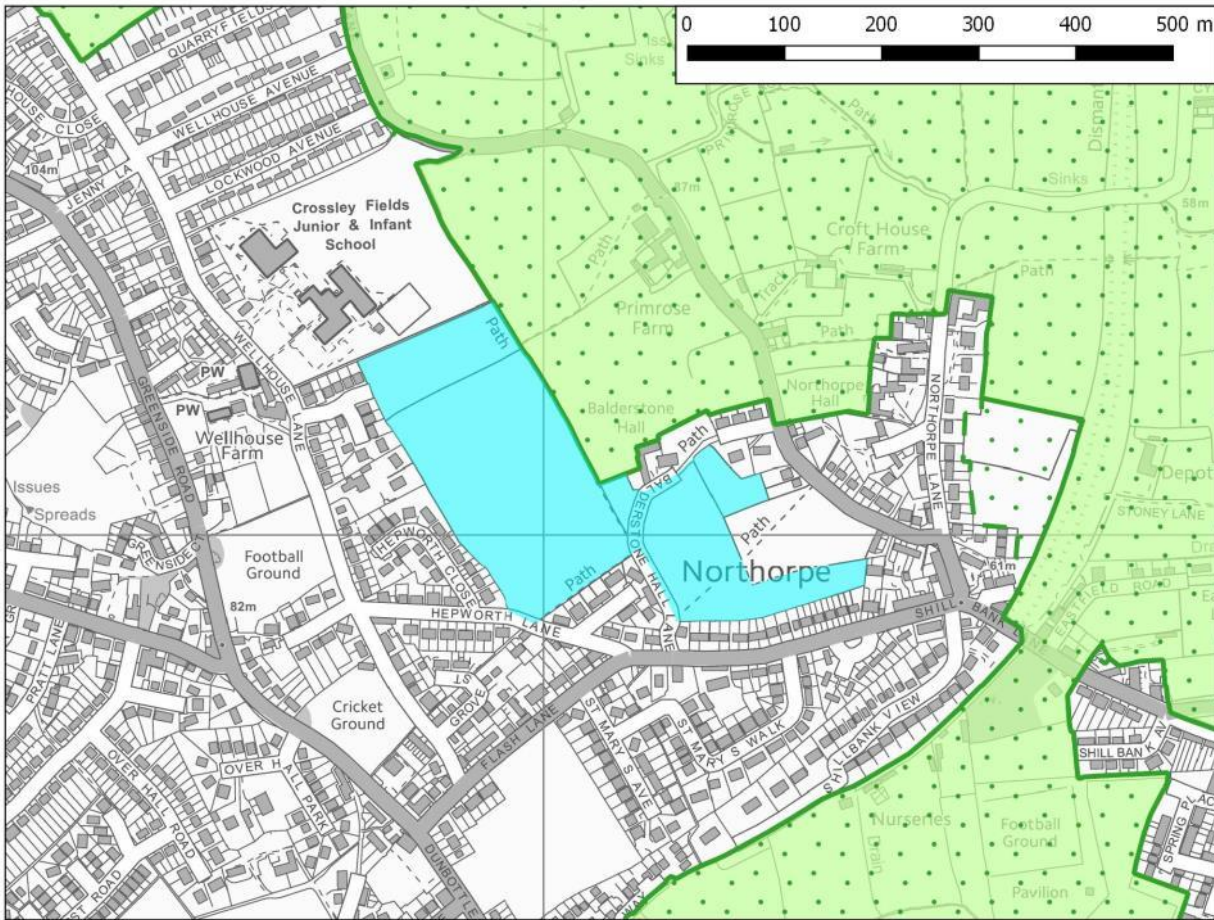
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs.
2. Achieve an economy better capable of	0	This site is within 16-20 minutes travel time of the nearest employment node; therefore a significant positive effect on this objective is likely. 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.	+++	This site is within 11-15 minutes travel time of a primary school and 16-20 minutes of a secondary school so is likely to have a significant positive effect. It is also within 30 minutes of a further education institute, which will contribute 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. Most of this site is within 11-15 minutes travel time of a GP and the whole site is within 46-50 minutes of a hospital. Therefore, a minor positive effect is likely in relation to access to healthcare facilities. However, the site also has an AQMA directly adjacent to the southern boundary which could mean that residents' health is affected by poor air quality. A mixed effect (minor positive and minor negative) is therefore 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.
6. Retain and enhance access to local services and facilities.	-	The southern part of this site is within approximately 30m of where the A6107 (Bradley Road) to the south, meets the A62 (Leeds Road). 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 would). Most of this site is within 16-20 minutes travel time of a local centre and the whole site is within 21-25 minutes of a town/district centre; therefore a minor negative effect is likely.
7. Make our communities safer by reducing	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. This site is within 600m of several areas of open space. There is a park to the south west, approximately 125m from the site, with an area for children and young people approximately 165m away. There are also allotments to the south west, approximately 55m from the site. In addition there is a bowling green approximately 125m to the south east, and in the same direction, an area of greenspace approximately 210m from the site. A public right of way runs approximately 45m from the north east boundary. A significant positive effect is therefore likely.
8. Protect and enhance existing and support the provision of new recreation facilities and areas of open space and encourage their usage.	++	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 (1.24ha); therefore a minor positive effect is likely.
9. Ensure all people are able to live in a decent home which meets their needs.	+	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.
10. Secure an effective and safe transport network which encourages people to make use of sustainable and active modes of transport.	++	In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as entirely or mostly '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 (1.24ha) 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 (1.24ha) 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 almost entirely within 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 development of this site is unlikely to result in harm to any designated heritage asset. 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.	--?	This site is approximately 185m from the Sir John Ramsden Canal candidate Local Wildlife Site; therefore development here could have a significant negative effect on this SA objective.
15. Reduce air, water and soil pollution.	--	This site is directly adjacent to an AQMA; therefore a significant 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 entirely or mostly 'green' in terms of its access to five of the eight features assessed. Therefore, a significant positive effect is likely.
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 and potential significant negative effects were identified in relation to SA objectives 5: amenity, 14: biodiversity and 15: air, water and soil pollution. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

Conformity with NPPF

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

SL2163 - Balderstone Hall Lane, Mirfield

Accepted Safeguarded Land Sites: SL2163



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL2163

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SL2163**Balderstone Hall Lane, Mirfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	6.91
Net area (Ha)	6.91
Housing Capacity	241
Employment Floorspace	-

Technical Consultation summaries

Education		There is 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		There is a group of Grade II Listed Buildings at Balderstone Hall. The loss of this site and its subsequent development could harm elements which contribute to their significance .
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		Third party land required to achieve visibility splays. Hepworth Lane is unsuitable for intensification.
Environmental Protection		No objections raised, 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 physical activity are lower than the Kirklees average.
Green Belt Edge	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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.

SL2163_H125: Balderstone Hall, Mirfield (not allocated in the Publication Draft Local Plan)

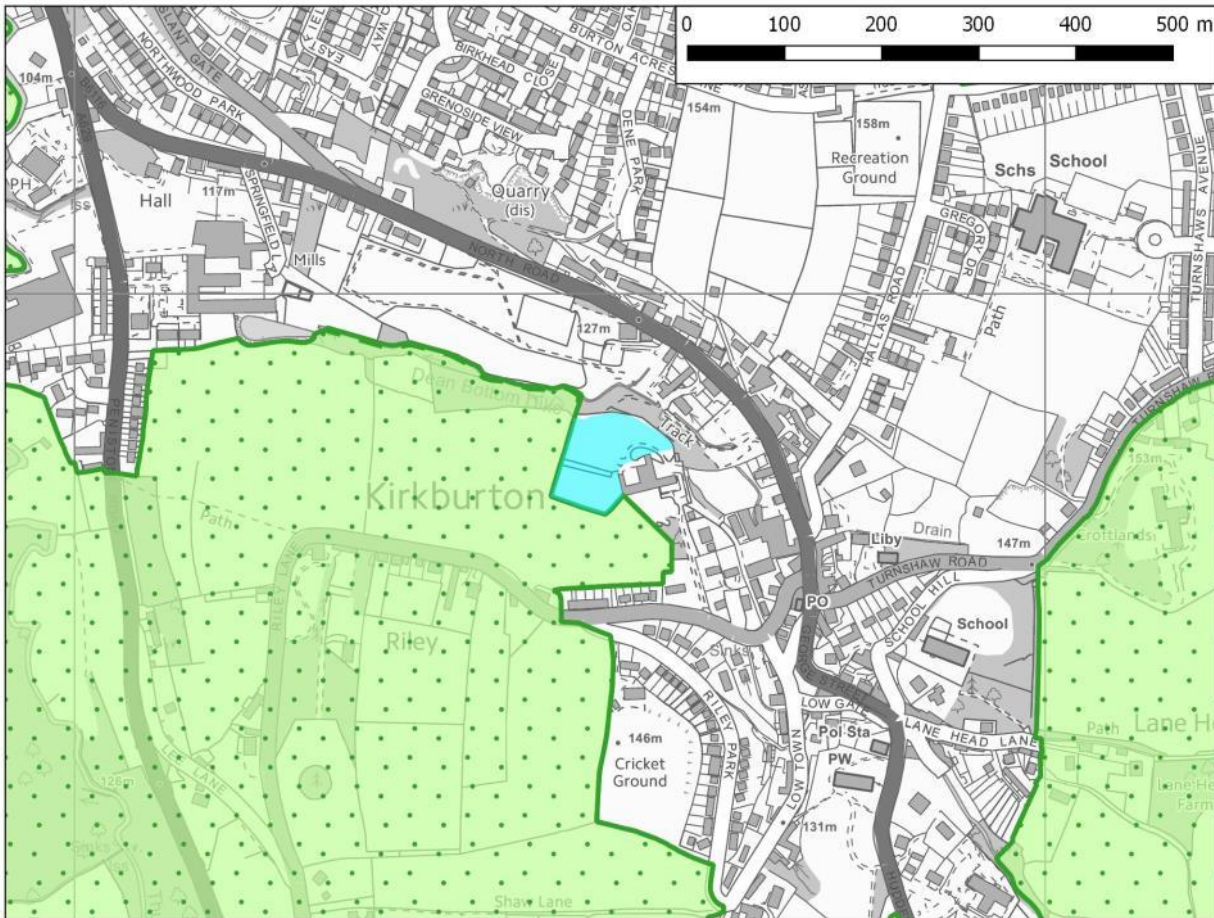
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+/++	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the Access to employment nodes varies within this site. The north western part of the site is within 26-30 minutes travel time of the nearest employment node; however an area within the centre of the site is within 16-20 minutes travel time from the nearest employment mode. In between, journey times vary in between these two extremes. Therefore a mixed effect on this objective is expected – minor positive in the north western part of the site and significant positive 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 Access to education facilities varies within this site. Most of the site is within 6-10 minutes travel time of a primary school although an area in the north is within 0-5 minutes. The north western part of the site is 21-25 minutes from a secondary school, while the rest of the site is within 16-20 minutes of a secondary school. The whole site is also within 30 minutes of a further education facility, with most of the site being within 21-25 minutes travel time. A mixed effect on this objective is therefore expected – minor positive in the northern part and significant positive for the rest 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. Access to healthcare facilities varies within this site. The centre and south of the site is within 11-15 minutes travel time of a GP and within 41-45 minutes of a hospital; however the north western part is within 16-20 minutes travel time of a GP and 46-50 minutes from a hospital. A mixed effect on this objective is therefore expected – minor positive in the centre and south of the site and negligible in the north 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. This site is not surrounded by existing residential properties; however there are existing residential properties adjacent to the southern and western boundaries 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 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 and town/district centres varies within this site. Most of the site is within 6-10 minutes travel time of a local centre and within 11-15 minutes of a town/district centre; however the north western part is within 11-15 minutes travel time of a local centre and within 16-20 minutes of a town/district centre. Therefore a mixed effect on this objective is likely – negligible in the north western part and minor positive elsewhere.
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	++/--?	This site is partially bisected by a Public Right of Way, which could be lost as a result of housing development. However the site is within 600m
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 (6.91ha); 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 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 (6.91ha) on greenfield land; therefore a significant negative effect on this SA objective is likely. A small area in the north of the site is Grade 3 agricultural land which would be lost to development; however the remainder of the site is classed 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 (6.91ha) 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 across LCA E8: Batley-Dewsbury Rural Fringes and an area classed as 'urban', as identified in the 2015 Landscape Character Assessment for Kirklees. LCA E8: Batley-Dewsbury Rural Fringes 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 a group of Grade II Listed Buildings at Balderstone Hall. The loss of this site and its subsequent development could 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.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	This site is approximately 933m from the Sunny Bank Ponds Local Nature Reserve and 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. 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 six of the eight features assessed. Therefore, a significant positive effect is likely.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education and 8: leisure and recreation (all of which are part of a mixed effect overall) as well as for SA objectives 9: housing, 10: sustainable transport and 19: climate change. Potential significant negative effects were identified in relation to SA objectives 8: leisure and recreation (part of a mixed effect overall), 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.		

Conformity with NPPP

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

SL2164 - Land to the north west of, Netherfield Close, Kirkburton, Huddersfield

Accepted Safeguarded Land Sites: SL2164



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL2164

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SL2164**Land to the north west of, Netherfield Close, Kirkburton, Huddersfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	0.74
Net area (Ha)	0.74
Housing Capacity	25
Employment Floorspace	-

Technical Consultation summaries

Education		Decreasing trend for primary and modest decrease for secondary therefore no immediate capacity requirement.
Biodiversity		No objections raised.
Historic Environment		Site directly adjoins the Kirkburton Conservation Area and would need to be designed to minimise impacts on the conservation area. A heritage impact assessment would be required for this site.
Flood risk and Drainage		Site is within EA flood zone 1. Surface water solution would required connection off site which may require third party land.
Highways/Transport		Significant area of third party land required for access as no site frontage onto highway.
Environmental Protection		Site not recorded as contaminated but phase 1 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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. A significant area of third party land is required for access therefore this site is unlikely to be deliverable or developable during the plan period.

SL2164_H127 North Road, Kirkburton, Huddersfield (not 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. Almost the entire site is within 16-20 minutes travel time of the nearest employment node (although a small section to the north is within 11-15 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.	+++	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 (although a small section to the south west is within 11-15 minutes) and within 11-15 minutes travel time of a secondary school so is likely to have a significant positive effect. The majority of the site is also within 11-15 minutes of a further education institute (although a small section to the south is within 16-20 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. Almost the entire site is within 6-10 minutes travel time of a GP (although a small area in the east is within 5 minutes) and the majority of the site is within 41-45 minutes of a hospital (although a small section to the south is 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. There are a number of existing residential properties within close proximity of the site to the north, east and 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 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 the majority of the site is within 6-10 minutes of a town/district centre (although a small section to the north east is within 5 minutes); 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 adjacent to an area of amenity green space and within 100m of allotments and semi-natural & natural greenspace to the north. The site is also within 200m of private playing fields to the south east and is approximately 300m from two school playing fields to the east. 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 (0.73ha); 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 mostly or entirely '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 (0.73ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. The site is not within high quality agricultural 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 (0.73ha) 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 adjoining Kirkburton Conservation 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 within 190m of Burton Dean Quarry, Kirkburton Local Geological site and approximately 700m from the Shelley 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 or close 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 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 mostly or entirely 'green' in terms of its access to seven of the eight features assessed; therefore a significant positive effect is likely.

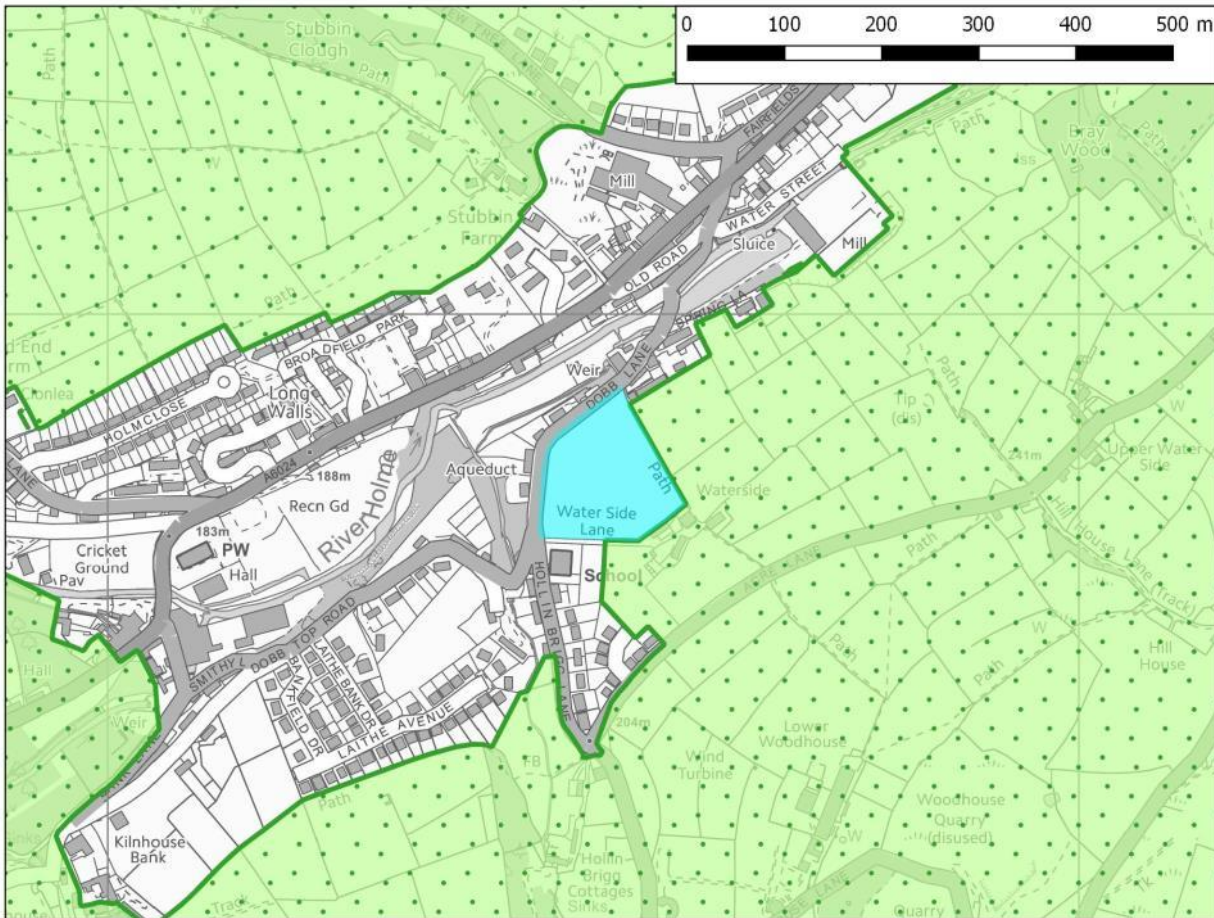
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: leisure and recreation, 10: sustainable transport and 19: climate change. A potential significant negative effect was identified for objective 14: 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.

Conformity with NPPP

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

SL2166 - Land south east of, Dobb Lane, Hinchcliffe Mill, Holmfirth

Accepted Safeguarded Land Sites: SL2166



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL2166

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SL2166**Land south east of, Dobb Lane, Hinchcliffe Mill, Holmfirth**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	1.61
Net area (Ha)	1.61
Housing Capacity	56
Employment Floorspace	-

Technical Consultation summaries

Education		Decreasing trends in primary and secondary therefore no immediate capacity required for new school places in this area. A site of this size could impact on school place planning in this area.
Biodiversity		Habitat Risk Assessment needed for impact on SPA/SAC but may be acceptable with mitigation. Natural England to be consulted on any allocation going forward.
Historic Environment		The site adjoins the Hinchcliffe Mill Conservation Area and therefore consideration must be given to the setting of the conservation area. Heritage impact assessment required. The topography in this location may lead to greater impacts of development on the conservation area.
Flood risk and Drainage		Site is within EA flood zone 1. Further analysis of surface water management required. There are terraced properties at a lower level.
Highways/Transport		High retaining wall on site frontage could impact on the achievement of required visibility splays. Poor highway network unsuited to any intensification of use at this point.
Environmental Protection		Potential noise source therefore noise assessment required. Site not recorded as contaminated but would require phase 1 contaminated land assessment.
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. The site is adjacent to a poor highway network unsuited to any intensification of use at this point and achievement of the required visibility splays may not be possible.

SL2166_H135: Dobb Lane, Hinchcliffe Mill (not allocated in the Publication Draft Local Plan)

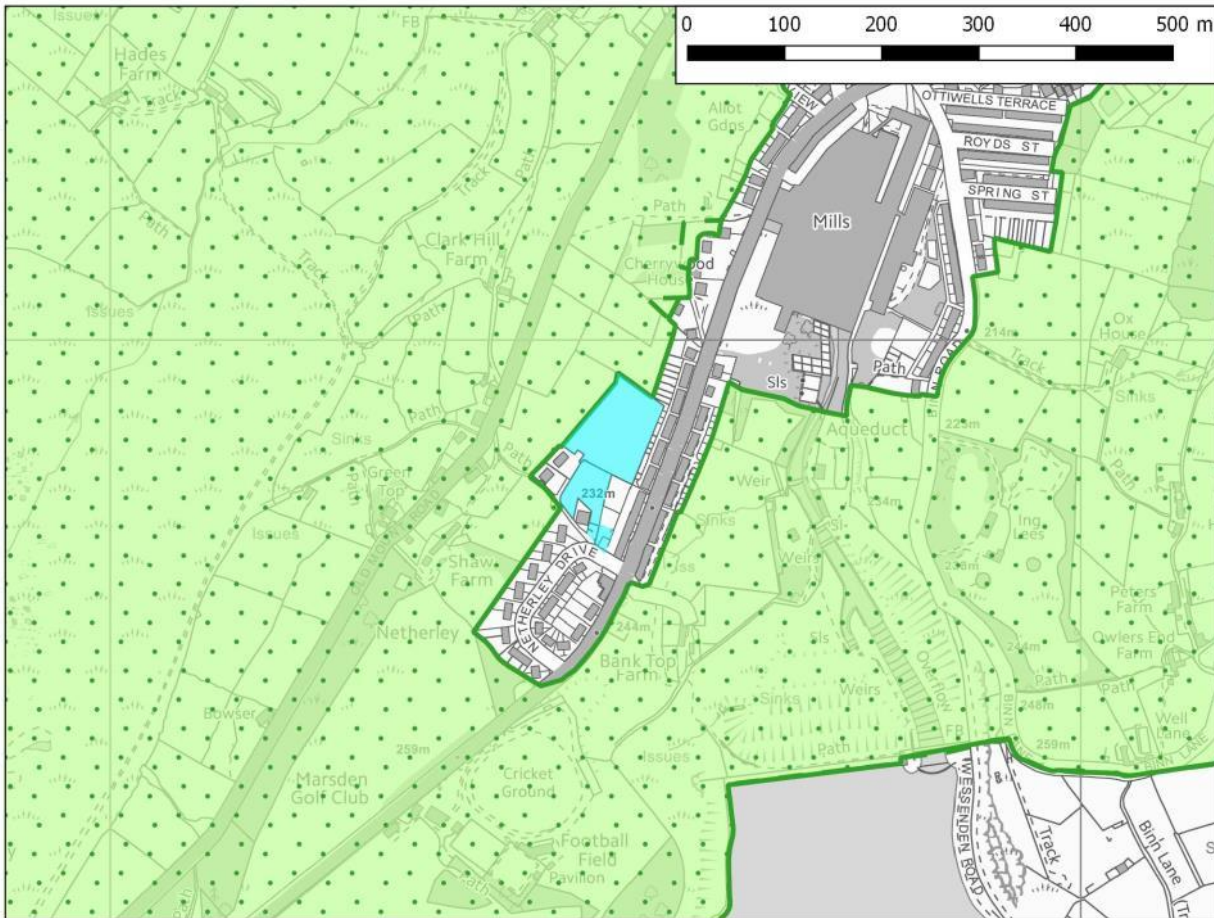
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	--	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. The majority of the site is within 51-55 minutes travel time of the nearest employment node (the southern part of the site is within 56-60 minutes travel time of 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 majority of the site is within 5 minutes travel time of a primary school (a small part of the site to the east is within 6-10 minutes travel time of a primary school) and within 21-25 minutes travel time of a secondary school (the most northerly part of the site is within 16-20 minutes travel time of a secondary school) so is likely to have a minor positive effect 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 within 26-30 minutes travel time of a GP (a small part of the site to the north is within 16-20 minutes travel time of a GP) and is located over 60 minutes travel time from a hospital; therefore a minor 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 in close proximity of existing properties on Water Side Lane to the south. Given that these properties are receptors sensitive to noise, their proximity to the site and that they may be affected during the construction phase a minor negative effect on this SA objective 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. The majority of the site is located within 21-25 minutes travel time of a local centre (a small part of the site to the north is within 16-20 minutes travel time of a local centre) and is also within 16-20 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.	+ +/--?	The site is crossed by a cycle path, which could be lost as a result of housing development; therefore a potential significant negative effect is identified. However a number of open spaces are in close proximity to the site. Outdoor sports facilities are accessible directly to the south of the site on the grounds of Hinchcliffe Mill Junior and Infant School. Amenity greenspace can be accessed within 85m to the north east on Dobb Lane. A semi-natural and natural greenspace is accessible within 25m to the north of the site. A mixed effect (significant positive/potential significant negative) is therefore identified overall for this 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 small (1.61ha); 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. In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as '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 (1.61ha) 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 (1.61ha) 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 has been identified as being located on Grade 4 Agricultural Land. 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.	?	Historic England has rated this site as 'orange' in terms of its potential impact on the surrounding historic environment given that the site adjoins the boundary of the Hinchcliffe Mill Conservation 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.	-?	The site is within 400m of Yateholme Reservoirs & Plantations which is located to the south west and has been identified as a candidate Local Wildlife Site. Digley Reservoir/Marsden Clough is another Candidate Local Wildlife Site within 520m of the site to the west. Malkin House Wood is within 580m to the north east of the site and has been designated as a Local Wildlife Site. To the north west of the site within 640m another Local Wildlife Site Carr Green Meadows Holmbridge is located. Given the relative proximity of these features the potential for detrimental impact upon them through habitat disturbance and fragmentation is recognised. As such a minor negative effect is recorded for this SA objective. Given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development the negative 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 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 one of the eight features assessed; therefore a minor positive effect is likely.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objective 8: leisure and recreation, and potential significant negative effects were identified in relation to SA objective 1: employment. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

Conformity with NPPF

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

SL2167 - land to the west of, 82-138, Mount Road, Marsden, Huddersfield

Accepted Safeguarded Land Sites: SL2167



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit

Research & Intelligence Team

Date:2017-06-08

Filename:Safeguarded Land Sites/SL2167

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SL2167**land to the west of, 82-138, Mount Road, Marsden, Huddersfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	0.86
Net area (Ha)	0.86
Housing Capacity	30
Employment Floorspace	-

Technical Consultation summaries

Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.
Biodiversity		Site within 300m of SSSI / SPA / SAC. Would require Habitat risk assessment.
Historic Environment		No objections raised.
Flood risk and Drainage		Site in Flood Zone 1. Watercourse or Public combined sewer available for surface water drainage.
Highways/Transport		Junction improvements required with Netherley Drive / Mount Road. Third party land would be required.
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. Junction improvements required with Netherley Drive / Mount Road. Third party land would be required. Site within 300m of SSSI / SPA / SAC. Would require Habitat risk assessment. The site is in flood zone 1 with a watercourse or public combined sewer available for surface water drainage.

SL2167_H316: POL, Mount Road, Marsden, Huddersfield (not allocated in the Publication Draft Local Plan)

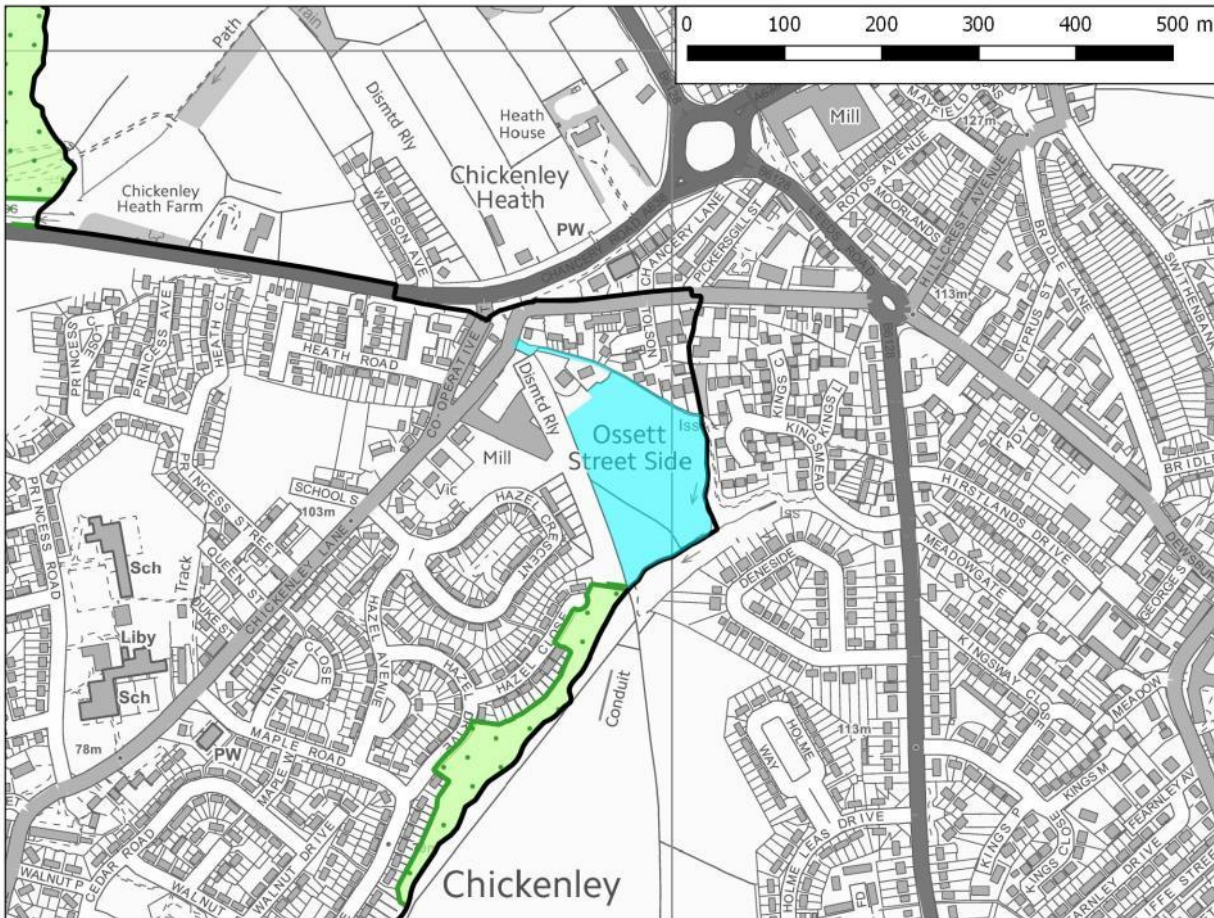
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	-	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. Almost the entire site is within 46-50 minutes travel time of the nearest employment node (although a small area on the north eastern edge is within 41-45 minutes); 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 school and the majority of the site is within 36-40 minutes travel time of a secondary school (with a small area to the north within 31-35 minutes) so is likely to have a minor positive effect. The site is also within 31-35 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 housing sites there will be positive effects on residents' health. This site is within 6-10 minutes travel time of a GP and within 51-55 minutes travel time 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 close proximity of the site to the south and east 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. This site is within 11-15 minutes of a local centre and the majority of the site is within 6-10 minutes travel time of a town/district centre (although a small area to the south west is within 5 minutes); 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 approximately 75m from a children's playground and approximately 140m from a private playing fields to the south. There is also an area of semi-natural & natural greenspace within 75m to the east of the site; however it is within another housing option site. Approximately 300m and 350m to the north are two areas of allotments. Also, to the north of the site lies an area of semi-natural & natural greenspace approximately 390m metres from the site and an area of private playing fields approximately 490m from 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 (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 mainly or 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 (0.86ha) 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).
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 is within 500m of the Peak District National Park. Therefore overall a significant negative effect is expected for this objective. 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.	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 approximately 245m from South Pennine Moors Site of Special Scientific Interest/Special Area of Conservation/Special Protection Area and approximately 390m from Butterley Cutting, Marsden Local Geological 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 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 four of the eight features assessed; therefore a significant positive effect is likely.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 8: leisure and recreation, 10: sustainable transport, 19: climate change, and potential significant negative effects were identified in relation to SA objectives 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.		

Conformity with NPPF

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

SL2168 - Land to the South of, Tolson Street, Chickenley, Dewsbury

Accepted Safeguarded Land Sites: SL2168



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date:2017-06-08
Filename:Safeguarded Land Sites/SL2168

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SL2168**Land to the South of, Tolson Street, Chickenley, Dewsbury**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	2.11
Net area (Ha)	2.11
Housing Capacity	73
Employment Floorspace	-

Technical Consultation summaries

Education		Primary - Mod increase Secondary - Increase No immediate need for additional places
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat - 0.79 ha of woodland removed from developable area
Historic Environment		No objections raised
Flood risk and Drainage		Flood Zone 1. No surface water objection
Highways/Transport		No obvious access into the site. Possible access off Chickenley Lane however third party land would be required to achieve suitable access layout. Visibility splays at the Chickenley Lane / Access Road junction are sub-standard to the right of the access. Narrow strip connecting site to Chickenley Lane may be too narrow (approx 3.8m - 5.2m) to provide access to site
Environmental Protection		The site may be affected by industrial noise therefore noise assessment required. It is adjacent to landfill therefore contamination assessment phase 1 and 2 required. Low Emission Travel Plan also 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	N/A	N/A
Exceptional Circumstances	-	N/A
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 delivery of new homes beyond the end of the local plan period. There is no obvious access into the site. There is possible access off Chickenley Lane however third party land would be required to achieve suitable access layout. Visibility splays at the Chickenley Lane / Access Road junction are sub-standard to the right of the access. In addition, the narrow strip connecting the site to Chickenley Lane may be too narrow (approx 3.8m - 5.2m) to provide access to site

SL2168_H477: Chickenley Lane, Chickenley (not 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 site is within 16-20 minutes travel time of an 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 within 6-10 minutes travel time of a primary school. The site is also located within 26-30 minutes travel time of a secondary school. Overall a minor positive 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 housing sites there will be positive effects on residents' health. The site is located within 6-10 minutes travel time of the nearest GP. The site is also located within 41-45 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 on all sides: Tolston Street to the north, Deneside to the south, Kingsmead to the east and Hazel crescent to the west. These properties may be affected by noise during the construction phase and 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 site is within 6-10 minutes travel time of a local centre. The site is also located within 16-20 minutes travel time of a town/district centre. Overall a negligible 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. A green corridor is adjacent to the site to the west. A small park is located within 30m also to the west of the site and a children's playground is also provided at this location. Outdoor sports facilities can be access within 400m to the west of the site on the grounds of Chickenley Community School. 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 (2.11ha); 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 out 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 (2.11ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. The site is located on mostly Urban Land (the south west corner of the site is located land which is 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 (2.11ha) 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 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.	0?	The site is not within close proximity of any designated biodiversity features; Dogloitch Wood (a Local Wildlife Site) is the closest of such features but is located 1.82km to the north east 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. 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 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.

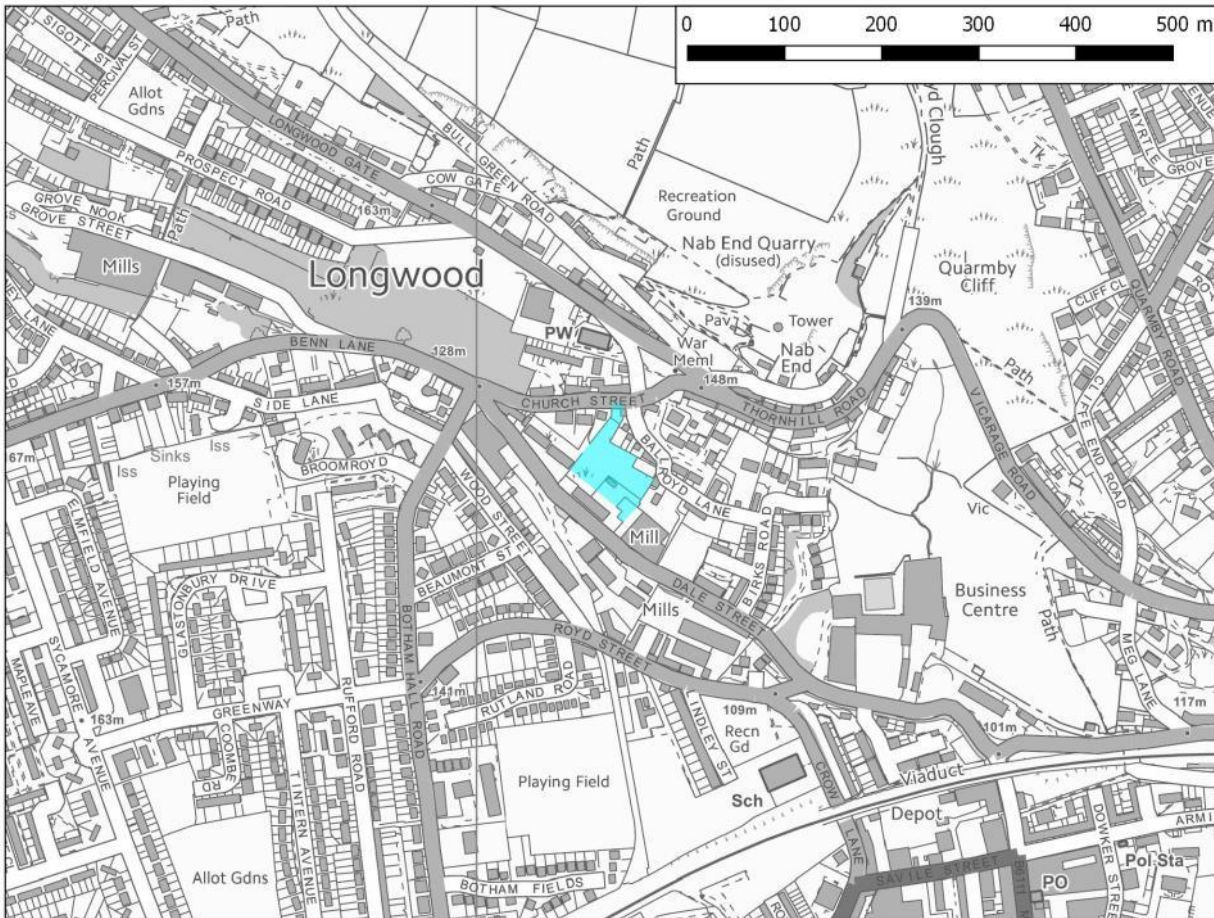
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 8: recreation and leisure, 10: transport and 19: climate change and potential significant negative effects were identified for this site in relation to SA objective 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.

Conformity with NPPF

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

SL2169 - Land to the south west of, Ballroyd Lane, Longwood, Huddersfield

Accepted Safeguarded Land Sites: SL2169



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit

Research & Intelligence Team

Date: 2017-06-08

Filename: Safeguarded Land Sites/SL2169

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SL2169**Land to the south west of, Ballroyd Lane, Longwood, Huddersfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	0.42
Net area (Ha)	0.42
Housing Capacity	14
Employment Floorspace	-

Technical Consultation summaries

Education		Increase in trend for primary and a need for additional places. Increase in trend for secondary but no need for additional places.
Biodiversity		No objections raised.
Historic Environment		Number of listed buildings to Church Street, their setting may be impacted upon. Also significant archaeological features on the site that will need to be recorded in advance of development.
Flood risk and Drainage		Flood zone 1. No strategic drainage objections.
Highways/Transport		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. . Accessing site from Church Street would require a larger frontage. The topography from Church Street does also not lend itself to accessing the site effectively. Dale Street could form an appropriate access but site currently has no site frontage to this.
Environmental Protection		Potential noise issues arising from nearby industrial sites.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		This site is within a ward that does not have significant concerns relating to health indicators and land use planning
Green Belt Edge	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. Accessing site from Church Street would require a larger frontage. The topography from Church Street does also not lend itself to accessing the site effectively. Dale Street could form an appropriate access but site currently has no site frontage to this. Number of listed buildings to Church Street, their setting may be impacted upon. Also significant archaeological features on the site that will need to be recorded in advance of development. Potential noise issues arising from nearby industrial sites.

SL2169_H536: Church Street, Longwood, Huddersfield (not allocated in the Publication Draft Local Plan)

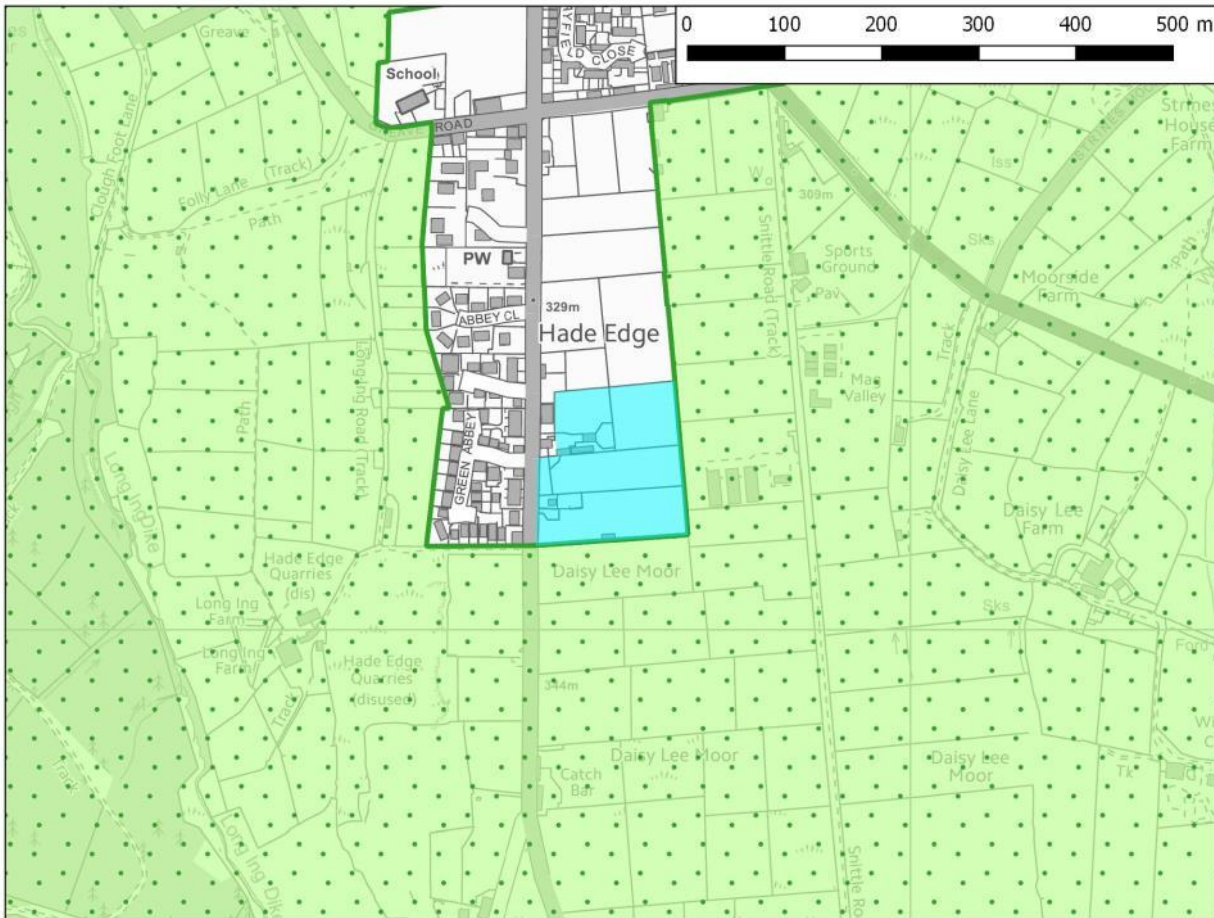
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. This site is within 26-30 minutes travel time of the nearest employment node; 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 this site is within 6-10 minutes travel time of a primary (although a small area to the south is within 5 minutes travel time) and within 36-40 minutes travel time of a secondary school (although a small area to the south is within 31-35 minutes travel time). A minor positive 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 whole of this site is within 5 minutes travel time of a GP and the majority is within 31-35 minutes of a hospital (although an area to the north is 36-40 minutes travel time 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 surrounded by existing sensitive receptors 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. This site is within 6-10 minutes travel time 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.	++	This site is within 600m of a number of areas of open space including an area of semi natural and natural greenspace located 80m to the north west of the site and a public playing field, located approximately 197m to the south. In addition there is a Public Right of Way located approximately 10m to the east 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 (0.42ha); 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. 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 (0.42ha) 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 (0.42ha) 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 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.	0?	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. 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 693m from the Huddersfield Narrow Canal 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. 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.
Summary of SA findings: 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 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.		

Conformity with NPPF

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

SL2170a - Dunford Road, Hade Edge, Holmfirth

Accepted Safeguarded Land Sites: SL2170a



Legend

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



Policy Unit

Research & Intelligence Team

Date:2017-06-08

Filename:Safeguarded Land Sites/SL2170a

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SL2170a**Dunford Road, Hade Edge, Holmfirth**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	2.24
Net area (Ha)	2.24
Housing Capacity	78
Employment Floorspace	-

Technical Consultation summaries

Education		Decreasing trends for primary and secondary. Site capacity could impact on school place planning.
Biodiversity		This site overlaps with two SSSI Impact Risk Zones therefore Natural England to be consulted on any allocation. Concerns relating to increased levels of recreational activity from new households potentially impacting on Dark Peak SSSI/SPA/SAC . Natural England have not identified direct impacts on designated sites alone but in combination impacts to be considered.
Historic Environment		Two Grade II listed buildings are adjacent to the site in the west. Heritage impact assessment would be required. Impact would need to be managed with appropriate design and landscaping.
Flood risk and Drainage		Site is in flood zone 1. Limited options for surface water drainage. Connection to public sewer via gravity may not be possible.
Highways/Transport		Site access achievable. 2.4m x 43m visibility splays required. Footway needed to site frontage. Poor junction alignment at the Dunford Road / Penistone Road junction.
Environmental Protection		Farm adjacent to the site therefore odour assessment and noise assessment required. Environmental Health objection raised to housing site adjacent to the chicken farm to the south east. Site is not recorded as contaminated land but a phase 1 contamination report would be required. Travel Plan needed.
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. Environmental Health objection raised to housing site adjacent to the chicken farm to the south east.

SL2170a (safeguarded in the Publication Draft Local Plan)

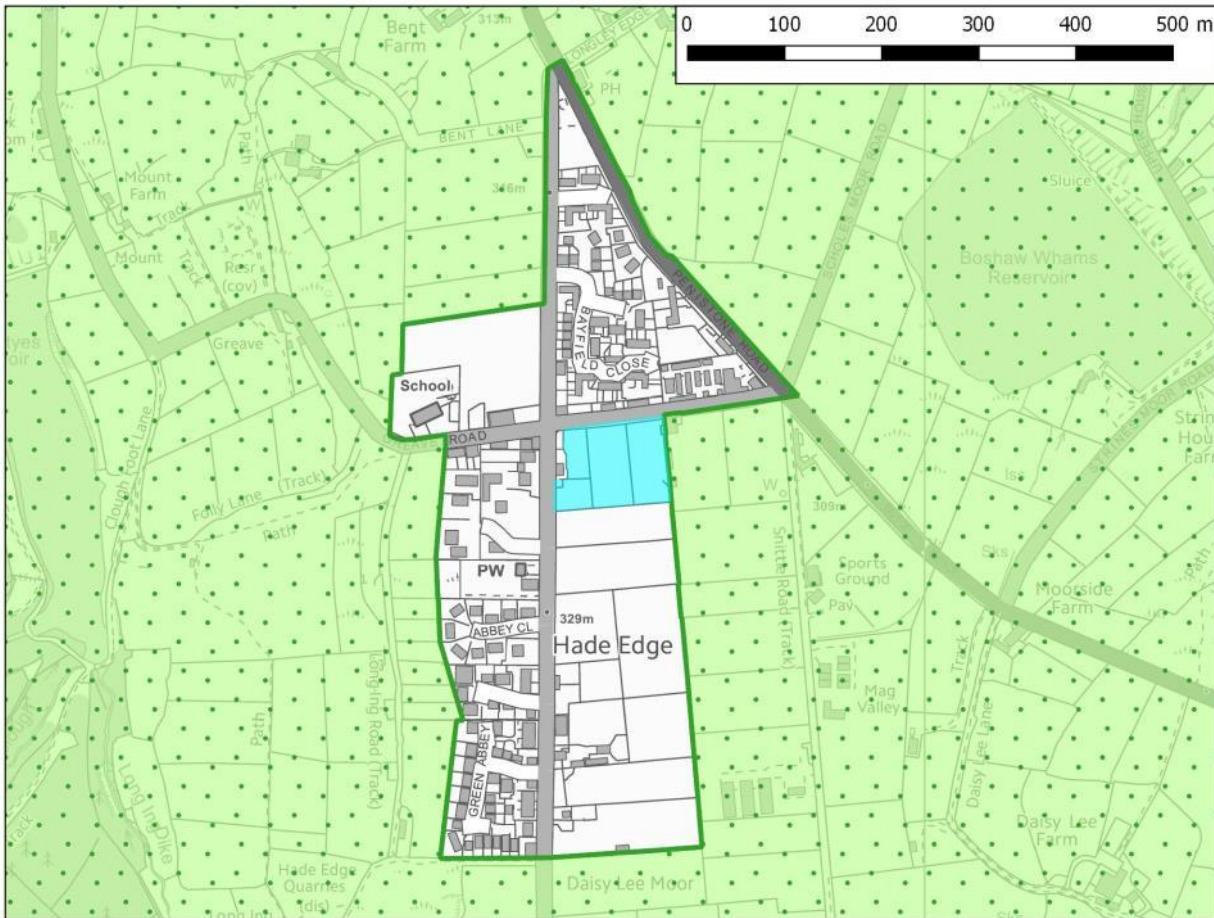
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	-	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. The majority of the site is within 56-60 minutes travel time of the nearest employment node (within an area to the south over 60 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. Levels of access to education facilities vary throughout this site. The most accessible part of the site is an area in the north west which is within 5 minutes travel time of the nearest primary school and 21-25 minutes of a secondary school. The least accessible part of the site is the south eastern edge which is within 21-25 minutes travel time of the nearest primary school and within 41-45 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 minor positive for the north western part and potentially minor negative for the south eastern 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.	-/--	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 north west which is within 21-25 minutes travel time of the nearest GP and over 60 minutes from a hospital. The least accessible part of the site is the south eastern edge which is within 31-35 minutes of a GP and over 60 minutes from 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 negative for the north west and significant negative for the south eastern edge 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 located in very close proximity of existing residential development to the west at Green Abbey. These residential properties may be affected by noise due to the development of this site, particularly 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. Levels of access to local and town/district services and facilities vary throughout this site. The most accessible part of the site is the northern part which is within 16-20 minutes of both the nearest local centre and town/district centre. The least accessible part of the site is the south eastern edge which is within 36-40 minutes of the nearest local centre and within 31-35 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 negative for the northern part and significant negative for the south eastern edge 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. The closest area of open space to the site is the cemetery at Hade Edge Methodist Church which is within 120m to the north west. An outdoor sports facility is located within 140m of the site to the north east by Snittle Road. An area of parks and gardens is located to the north west of the site within 300m by Greave Road. Provision for children and young people is also accessible at this location. The closest footpath to the site runs alongside Long Ing Road which is within 15m to the west. 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 (2.24 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 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 (2.24 ha) on mostly greenfield land (it is recognised that a number of smaller buildings which are ancillary to the main farm buildings offsite are located within the site boundary); 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 (2.24 ha) on mostly greenfield land (it is recognised that a number of smaller buildings which are ancillary to the main farm buildings offsite are located within the site boundary); 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 D7: Peak Fringe Upland Pastures, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a broad terrace, comprising small square fields and is sparsely wooded. The settlement pattern is dispersed and there is a strongly rural, traditional agricultural character, although perceptions of tranquillity reduce closer to Huddersfield 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 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 445m of the Candidate Local Wildlife Site Wild Boar Clough to the east. Morton Wood Local Wildlife Site is located within 895m of the site to the north east. An area of the South Pennine Moors which has been designated as an SAC, SPA and SSSI is also located within 900m of the site to the south west. The close 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 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 mostly greenfield land (it is recognised that a number of smaller buildings which are ancillary to the main farm buildings offsite are located within the site boundary) 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 mostly greenfield land (it is recognised that a number of smaller buildings which are ancillary to the main farm buildings offsite are located within the site boundary); 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.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 8: leisure and recreation and 9: affordable housing and potential significant negative effects were identified for SA objectives 1: employment, 4: health (part of a mixed effect), 6: local services and facilities (part of a mixed effect), 11: use of land 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.		

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case odour issues could be dealt with depending on future farming operations/changes. Formal pre-application advice has been sought by the landowner.

SL2170b - Dunford Road, Hade Edge, Holmfirth

Accepted Safeguarded Land Sites: SL2170b



Legend

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



Policy Unit

Research & Intelligence Team

Date:2017-06-08

Filename:Safeguarded Land Sites/SL2170b

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SL2170b**Dunford Road, Hade Edge, Holmfirth**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	0.97
Net area (Ha)	0.97
Housing Capacity	33
Employment Floorspace	-

Technical Consultation summaries

Education		Decreasing trends for primary and secondary. Site capacity could impact on school place planning.
Biodiversity		Concerns relating to increased levels of recreational activity from new households potentially impacting on Dark Peak SSSI/SPA/SAC . Natural England have not identified direct impacts on designated sites alone but in combination impacts to be considered.
Historic Environment		Two Grade II listed buildings are adjacent to the site in the west. Heritage impact assessment would be required. Impact would need to be managed with appropriate design and landscaping.
Flood risk and Drainage		Site is in flood zone 1. Greenfield run-off rates. Combined sewer for surface water drainage.
Highways/Transport		Site access achievable. Poor junction alignment at the Dunford Road/Penistone Road junction. Footway required along the Dunford Road and Greaves Road site frontages.
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		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Green Belt Edge	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	There is no evidence to suggest that this site has a willing landowner or whether the site will be delivered during the plan period as this safeguarded land option has been created as a result of the acceptance of option H288a in the central part of the wider safeguarded land option. There is a reasonable prospect that the site may be developed beyond the plan period therefore an accepted safeguarded land option is appropriate for this site.

SL2170b (safeguarded 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 site is within 56-60 minutes travel time of 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. 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 site is within 6-10 minutes travel time to a primary school and 21-25 minutes of a secondary school. A minor positive effect is therefore likely. Travel times to the nearest further education institute also vary across the site. The most accessible part of the site is an area in the north west which is within 5 minutes travel time of the nearest primary school and The least accessible part of the site is the south eastern edge which is within 21-25 minutes travel time of the nearest primary school and within 41-45 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 minor positive for the north western part and potentially minor negative for the south eastern edge 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 site is within 21-25 minutes travel time of the nearest GP and over 60 minutes from a hospital. A minor negative 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. This site is located in very close proximity of existing residential development to the west at Dunford Road and to the north at Greave Road. These residential properties may be affected by noise due to the development of this site, particularly 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. The site is within 16-20 minutes of both the nearest local centre and town/district centre. Therefore a minor 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.	++	The site is within close proximity of a number of designated open spaces which may be used by new residents in the area. The closest area of open space to the site is the area of parks and gardens by Hade Edge School to the north west which is within 25m. An area of provision for children and young people and an outdoor sports facility is also located by the school. A cemetery is located to the south west of the site within 50m by Hade Edge Methodist Church. The closest footpath to the site is located within 170m to the west. 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 (0.97 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 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 (0.97 ha) on mostly greenfield land (it is recognised that a small number of buildings are located on the western edge of the site by Dunford Road); 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 (0.97 ha) on mostly greenfield land (it is recognised that a small number of buildings are located on the western edge of the site by Dunford Road); 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 D7: Peak Fringe Upland Pastures, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a broad terrace, comprising small square fields and is sparsely wooded. The settlement pattern is dispersed and there is a strongly rural, traditional agricultural character, although perceptions of tranquillity reduce closer to Huddersfield 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 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 490m of the Candidate Local Wildlife Site Wild Boar Clough to the south east. Morton Wood Local Wildlife Site is located within 805m of the site to the north east. The close 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 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 mostly greenfield land (it is recognised that a small number of buildings are located on the western edge of the site by Dunford Road) 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 mostly greenfield land (it is recognised that a small number of buildings are located on the western edge of the site by Dunford Road); 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.

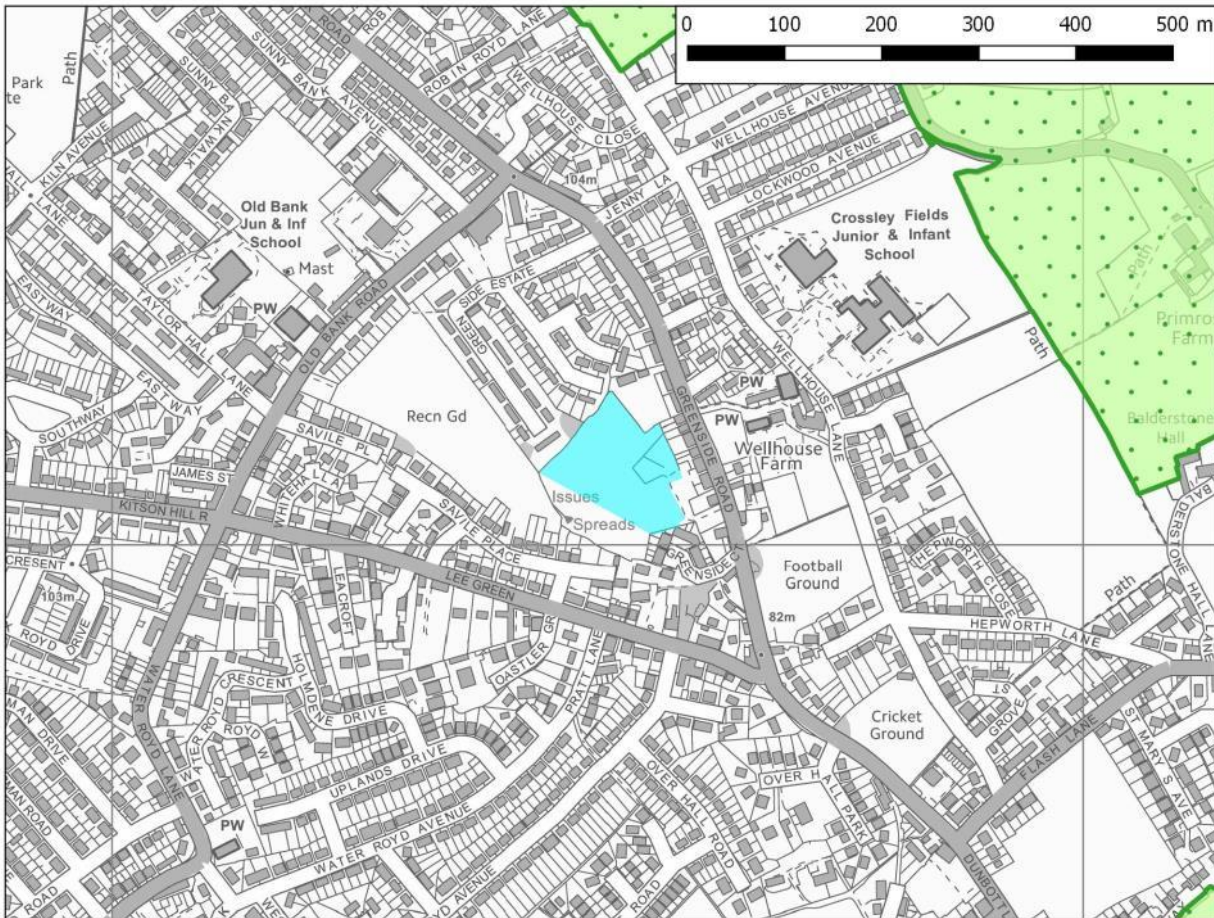
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 8: leisure and recreation. Potential significant negative effects were identified for SA objectives 1: employment. These issues will need to be considered further in terms of mitigation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

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case there although there are no significant site constraints there is no evidence at present regarding a willing landowner or planning activity.

SL2171 - Land to the west of, 27-75, Greenside Road, Mirfield

Accepted Safeguarded Land Sites: SL2171



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL2171

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SL2171**Land to the west of, 27-75, Greenside Road, Mirfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	1.17
Net area (Ha)	1.17
Housing Capacity	40
Employment Floorspace	-

Technical Consultation summaries

Education		There is no immediate need for additional Primary 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. However the southern un-named watercourse has downstream capacity issues.
Highways/Transport		Third party land required to achieve access
Environmental Protection		No objections raised, Phase 1 Contaminated Land Report required.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Levels of physical activity are lower than the Kirklees average.
Green Belt Edge	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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.

SL2171_H683: (not allocated in the Publication Draft Local Plan)

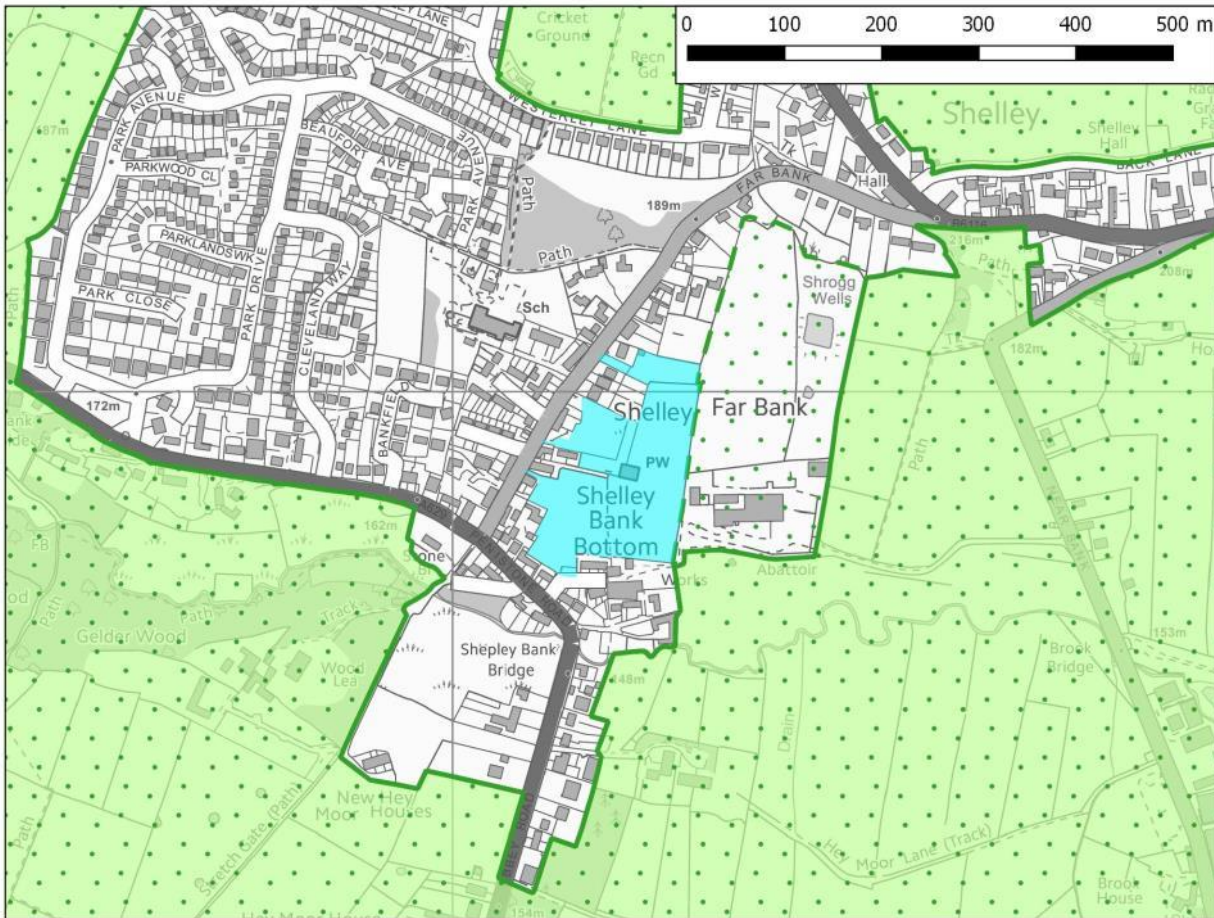
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. Most of this site is within 21-25 minutes travel time to the nearest employment node (aside from the northern area of the site, which 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. This site is within 6-10 minutes travel time to a primary school and 16-20 minutes travel time to a secondary school so is likely to have a significant positive effect. This site is also within 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. This site is within 11-15 minutes travel time to a GP and most of this site is within 51-55 minutes travel time to a hospital (aside from the southern area of the site, which is within 46-50 minutes travel time); 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 to the north and south-eastern areas of the site, which may be affected by noise during the construction phase. There is also an industrial adjacent to the site in the north east, 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. This site is within 6-10 minutes travel time of a local centre and 11-15 minutes travel time to 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 more than three recreation facilities and areas of open space. There are several Public Rights of Way (PRoW), the closest being 120m north of the site. Open space designations include five amenity greenspaces, the closest being immediately adjacent to the site to the west, a semi-natural and natural greenspace and one park and garden. Other recreational spaces nearby include six outdoor sports facilities and four sites containing provision for children and young people. Therefore a significant positive effect for this SA objective 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 (1.17ha); 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. 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 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 (1.17ha) on greenfield land; therefore, a minor negative effect on this SA objective is likely. The site is located on land designated as urban quality.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (1.17ha) 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 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.	-?	This site is approximately 700m from Sunny Banks Pond Local Nature Reserve; therefore, development here could have a minor negative effect 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 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 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 six of the eight features assessed. Therefore, a significant positive effect is likely.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 3: education facilities, 8: recreation and leisure, 10: sustainable transport and 19: contribution to climate change. Potential significant negative effects in relation to objective 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.		

Conformity with NPPF

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

SL2173 - Land to the east of, Far Bank, Shelley, Huddersfield

Accepted Safeguarded Land Sites: SL2173



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit

Research & Intelligence Team

Date:2017-06-08

Filename:Safeguarded Land Sites/SL2173

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SL2173**Land to the east of, Far Bank, Shelley, Huddersfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	2.5
Net area (Ha)	2.5
Housing Capacity	87
Employment Floorspace	-

Technical Consultation summaries

Education		Decreasing primary and secondary but such housing capacity could impact on school place planning.
Biodiversity		No objections raised.
Historic Environment		Potential impacts on the Grade II listed Shelley Methodist Church in the centre of the site. Heritage impact assessment required.
Flood risk and Drainage		Site is in flood zone 1. Limited surface water drainage options. This site would benefit from a drainage masterplan with adjacent sites.
Highways/Transport		Significant third party land required for access. Insufficient road frontage to gain access from Far Bank. Access could be achieved using a number of options to the east but these have been rejected for housing. Highways England concerns are mitigated by schemes already programmed.
Environmental Protection		Site is not recorded as contaminated but a phase 1 contamination report is required. Travel Plan required. Potential noise sources and odour issues therefore relevant assessments 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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. Significant third party land required for access. Insufficient road frontage to gain access from Far Bank. Access could be achieved using a number of options to the east but these have been rejected for housing. Lack of evidence that access can be achieved to ensure a deliverable or developable site during the plan period.

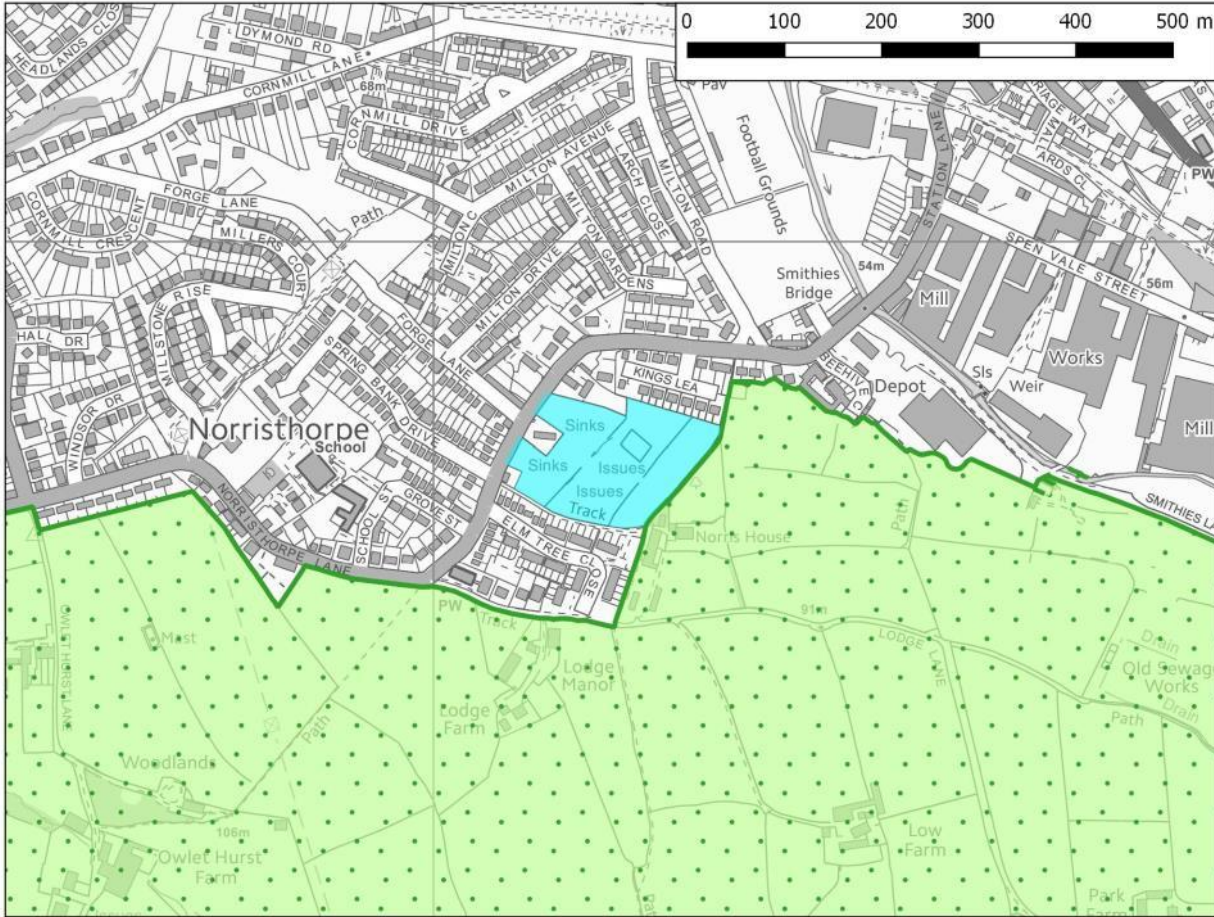
SL2173_H692: (not allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	While the location of housing sites will not influence the number, location 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 16-20 minutes travel time of the nearest employment node (with an area in the north within 21-25 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.	+?	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 west which is within 6-10 minutes travel time of a primary school and within 21-25 minutes of a secondary school. The least accessible part of the site is the north although it is within 5 minutes of the nearest primary school; it is within 31-35 minutes of a secondary school. In between those areas, journey times to education facilities vary in between those two extremes. However, overall a minor positive effect is expected for 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. Levels of access to healthcare facilities vary throughout this site. The most accessible part of the site is the south west which is within 6-10 minutes travel time of the nearest GP and within 46-50 minutes of a hospital. The least accessible part of the site is the north which is within 16-20 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 likely for this objective; minor positive for the south west and negligible for 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 within close proximity of the site to the north, south and west 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. Most of this site is within 6-10 minutes of the nearest local centre (with an area in the north within 11-15 minutes). This site is also within 21-25 minutes travel time (with an area in the north within 26-30 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.	++	To the south of the site approximately 55m away is a RoW footpath and 65m north of the site is another RoW footpath however it runs through another housing site option. A bridleway runs within 35m south west of the site. Within 35m north west of the site is an area of school grounds and playing fields which is adjacent to an area of semi-natural and natural greenspace and an area of amenity greenspace; however the area of amenity greenspace is within another housing site option. In addition, 190m north of the site is an area of public playing fields which contains an area of children's play provision and is adjacent to an area of park and gardens that contain a children's play area. To the east of the site there is an area of semi-natural and natural greenspace approximately 240m away and an area of allotments approximately 360m away. 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 (2.72ha); 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. 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 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 (2.72ha) and the majority of the site is 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 grade 4 with an area on the western edge 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 (2.72ha) 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 across LCA E6: Fenay Beck Valley Rural Fringes and LCA G9: Fenay Beck Valley & Tributaries, as identified in the 2015 Landscape Character Assessment for Kirklees. LCA E6: Fenay Beck Valley Rural Fringes 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 G9: Fenay Beck Valley & Tributaries 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 Shelley Methodist Church 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.	--?	This site is within 145m of Gelder Wood Candidate Local Wildlife Site, approximately 495m from Shepley Mill Wood Candidate Local Wildlife Site, approximately 665m from Shelley Wood Candidate Local Wildlife Site, approximately 775m from Upper and Lower Stones Wood Local Wildlife Site and approximately 950m from Allen Wood Local Wildlife 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.	-	The majority of the site is on greenfield land and is outside of flood zones 2 and 3 (with a small area in the south of the site within an area 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. 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. In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was as mostly or entirely 'green' in terms of its access to four of the eight features assessed; therefore a significant positive effect is likely.
Summary of SA findings: 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. A potential significant negative effects was identified for 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.		

Conformity with NPPF

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

SL2175 - Land to the north of, Elm tree Close, Norristhorpe Lane, Norristhorpe, Liversedge

Accepted Safeguarded Land Sites: SL2175



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit

Research & Intelligence Team

Date:2017-06-08

Filename:Safeguarded Land Sites/SL2175

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SL2175**Land to the north of, Elm tree Close, Norristhorpe Lane, Norristhorpe, Liversedge**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	1.95
Net area (Ha)	1.95
Housing Capacity	68
Employment Floorspace	-

Technical Consultation summaries

Education		There is no immediate need for Primary or Secondary school places within the catchments of this site.
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		Site access is achievable from Norristhorpe Lane, third party land is required to achieve 2.4m x 43m visibility splays. No highways safety issues have been raised.
Environmental Protection		No objections raised, 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.
Green Belt Edge	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	Third party land required for access.

SL2175_H694: (not 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 within 6-10 minutes travel time to 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. Approximately half of this site is within 5 minutes travel time to a primary school, while the other half is within 6-10 minutes travel time. Most of this site is also within 11-15 minutes travel time to a secondary school, aside from a small area in the south, which is within 21-25 minutes travel time. Therefore, a significant positive effect is likely for this SA objective. This site is also within 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. Most of this site is within 6-10 minutes travel time to a GP (aside from an area in the south which is within 15 minutes travel time). This site is also within 31-35 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 residential properties to the north, south and west of the site, which 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.	+	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 to a local centre and 6-10 minutes travel time to a town/district centre; therefore, a minor positive effect upon this SA objective 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 including several Public Rights of Way (PRoW), the closest being immediately adjacent to the site to the east and a national cycle route approximately 390m to the north. Greenpeace designations nearby include a green corridor, one semi-natural and natural greenspace and four amenity greenspaces. However the amenity greenspace to the north is within housing site option H1723 and as such could be lost as a result of development. Other recreational spaces nearby include four outdoor sports facilities and one site containing provision for children and young people. A significant positive effect is therefore 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 (1.95ha); 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 mainly or entirely '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 site is small (1.95ha) and on greenfield land; therefore a minor negative effect on this SA objective is likely. Most of this site is on land designated as grade 3 agricultural quality, aside from a small area in the west which is designated as urban land quality.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This site is relatively small (1.95ha) 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 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.	0?	Sunny Bank Ponds Local Nature Reserve is approximately 1.6m southwest of the site; therefore, development here is likely to have a negligible effect 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 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 all eight features assessed. Therefore, a significant positive effect is likely.

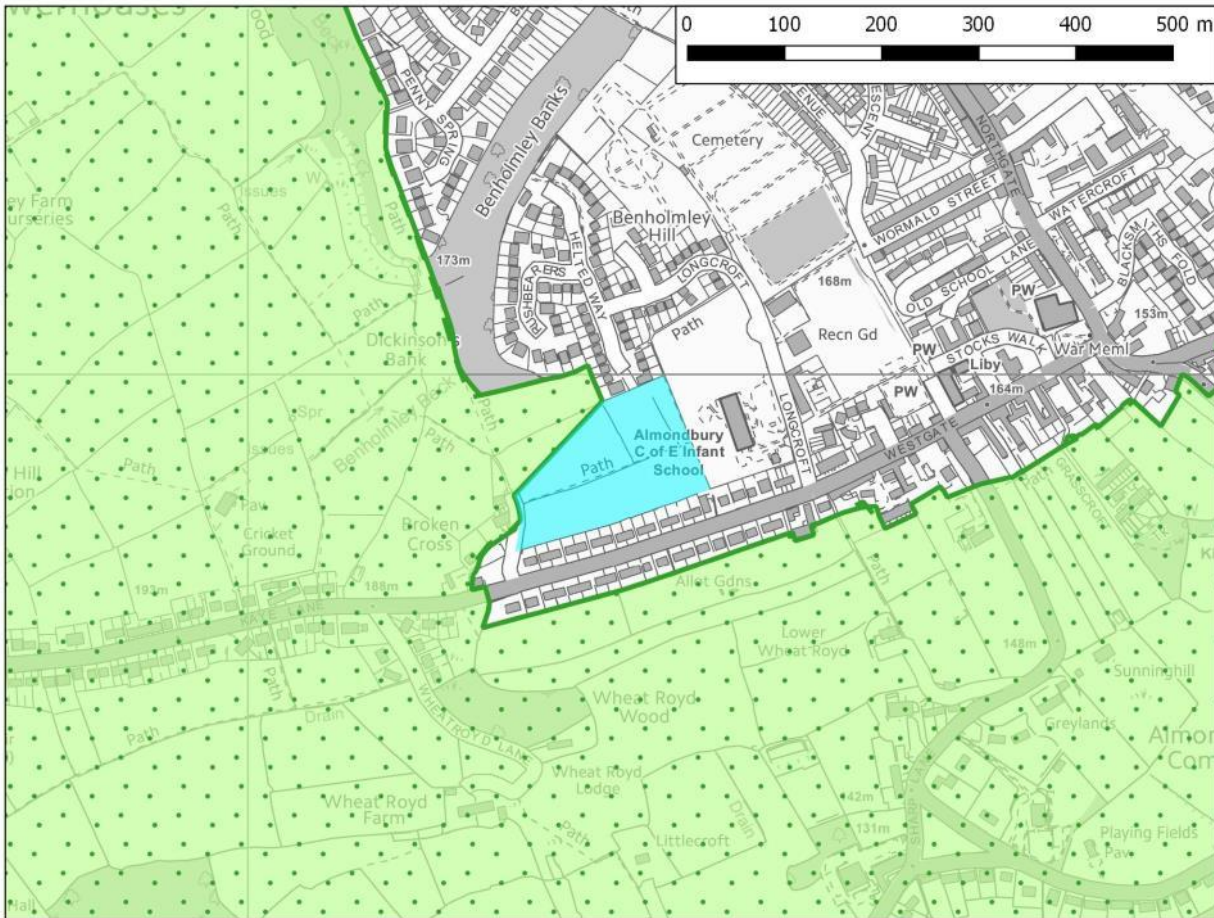
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 1: employment 3: education, 8: leisure and recreation, 10: sustainable transport and 19: climate change. No potential significant negative effects were identified.

Conformity with NPPF

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

SL2176 - Land north of, Kaye Lane, Almondbury

Accepted Safeguarded Land Sites: SL2176



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL2176

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SL2176**Land north of, Kaye Lane, Almondbury**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	1.99
Net area (Ha)	1.99
Housing Capacity	69
Employment Floorspace	-

Technical Consultation summaries

Education		There is an additional need for Primary school places, no additional need for secondary school places. There is an increasing trend for both Primary and Secondary school places.
Biodiversity		No objections raised
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. There is a group of Grade II Listed Buildings along the northern side of Kaye Lane to the south of this site. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.
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		Access via Helted Way although 3rd party land required due to driveways of no.1 and no. 2. 3rd party land required to make up Broken Cross to an adoptable standard and also improve the junction with Kaye Lane. No other suitable access to this site.
Environmental Protection		No objections raised, phase 1 contaminated land report and low emission 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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	Site access is not achievable without the use of third party land.

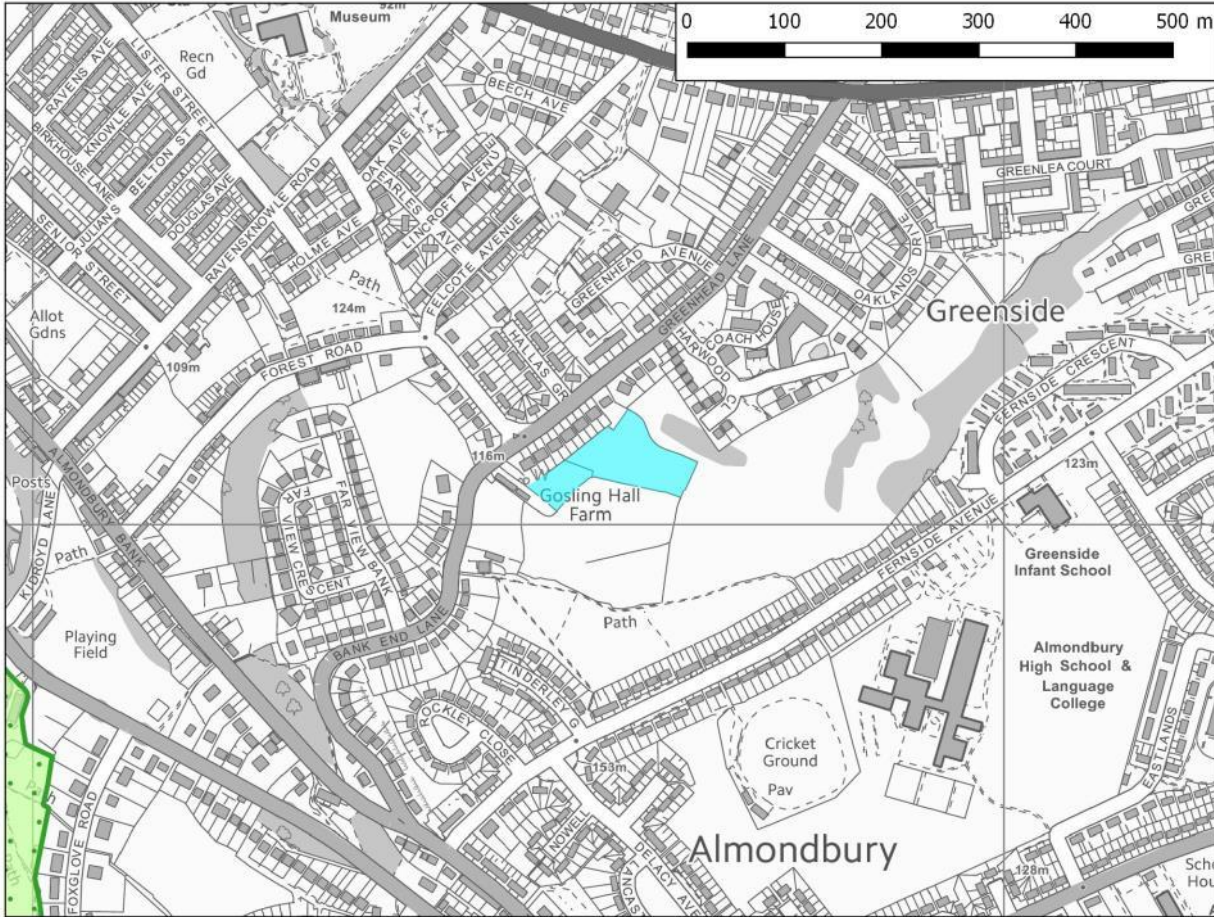
SL2176_H695: (not allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	0	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. The majority of the site is located within 31-35 minutes travel time of the nearest employment node (a small part of the site to the north west is located within 36-40 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 majority of the site is located within 6-10 minutes travel time of the nearest primary school (part of the site to the east is located within 5m minutes travel time of the nearest primary school). The majority of the site is located within 21-25 minutes travel time of the nearest secondary school (a small part of the site to the south is located within 16-20 minutes travel time of the nearest secondary school). Overall a minor positive 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 housing sites there will be positive effects on residents' health. The site is located within 5 minutes travel time of the nearest GP. The majority of the site is located within 41-45 minutes travel time of the nearest hospital (a small part of the site to the west is located within 46-50 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 in close proximity to existing properties to the south on Kaye Lane and to the north on Helted Way. 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 16-20 minutes travel time of the nearest local centre. The majority of the site is also located within 6-10 minutes travel time of the nearest town/district centre (a small part of the site to the south is located within 5 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.	+/-/?	This site contains a footpath which could be lost as a result of housing development and therefore a potential significant negative effect is identified. Outdoor sports facilities are provided adjacent to the site to the east at Almondbury Church Of England Infant and Nursery School. A cemetery is located to the north of the site within 135m. A semi-natural and natural greenspace is located to the north of the site within 80m. To the south of the site a number of allotments are located beyond Kaye Lane. Overall a mixed (significant positive and potential significant negative) effect is therefore identified 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 (1.99ha); 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 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 small site (1.99ha) 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 (1.99ha) 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 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 Scheduled Monument at Castle Hill. This site currently forms part of the area of open countryside which contributes to its setting. 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 595m of Hey Lane which has been identified as a Candidate Local Wildlife Site to the north west. Arkenley Lane is another Candidate Local Wildlife Site to the south east of the site within 550m. Further to the south east within 965m of the site Almondbury Common has been designated as a Local Wildlife Site. To the south west of the site within 995m Castle Hill has been designated as a Local Nature Reserve and a Local Wildlife Site. The relative 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 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 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 three of the eight features assessed; therefore a significant positive effect is likely.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objective 8: recreation and leisure (it should be noted however that the overall score recorded for this SA objective was mixed), and potential significant negative effects were identified for this site in relation to SA objective 8: recreation and leisure (it should be noted however that the overall score recorded for this SA objective was mixed). These issues will need to be considered further in terms of enhancement and/or mitigation, which may be achieved through Local Plan policies.		

Conformity with NPPF

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

SL2177 - Gosling Hall Farm, Greenhead Lane, Almondbury

Accepted Safeguarded Land Sites: SL2177



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees

Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL2177

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SL2177**Gosling Hall Farm, Greenhead Lane, Almondbury**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	0.77
Net area (Ha)	0.77
Housing Capacity	26
Employment Floorspace	-

Technical Consultation summaries

Education		There is no immediate need for 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 or surface water drainage.
Highways/Transport		Site access is not achievable. Potential access through rejected option H301.
Environmental Protection		No objections raised. 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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	No suitable access can be achieved. This site has been allocated as safeguarded land as it 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.

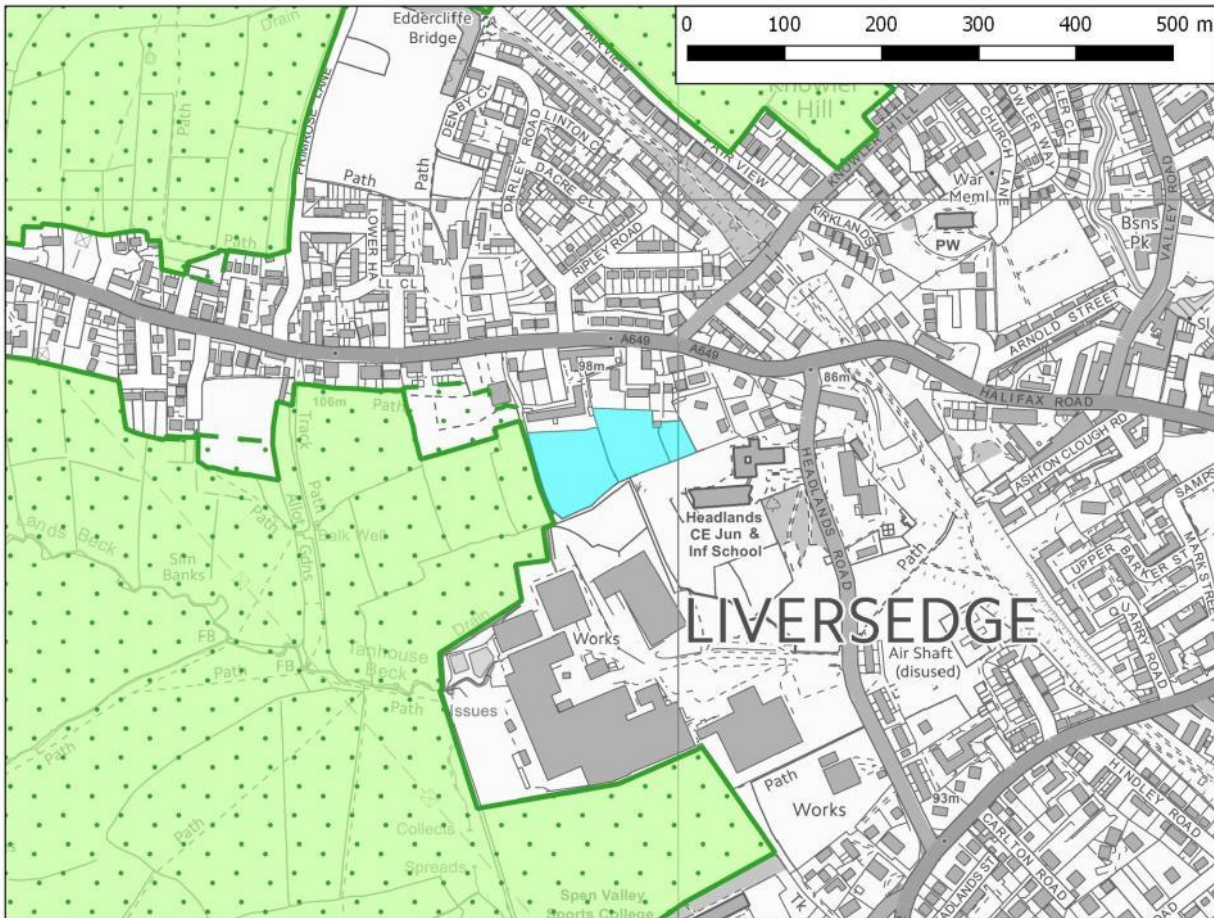
SL2177_H696: (not allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	0	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. The majority of the site is located within 31-35 minutes travel time of the nearest employment node (a small part of the site to the east is located within 36-40 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 located within 11-15 minutes travel time of the nearest primary school. The majority of the site is located within 21-25 minutes travel time of the nearest secondary school (a small part of the site to the north is located within 26-30 minutes travel time of the nearest secondary school). Overall a minor positive 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 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 (a small part of the site to the north is located within 16-20 minutes travel time of the nearest GP). The site is located within 41-45 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 in close proximity to existing properties to the north on Greenhead 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 majority of the site is located within 11-15 minutes travel time of the nearest local centre (a small part of the site to the north is located within 6-10 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. A semi-natural and natural greenspace is located adjacent to the site. Within 200m to the south of the site Almondbury High School and Language College provides access to outdoor sports facilities. A park which provides access to two children's playgrounds is located within 420m to the west of the site on Almondbury Bank. A number of allotments can be accessed on Senior Street within 480m of the site to the north west. 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 (0.77ha); 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 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 (0.77ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. 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 (0.77ha) 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 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.	-?	The site is within 915m of Round Wood, Tandem which has been identified as a Local Wildlife Site to the north east. Hey Lane is Candidate Local Wildlife Site to the south west of the site within 980m. The relative 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 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 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 four of the eight features assessed; therefore a significant positive effect is likely.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objective 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.		

Conformity with NPPF

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

SL2181 - Land to the south of, Fairfield Court, Halifax Road, Hightown, Liversedge

Accepted Safeguarded Land Sites: SL2181



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL2181

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SL2181**Land to the south of, Fairfield Court, Halifax Road, Hightown, Liversedge**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	1.08
Net area (Ha)	1.08
Housing Capacity	37
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		Potential impact on grade II listed building.
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		No frontage to an adopted road. 3rd party land required to achieve access.
Environmental Protection		Potential for noise issues and on potentially 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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	No frontage to an adopted road. 3rd party land required to achieve access.

SL2181_H709: (not allocated in the Publication Draft Local Plan)

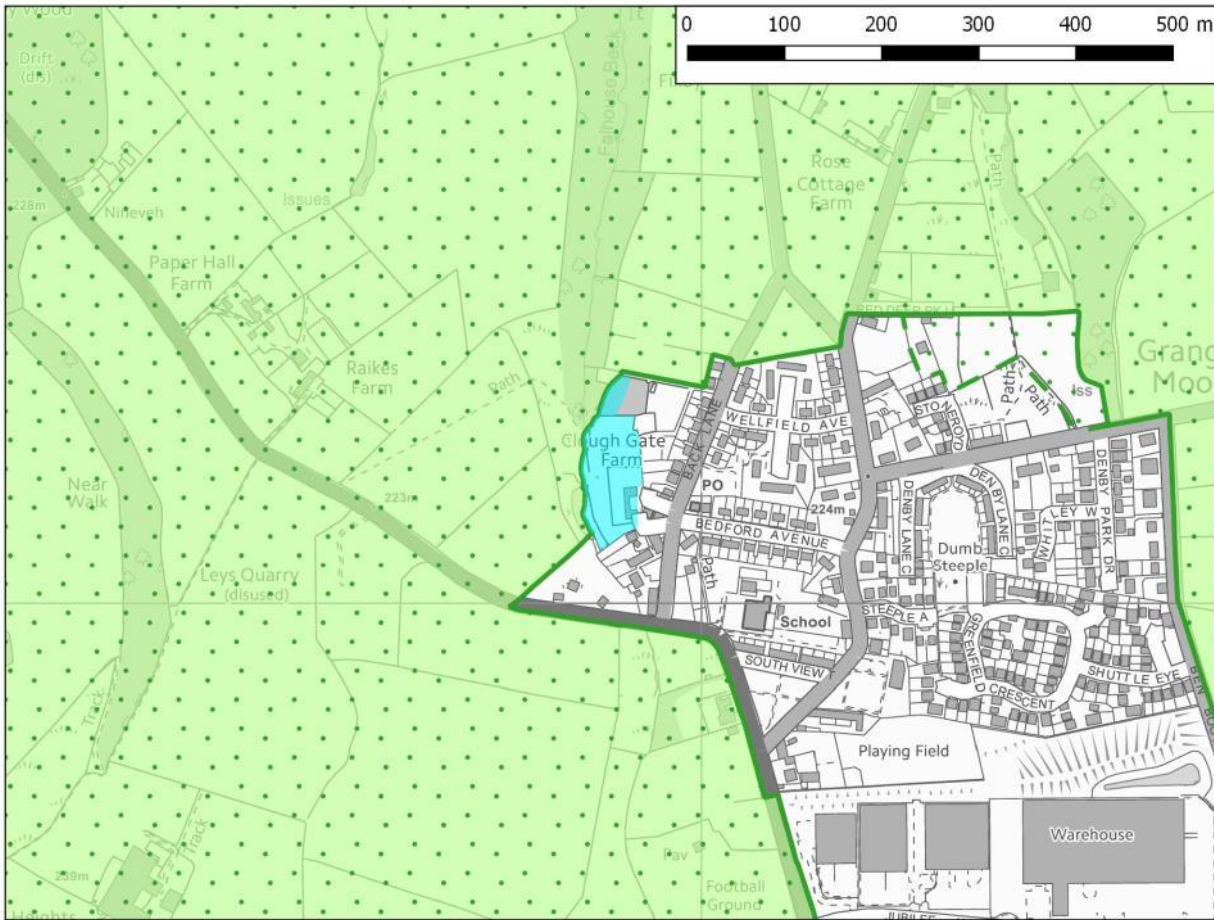
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. This site is within 6-10 minutes travel time to the nearest 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. This site is within 5 minutes travel time to a primary school and 6-10 minutes travel time to a secondary school; therefore, a significantly positive effect is likely for this SA objective. This site is also within 20 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. This site is within 11-15 minutes travel time to a GP and 26-30minutes travel time to a hospital; therefore, a significant 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 industrial buildings and activities directly to the south which could cause noise effects over the long term. There are existing residential properties adjacent to the site to the north and a Headlands CE primary and infant school to the south 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. This site is within 6-10 minutes travel time of a local centre and 11-15 minutes travel time to a town/district centre; therefore, a minor positive 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.	++	This site is within 600m of more than three recreational facilities. There are several Public Rights of Way (PRoW), the closest being adjacent to the site in the south and west and a national cycle route. Greenspace designations nearby include a green corridor, two parks and gardens and three natural and semi-natural greenspaces. However, one of these natural and semi-natural spaces is within the housing options site H134 and therefore could be lost as a result of development. Other recreational spaces nearby include nine outdoor sports facilities and three sites containing provision for children and young people. Therefore, a significantly 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 (1.08ha); 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 all 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 site relatively small (1.08ha) and on greenfield land; therefore a minor negative effect on this SA objective is likely. Most of this site is located on land designated as urban quality; aside from the far north western edge which is designated as grade 3 agricultural quality land.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This site is relatively small (1.08ha) 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 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.	0?	This site is within 2km of Sunny Banks Pond Local Nature Reserve; therefore, development here could have a negligible effect 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 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 all eight features assessed. Therefore, a significant positive effect is likely.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 1: employment 3: education, 4: health, 8: leisure and recreation, 10: sustainable transport and 19: climate change. Potential significant negative effects were identified in relation to SA objective 5: amenity, which will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

Conformity with NPPF

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

SL2182 - Land to the west of, Back Lane, Grange Moor, Huddersfield

Accepted Safeguarded Land Sites: SL2182



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL2182

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SL2182**Land to the west of, Back Lane, Grange Moor, Huddersfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	0.77
Net area (Ha)	0.77
Housing Capacity	26
Employment Floorspace	-

Technical Consultation summaries

Education		Primary School decrease Secondary School increase No immediate need for additional places
Biodiversity		Pond and lowland mixed deciduous woodland UK BAP priority habitats and Habitat Network. 0.39ha should be removed from developable area.
Historic Environment		No objections raised
Flood risk and Drainage		Flood zone 1, no strategic drainage objections. Public combined sewer crosses the site
Highways/Transport		Site access not achievable. No site frontage to the adopted highway. No suitable site access layout can be achieved to serve the additional dwellings
Environmental Protection		The site is on potentially contaminated land. Contamination assessment phase 1 and 2 will be needed.
Other Constraints		Part or all of the site lies within a high risk coal referral area.
Open Space		No impact on valuable open spaces identified.
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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 delivery of new homes beyond the end of the local plan period. Site access not achievable. No site frontage to the adopted highway. No suitable site access layout can be achieved to serve the additional dwellings. Pond and lowland mixed deciduous woodland within the site.

SL2182_H710: (not allocated in the Publication Draft Local Plan)

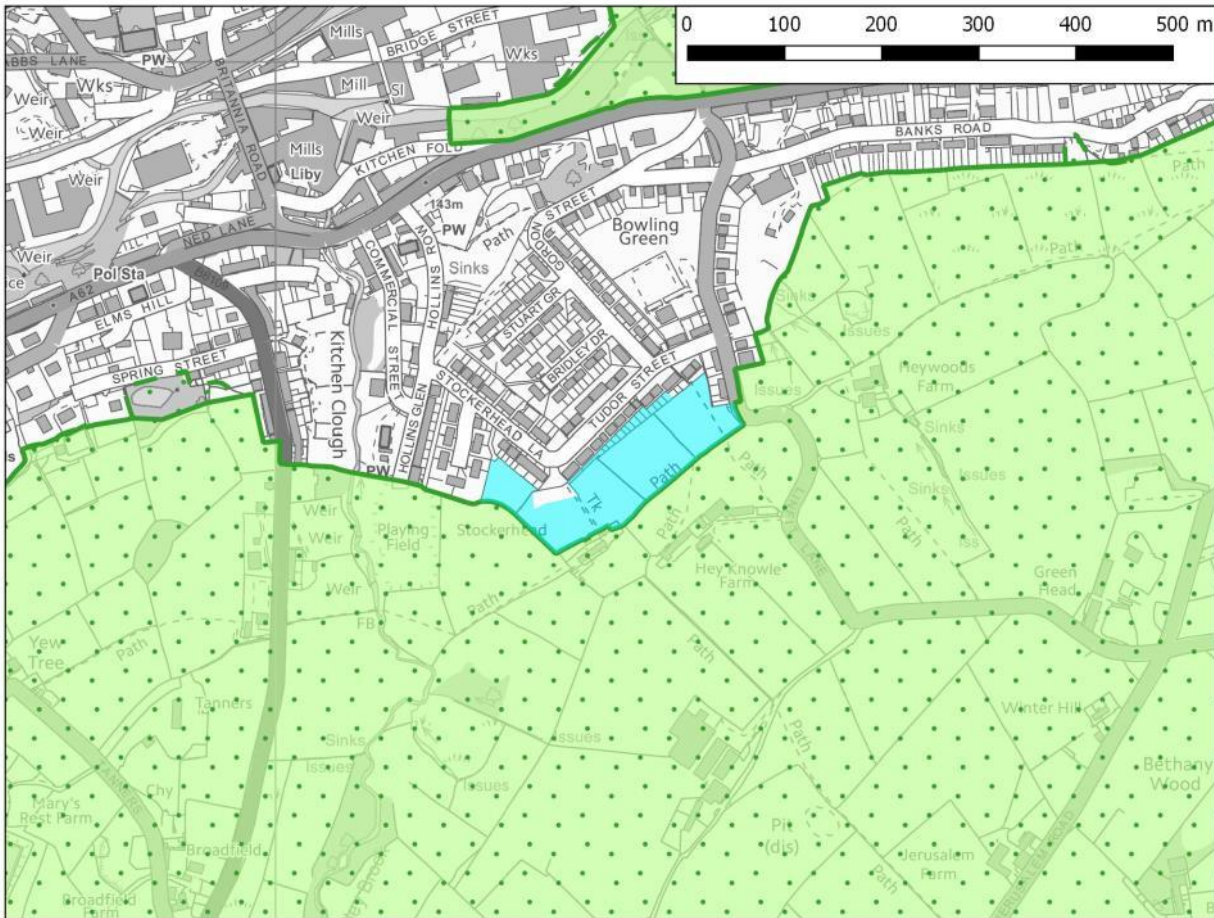
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. This site is within 21-25 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.	+?	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. Approximately half of this site is within 5 minutes travel time to a primary school, while the other half is within 6-10 minutes. This site is also within 21-25 minutes travel time to 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.	+	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 5 minutes travel time to a GP, aside from a small area in the south which is within 6-10 minutes travel time. The whole site is 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 residential properties to the east and south of this site and 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. Most of this site is within 6-10 minutes travel time to a local centre, aside from an area in the south, which is within 11-15 minutes travel time. This site is also within 21-25 minutes travel time to 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.	+ +/--?	This site includes a Public Right of Way (PRoW) to the south and an allotment to the north which could be lost as a result of housing development. However, this site is within 600m of more than three recreational facilities including other PRoW, two other allotment sites, one semi-natural and natural greenspace, a park and garden, which includes provision for children and young people, three amenity greenspaces and four 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 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. 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 the eight of the 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 small (1.18ha) and on greenfield land meaning that there is likely to be a minor negative effect on this objective. This site is on land designated 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 (1.18ha) 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 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?	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.	0?	There are no biodiversity or geodiversity designations within 1km of this site; therefore, a negligible 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 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 outside the 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 three of the eight of the features assessed. Therefore, a minor positive effect is likely overall.
Summary of SA findings: Potential significant positive and significant negative effects were identified for this site in relation to SA objective 8: leisure and recreation. This will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

Conformity with NPPF

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

SL2183 - Land to the South of, Tudor Street, Slaithwaite, Huddersfield

Accepted Safeguarded Land Sites: SL2183



SL2183**Land to the South of, Tudor Street, Slaithwaite, Huddersfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	1.76
Net area (Ha)	1.76
Housing Capacity	61
Employment Floorspace	-

Technical Consultation summaries

Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places
Biodiversity		No objections raised.
Historic Environment		No objections raised.
Flood risk and Drainage		Flood zone 1. No strategic drainage objections.
Highways/Transport		Site has frontage to Linfit Lane, but this is unlikely to form a safe access. Access from Stockerhead Lane may be possible, but would require third party land and would have to take account of PROW. Poor sight lines and junction alignments at both the Commercial Street and Linfit Fold junctions with Manchester Road and Gordon Street Linfit Fold
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. Site has frontage to Linfit Lane, but this is unlikely to form a safe access. Access from Stockerhead Lane may be possible, but would require third party land and would have to take account of PROW

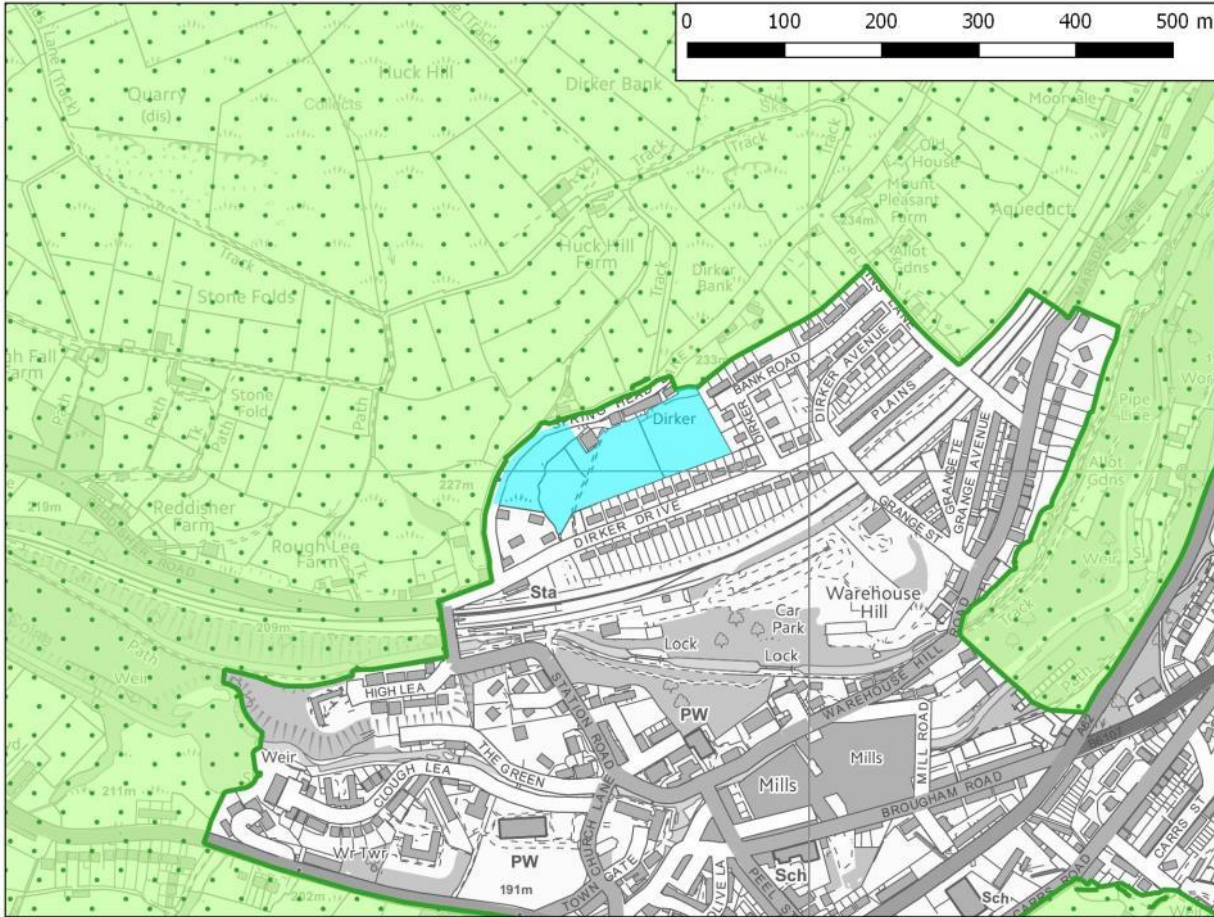
SL2183_H711: (not allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	-/--	While the location of housing sites will not influence the number, 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 north west which is within 41-45 minutes travel time of the nearest employment node. The least accessible part of the site is the north east which is within 51-55 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; minor negative for the north west and significant negative for the north east.
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 north west which is within 6-10 minutes of a primary school and within 16-20 minutes travel time of a secondary school. The least accessible part of the site is the north east which is within 16-20 minutes from a primary school and within 21-25 minutes of a secondary. In between those areas journey times to education facilities vary in between those two extremes. Levels of access to further education facilities also vary throughout the site. Therefore a mixed effect is expected for this objective - potentially significant positive for the north west and potentially negligible the north east.
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 the nearest GP. However, travel times to the nearest hospital vary throughout the site; the north west is within 46-50 minutes of the nearest hospital and the north east is within 56-60 minutes of the nearest hospital. 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 within close proximity of the site to the north and 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.	+/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 part of the site is the north west which is 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 eastern edge which is within 16-20 minutes from both 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 positive for the north west and negligible for the eastern edge.
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 that run through the site and could be lost or disrupted as a result of housing development. However, another ProW footpath runs adjacent to the southern boundary of the site and several more run within 65m south of the site. To the north there are two ProW footpaths within 225m of the site. A national cycle route runs approximately 200m to the west of the site. Approximately 80m to the west of the site is an area of public playing fields. To the north west of the site approximately 160m away is an area of semi-natural and natural greenspace however the majority of the open space is within another housing site option. In addition, to the north of the site there is an area of children's play provision approximately 170m away and an area of allotments approximately 215m away however the area of children's play provision is located within another housing site option. Also, to the north of the site is an area of amenity greenspace approximately 60m away which is adjacent to a public bowling green however the majority of the amenity greenspace is within another housing site option. To the north east of the site is an area of park and gardens which contain a children's play area located approximately 420m away. The area of park and gardens is also adjacent to an area of public playing fields. Therefore a mixed significant negative and 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 (1.76ha); 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 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 (1.76ha) on greenfield land; therefore a significant negative effect on this SA objective is likely. The site is not within an area of high quality agricultural land (the majority of the land is classed as urban with an area classed as grade 4 to the south).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (1.76ha) 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 F4: Colne (Slatthwaite, 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?	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 approximately 455m from Huddersfield Narrow Canal 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. 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.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objective 3: education (part of a mixed effect), 8: leisure and recreation (part of a mixed effect), 10: sustainable transport and 19: climate change. Potential significant negative effects were identified in relation to SA objective 1: employment and 8: recreation and leisure which were both 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.		

Conformity with NPPF

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

SL2184 - Land to the north of, Dirker Drive, Marsden, Huddersfield

Accepted Safeguarded Land Sites: SL2184



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL2184

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SL2184**Land to the north of, Dirker Drive, Marsden, Huddersfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	1.67
Net area (Ha)	1.67
Housing Capacity	58
Employment Floorspace	-

Technical Consultation summaries

Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.
Biodiversity		Site is 630m from SPA / SAC / SSSI and is functionally linked land to this.
Historic Environment		Site on edge of conservation area. Site adjacent to two Grade II listed buildings to north of site. May impact on their setting.
Flood risk and Drainage		Flood zone 1. Limited options for surface water drainage.
Highways/Transport		No site frontage to adopted highway. Spring Head Lane would need a significant upgrade to form a suitable access.
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. No site frontage to adopted highway. Spring Head Lane would need a significant upgrade to form a suitable access. Site is 630m from SPA / SAC / SSSI and is functionally linked land to this. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the conservation area and adjacent Grade II listed buildings.

SL2184_H713: (not 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. Most of this site is within 31-35 minutes travel time of an employment node, aside from a small area in the north west, which is within 36-40 minutes; 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. Most of this site is within 5 minutes travel time to a primary school, aside from the north west which is within 6-10 minutes travel time. This site is also within 21-25 minutes travel time to 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.	+	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. A Most of this site is within 5 minutes travel time to a GP, aside from a small area in the north west which is within 6-10 minutes travel time. Approximately half of this site is within 31-35 minutes travel time to a hospital, while the other half is within 41-45 minutes travel time. However overall 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 surrounded by residential properties and the residents of these may be affected by noise and light pollution 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. Most of this site is within 11-15 minutes travel time to a local centre, aside from an area in the north west, which is within 16-20 minutes travel time. Most of this site is also within 5 minutes travel time to a town/ district centre, aside from an area in the north west, which is within 6-10 minutes travel time. Therefore, a minor positive 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.	+ +/--?	This site includes a Public Right of Way (PRoW), which could be lost as a result of development. However, this site is within 600m of more than three recreational facilities including other PRoW and a local cycle route, which is 280m south of the site. Greenspace designations nearby include a six semi-natural and natural greenspaces, one amenity greenspace, two parks and gardens which include provision for children and young people. Other recreational spaces nearby include three outdoor sports facilities and two allotment sites. 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 small (1.67ha); 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 the 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 (1.67ha) and on greenfield land meaning that there is likely to be a minor negative effect on this objective. This site is on land designated 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 (1.67ha) 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 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 'orange' in terms of the potential for effects on the Grade II Listed Ivy Cottage on Spring Head Lane adjacent to this site and Grade II Listed Dirker, 50 metres to the east of this area. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. This site also adjoins the boundary of the Marsden 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 likely to be uncertain 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.	--?	Huddersfield Narrow Canal Candidate Local Wildlife Site is approximately 100m south of this site; therefore a significant negative effect is likely 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 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 outside the 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 the eight of the features assessed. 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 8: leisure and recreation, 10: sustainable transport and 19: climate change. Potential significant negative effects were identified in relation to SA objectives 5: amenity, 8: leisure and recreation and 14: biodiversity and geodiversity. These will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case third party land would need to be acquired which is not currently available. Given proximity to SPA housing development would need to be subject to a separate plan wide HRA when the development plan is reviewed.

SL2186**Land adjacent to Spinksmire Mill, Huddersfield Road, Meltham, Holmfirth**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	1.71
Net area (Ha)	1.71
Housing Capacity	59
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		TPOs to south of the site. Meltham Dike to SE of the site is BAP priority habitat.
Historic Environment		Potential impact on Grade II listed Bentley Mill
Flood risk and Drainage		Meltham Dike is at the south east corner of the site.
Highways/Transport		Unlikely that the necessary third party land can be secured to achieve visibility splays.
Environmental Protection		Noise and odour assessments 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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. Site access achievable if necessary visibility splays can be achieved. Meltham Dike to the south east of the site. Noise and odour assessments required.

SL2186_H721: (not allocated in the Publication Draft Local Plan)

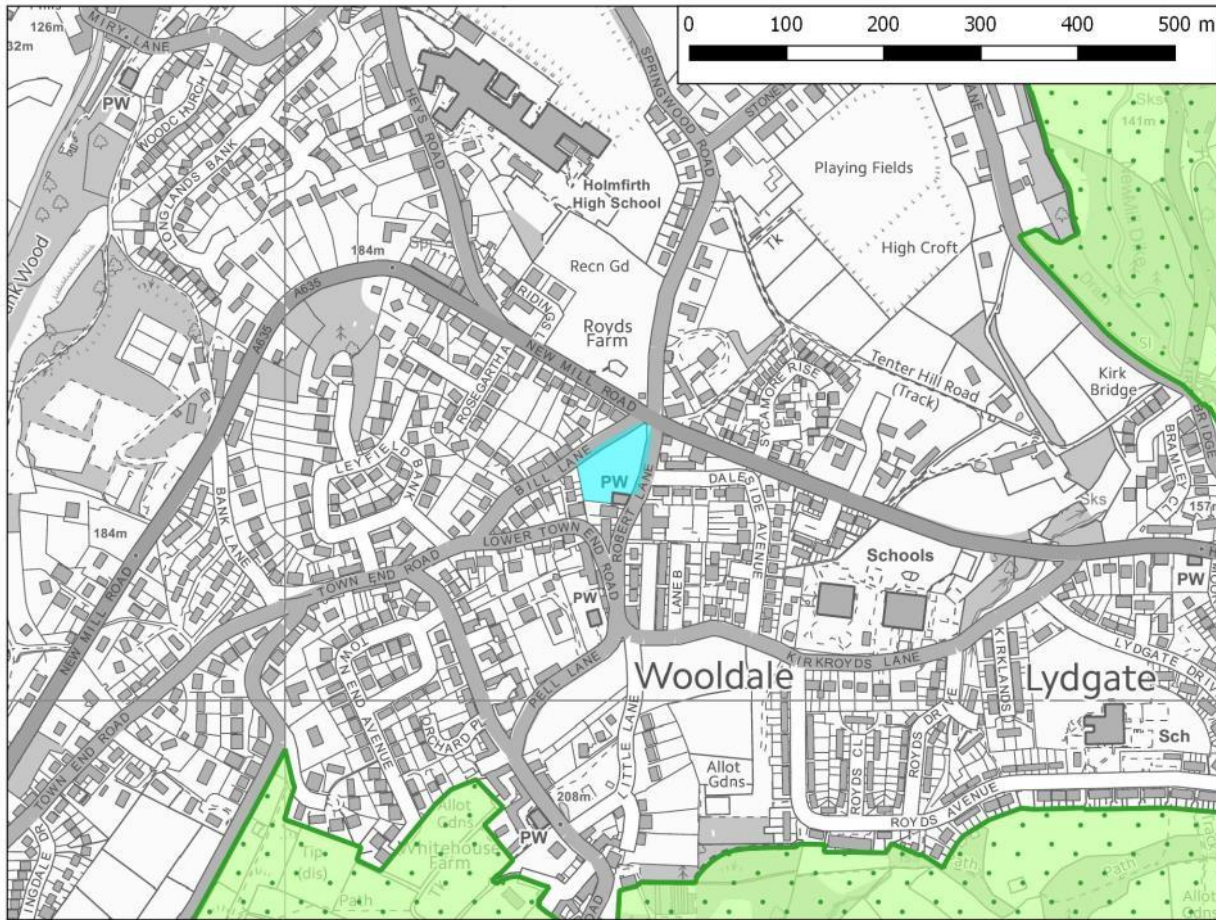
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	+	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. Most of this site is within 26-30 minutes travel time of an employment node, aside from the north western boundary which is within 31-35 minutes travel time; 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.	++	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 most of the northern boundary area, which is within 11-15 minutes travel time. This site is within 31-40 minutes to 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.	+	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 6-10 minutes travel time of a GP, aside from an area in the south west, which is within 5 minutes travel time. This site is also within 41-45 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 properties within 100m to the south west of this site, and these residents could experience noise and light pollution during construction of the site. Furthermore, there are also industrial units in the mid-section of the site and further units to the south on the adjacent site of Huddersfield Road, 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. Most of this site is within 6-10 minutes of a local centre, aside from an area along the north western boundary, which is within 11-15 minutes travel time. Most of this site is also within 5 minutes travel time to a town/district centre, aside from the area in the north western boundary which is within 6-10 minutes travel time. 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 three Public Rights of Way (PRoW) and a national cycle route within the proposed site, which could be lost as a result of development. However, this site is within 600m of more than three recreational facilities. There are several additional PRoW including a bridleway. Most of the northern boundary is also adjacent to a national cycling route. Greenspace designations include two green corridors, four semi-natural and natural greenspaces, two park and gardens containing provision for children and young people. Other facilities include six outdoor sports facilities and six allotment sites. Therefore, a mixed effect (significantly positive and significantly negative) 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 large (5.82ha); 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, 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 large (5.82ha) and on greenfield land meaning that there is likely to be a significant 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 large (5.82ha) 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 500m 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?	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 three biodiversity / geodiversity sites within 250m of the site; Folly Dolly Falls Local Geological (35m), Honley Wood Candidate Wildlife Site (190m) and Hall Hayes Wood (220m). Therefore a significant negative effect 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 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 most of it is outside the flood zone 3, aside from the mid southern edges; 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.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 8: leisure and recreation, 9: housing, 10: transport and 19: climate change. Potential significant negative effects were identified in relation to SA objectives, 5: amenity and 8: leisure and recreation, 11: land use, 12: landscape 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.		

Conformity with NPPF

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

SL2187 - Land at, Robert Lane and Bill Lane, Wooldale, Holmfirth

Accepted Safeguarded Land Sites: SL2187



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL2187

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SL2187**Land at, Robert Lane and Bill Lane, Wooldale, Holmfirth**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	0.42
Net area (Ha)	0.42
Housing Capacity	14
Employment Floorspace	-

Technical Consultation summaries

Education		Decreasing trends for primary and decrease in secondary therefore no immediate capacity required.
Biodiversity		No objections raised.
Historic Environment		Development of this site would impact on the setting of the listed Wooldale Methodist Church within the site in the south. Also, potential impacts of development on Wooldale Conservation Area
Flood risk and Drainage		No objections raised.
Highways/Transport		Access achievable subject to provision of visibility splays and pedestrian footways.
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. Development of this site would impact on the setting of the listed Wooldale Methodist Church within the site in the south. Also, potential impacts of development on Wooldale Conservation Area. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of these designated heritage assets.

SL2187_H722: (not allocated in the Publication Draft Local Plan)

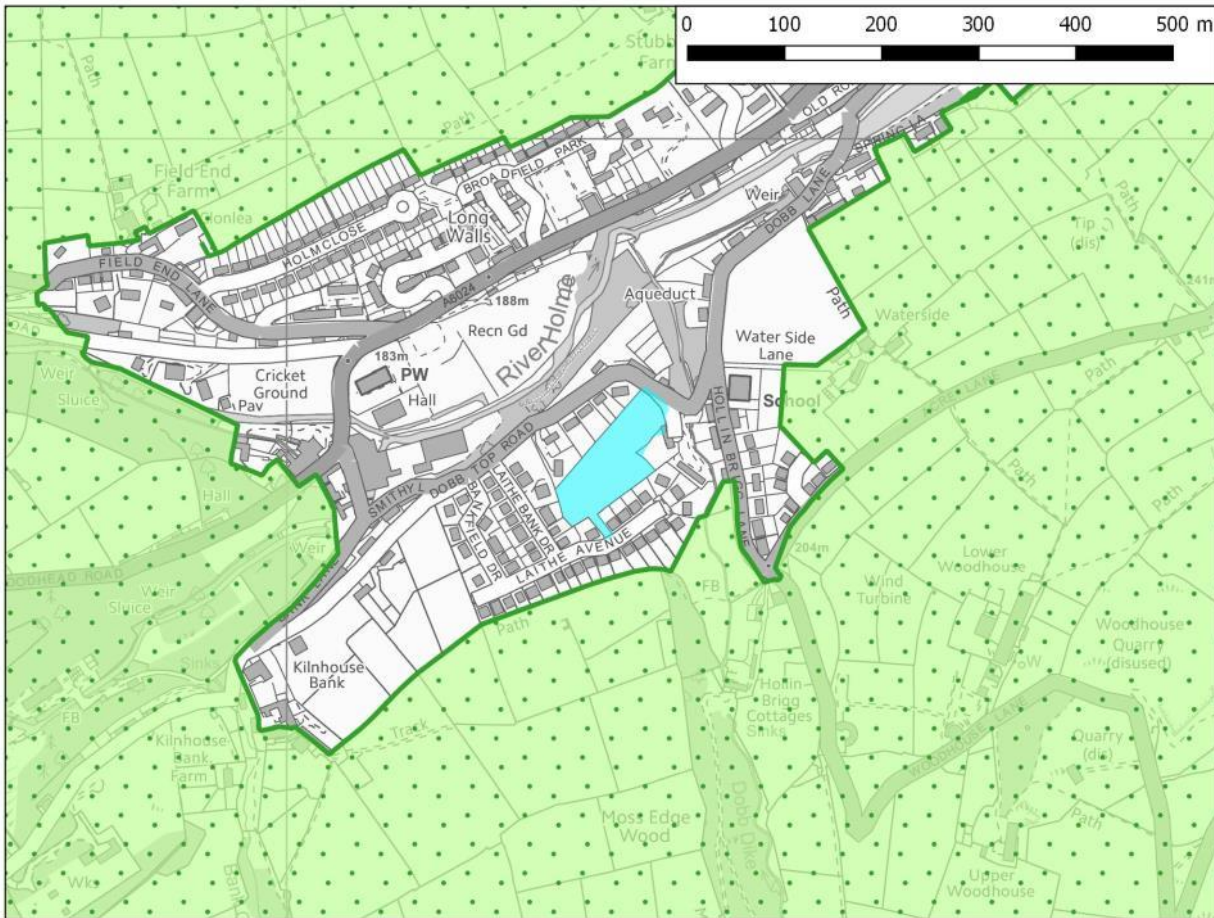
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	0	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. The site is within 31-35 minutes travel time of 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 within 5 minutes of a primary school, with a small section to the west within 6-10 minutes travel time of a primary school. The site is within 6-10 minutes travel time of a secondary school and within 31-35 minutes travel time of a further education institute. Therefore, development of the site could have a significant positive effect 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 within 11-15 minutes travel time of a GP, with a small section to the north of the site within 6-10 minutes travel time of a GP. The site is within 46-50 minutes travel time of a hospital. The site is not within or adjacent to an AQMA. Therefore, a minor positive effect on this SA objective 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. The north east of the site is adjacent to the A635 New Mill Road which may result in noise pollution affecting residents of the development in the longer term. The south and west of the site are within close proximity of an existing residential development, which may be affected by noise during the construction phase. Therefore, a significant negative effect on this SA objective is predicted.
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 and within 11-15 minutes travel time of a town/district centre. Therefore, a minor positive effect on this SA objective 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 north of the site is within 20m of several large outdoor sports playing fields, and within 30m of two children's playgrounds. To the north west of the site is an area of semi-natural and natural greenspace (225m). The south of the site is within 140m of an area of semi-natural and natural greenspace, within 255m of park and garden, and within 290m of two children's playgrounds. There is also a PRoW approximately 25m to the north east of the site. Therefore, a significant positive effect on this SA objective is predicted.
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. 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 of approximately 0.42ha on greenfield land. In addition, it is not within an area of high quality agricultural land as it is classed as Grade 4 in the Agricultural Land Classification. 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 (0.42ha) on greenfield land which is not within close proximity of the Peak District National Park. 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 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.	?	Historic England has rated this site as 'amber' in terms of the potential for effects on the historic environment due to the presence of a Grade II Listed Building, the Methodist Free Church, to the south of the site. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. The effect on the historic environment of development of this site is uncertain.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	0?	The site is 1.02km from the nearest designated site - Kirklees (Candidate) Local Wildlife Site to the north of the site. Therefore, development may 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 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 is classed as 'green' in terms of its access to five of the eight features assessed; therefore a significant positive effect is likely.
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, with potential significant negative effects predicted for 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.		

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case insufficient evidence exists at the plan making stage to determine whether development here would have significant impacts on heritage assets.

SL2188 - Land north east of, Laithe Avenue, Holmbridge, Holmfirth

Accepted Safeguarded Land Sites: SL2188



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL2188

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SL2188**Land north east of, Laithe Avenue, Holmbridge, Holmfirth**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	0.79
Net area (Ha)	0.79
Housing Capacity	27
Employment Floorspace	-

Technical Consultation summaries

Education		Decreasing trends in primary and decreasing trends in secondary. No immediate need for additional capacity.
Biodiversity		No direct impacts on designated sites but in combination impacts would need to be assessed. Need to provide sound recreational facilities which divert users from the SPA/SAC.
Historic Environment		No objections raised.
Flood risk and Drainage		Flood zone 1. Limited options for surface water drainage.
Highways/Transport		Dobb Top Lane is narrow and steep at this point and is unsuitable for any intensification of use. Lack of evidence relating to achieving 2.4m x 43m visibility splays on to Laithe Avenue.
Environmental Protection		Potentially contaminated land therefore phase 1 and 2 contamination reports 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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. Dobb Top Lane is narrow and steep and unsuitable for any intensification of use. Lack of evidence relating to achieving 2.4m x 43m visibility splays on to Laithe Avenue.

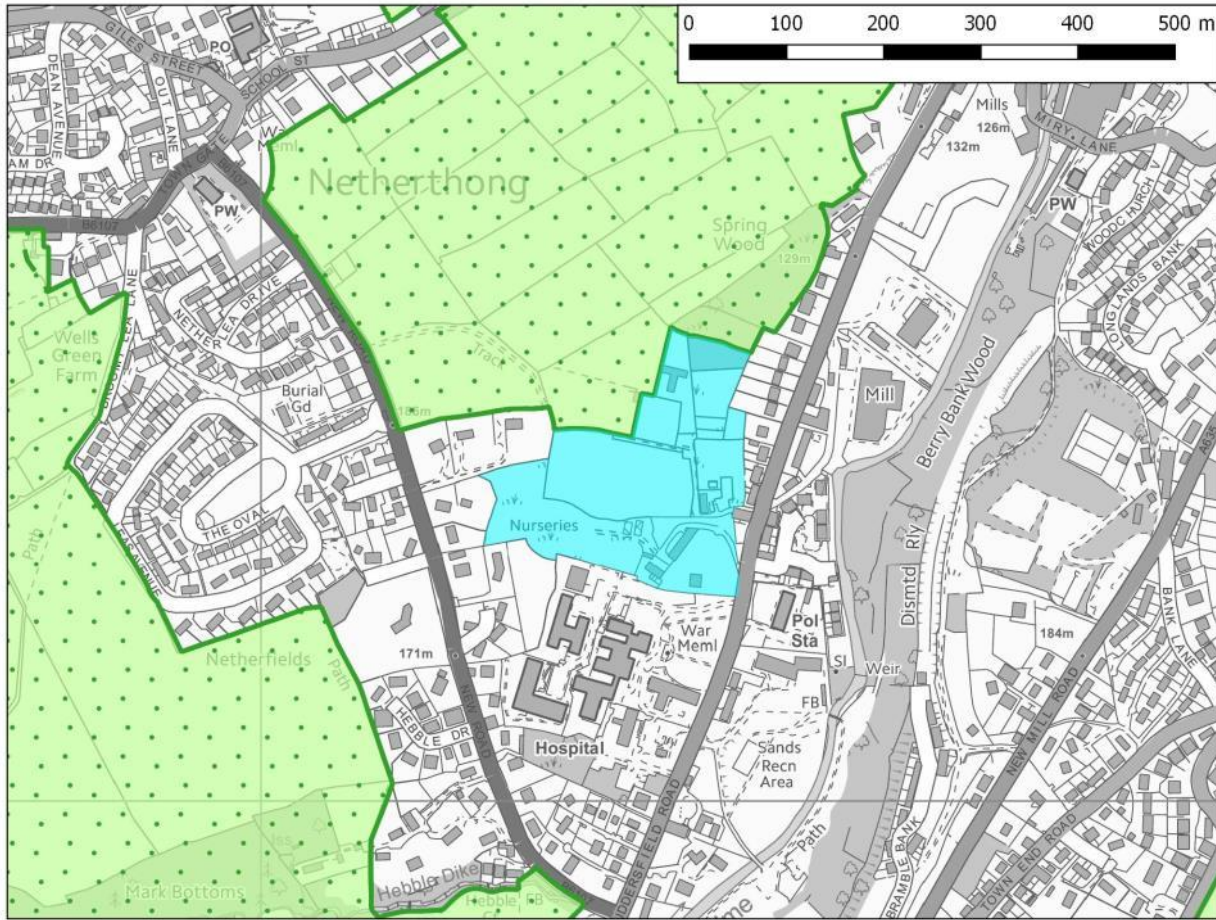
SL2188_H725: (not allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	--	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. The site is within 56-60 minutes travel time of 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. 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 5 minutes travel time of the nearest primary school (with an area in the west within 6-10 minutes) and is within 21-25 minutes of a secondary school. Therefore a minor positive effect is expected for this objective. The majority of the site is also within 51-55 minutes of a further education institute (with an area to the west within 46-50 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 26-30 minutes travel time of the nearest GP and the site is over 60 minutes of a hospital. Therefore a minor negative 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 within close proximity surrounding the site. 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. The site is within 21-25 minutes travel time of the nearest local centre and the majority of the site is within 21-25 minutes of a town/district centre (with an area to the west within 16-20 minutes). Therefore a minor negative 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.	++	To the north of the site approximately 10m away is the West Yorkshire Cycle Route. Also, approximately 40m south of the site is a PRoW footpath. Within 25m north east of the site is an area of semi-natural and natural greenspace which is adjacent to an area of park and gardens and an area of public playing fields that contains two areas of children's play provision. However, a section of the semi-natural and natural greenspace is within another housing site option. To the north west of the site approximately 235m away is a cricket ground. In addition 55m east of the site is an area of school grounds and playing fields. To the north east of the site approximately 325m away is an area of amenity greenspace. Within 500m north of the site is an area of allotments which is adjacent to an area of semi-natural and natural greenspace. 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 (0.79ha); 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 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 small site (0.79ha) and 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 grade 4).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (0.79ha) 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 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 approximately 210m from Yateholme Reservoirs & Plantations Local Wildlife Site, approximately 360m from Digley Reservoir/Marsden Clough Local Wildlife Site, approximately 765m Carr Green Meadows Holmbridge Local Wildlife Site, within 800m of Malkin House Wood Local Wildlife Site, within 935m of New Laith Fields Holmbridge Local Wildlife Site and approximately 980m from Digley Quarries, Holmbridge Local Geological 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 classed as entirely 'green' in terms of its access in one of the eight features assessed; therefore a minor positive effect is likely.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objective 8: leisure and recreation and potential significant negative effects were identified in relation to SA objective 1: employment, 5: amenity and 14: biodiversity and geodiversity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

Conformity with NPPF

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

SL2189 - Land to the north of, Holme Valley Memorial Hospital, Huddersfield Road, Thongsbridge, Holmfirth

Accepted Safeguarded Land Sites: SL2189



Legend

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



Policy Unit

Research & Intelligence Team

Date: 2017-06-08

Filename: Safeguarded Land Sites/SL2189

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SL2189**Land to the north of, Holme Valley Memorial Hospital, Huddersfield Road, Thongsbridge, Holmfirth**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	4.39
Net area (Ha)	4.39
Housing Capacity	153
Employment Floorspace	-

Technical Consultation summaries

Education		Decreasing trends in primary and secondary but such a capacity could impact on school places.
Biodiversity		Lowland mixed deciduous woodland on the site which is a BAP priority habitat may impact on the layout of the site.
Historic Environment		Developable area amended to take account of Grade II listed buildings to the south east of the site but heritage impact assessment required.
Flood risk and Drainage		Flood zone 1. There is a potential overland flow route in the north of the site and culverted watercourse crossing the south of the site. The site would benefit from a drainage masterplan with adjacent sites.
Highways/Transport		Existing access from Huddersfield Road unsuitable for development of this scale. Suitable access could be achieved through adjoining options in the green belt but these have been rejected. Mitigation to address Highways Agency concerns about the strategic network are part of schemes already planned.
Environmental Protection		Land not recorded as contaminated but a phase 1 contamination report required. Travel Plan required. Air quality impact 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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. Current access from Huddersfield Road unsuitable. Suitable access could be achieved through adjoining extensive options in the green belt but these have been rejected.

SL2189_H726: (not 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. The majority of the site is within 36-40 minutes travel time of the nearest employment node (with an area in the south east corner within 31-35); 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 majority of the site is within 16-20 minutes travel time of the nearest primary school (with small areas in the west and south within 11-15 minutes) and within 11-15 minutes of a secondary school (with an area in the south eastern corner within 6-10 minutes). Therefore a minor positive effect is likely 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 housing sites there will be positive effects on residents' health. The majority of the site is within 5 minutes travel time of the nearest GP (with an area on the northern edge within 6-10 minutes) and within 56-60 minutes of a hospital (with an area on the western edge over 60 minutes) so 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 and a hospital and health centre 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.	+	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 of the nearest town/district centre (with an area in the north within 11-15 minutes) however levels of access to local services and facilities vary throughout this site. The eastern part of the site is within 11-15 minutes of the nearest local centre however the north western edge is within 26-30 minutes. In between those areas journey times to local services and facilities vary in between those two extremes. Overall, a minor 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.	++/--?	There is a PRoW footpath that runs through the centre of the site and could be lost or disrupted as a result of housing development. Within 460m west of the site there are three more footpaths however one of the paths runs through another housing site option. To the south of the site approximately 20m away is an area of park and gardens. To the west of the site approximately 190m is an area of park and gardens which contain an area of children's play provision. To the east of the site is an area of semi-natural and natural greenspace approximately 105m away which is adjacent to an area of park and gardens which contain a children's play area, recreation ground which contains an area of children's play provision and a private tennis club, however there is a river which runs between the areas of open space and the site making them less easily accessible. In addition, to the north east of the site within 430m is an area of semi-natural and natural greenspace which contains a sports pavilion and is adjacent to a cricket ground. 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 (4.39ha); 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 mostly 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 (4.39ha) and the majority is on greenfield land; therefore a significant 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 small site (4.39ha) and the majority 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 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.	?	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 191 Huddersfield Road and 179 to 189 Huddersfield Road which 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.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	This site is approximately 880m from Hagg 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.	-	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. In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was as mostly or entirely 'green' in terms of its access to five of the eight features assessed; therefore a significant positive effect is likely.
Summary of SA findings: 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 a potential significant negative effect was identified for SA objective 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.		

Conformity with NPPF

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

SL2191**Land at, Cliff Lane, Holmfirth**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	6.26
Net area (Ha)	6.26
Housing Capacity	219
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		Wingfield on Cliff Lane at the centre of this area is a Grade II Listed Building. Area around this removed from net area. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed building and adjacent conservation area.
Flood risk and Drainage		Flood zone 1. No strategic drainage objections.
Highways/Transport		Local highway network considered unsuitable for a development of this scale.
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. Local highway network considered unsuitable for a development of this scale. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed building and adjacent conservation area.

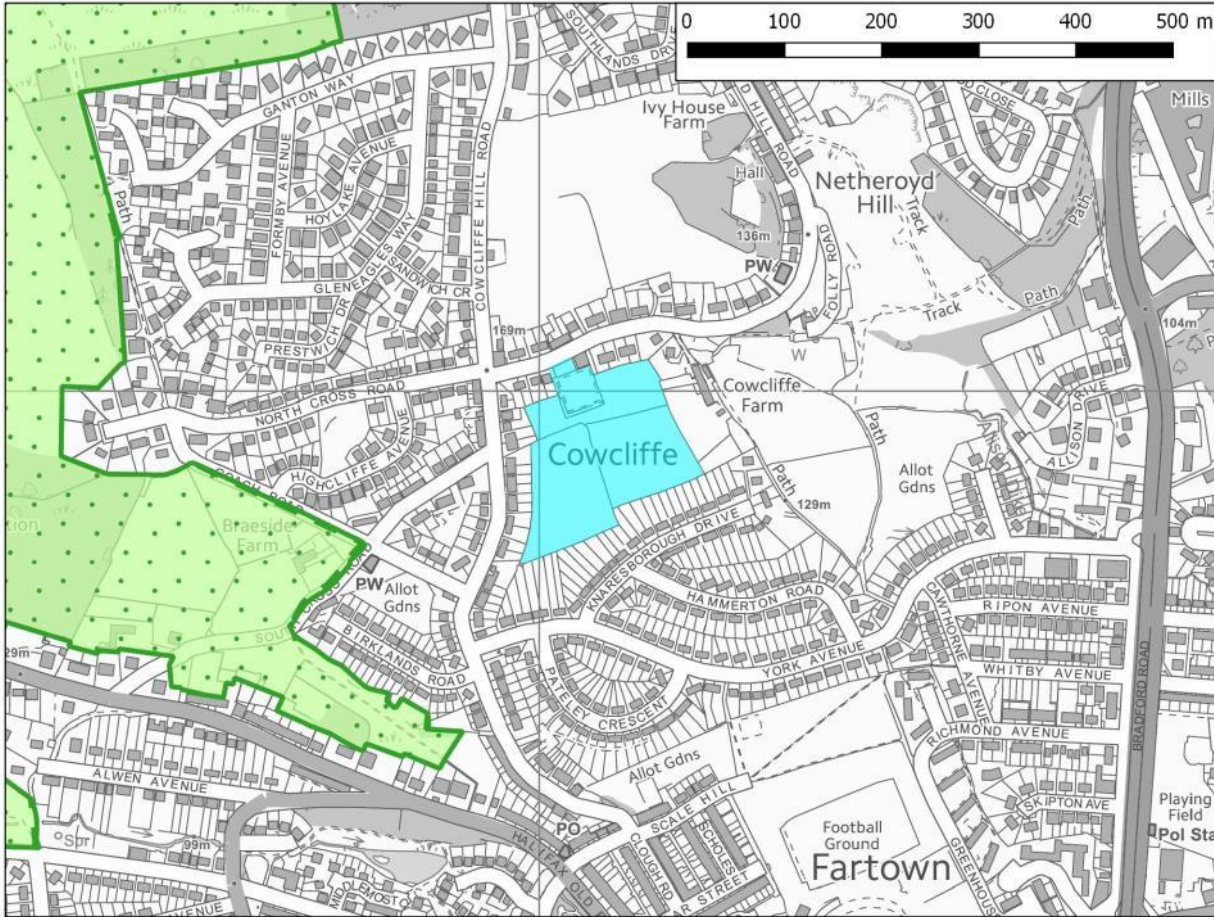
SL2191_H732: (not allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	0/-	While the location of housing sites will not influence the number, 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 employment nodes vary throughout this site. The north-western part of the site is within 36-40 minutes travel time of the nearest employment node; however the north-eastern part of the site is 46-50 minutes from an employment node. In the central area in between, it is 41-45 minutes to the nearest employment node. Therefore a mixed effect on this objective is expected – negligible for the north western side and minor negative for the rest 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. Levels of access to educational facilities vary throughout this site. The most accessible part of the site is in the north-west where it is within 6-10 minutes travel time of both a primary school and a secondary school. The least accessible part of the site is in the north east where it is 16-20 minutes to both a primary school and a secondary school. In between those parts of the site, journey times to education facilities vary between those two extremes. Therefore a mixed effect on this objective is expected – potentially significantly positive for the north western area and potentially minor positive for the rest of 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 centre and south of the site is within 11-15 minutes of a GP while a small area in the north east is within 21-25 minutes. The centre of the site is within 51-55 minutes of a hospital while the north and southern tips are between 56-60 minutes. Therefore, a mixed effect on this objective is expected – minor positive for the most accessible area in the centre and negligible for the rest 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 large number of existing residential properties adjacent to the site to the north and south, in addition to a number of houses within the centre 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 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 centres vary throughout this site. An area in the west of the site is within 6-10 minutes of both a local centre and a town/district centre, while the eastern side is within 21-25 minutes of a local centre and 16-20 minutes of a town/district centre. In between the far eastern and western parts of the site, 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 western side and minor negative for the eastern side.
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 surrounded by a network of footpaths, as well as bridleways to the north and south and a national cycle route to the south. However one of the footpaths does travel through the centre of the site and this may be disrupted if housing development was to proceed at this location. There are also several areas of semi-natural/natural greenspaces, outdoor sports facilities, parks and gardens, civic and amenity greenspaces and provisions for children located within walking distance (600m) of the site in all directions. A mixed (significant positive and potential significant negative) effect is therefore identified 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 relatively large (6.26 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. 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 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 large site (6.26 ha) predominantly on greenfield land; therefore a significant negative effect on this SA objective is likely. The site is not on high quality agricultural land, being classed as mainly urban or Grade 4.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	---?	This is a relatively large site (6.26 ha) predominantly 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 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.	?	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 Wingfield, on Cliff Lane at the centre of the site, 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 not within 1 km of any site designated for biodiversity or geodiversity; therefore development here may 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 predominantly 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 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. 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 four of the eight features assessed. Therefore, a significant positive effect is likely.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives: 3: education (as part of a mixed result), 8: leisure and recreation (as a mixed result), 9: affordable housing, 10: sustainable transport, and 19: climate change; and potential significant negative effects were identified in relation to SA objectives: 5: amenity, 8: leisure and recreation (as part of a mixed result), 11: efficient use of land 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.		

Conformity with NPPF

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

SL2193 - Land south of, Netheroyd Hill Road, Cowcliffe, Huddersfield

Accepted Safeguarded Land Sites: SL2193



Legend

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



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL2193

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SL2193**Land south of, Netheroyd Hill Road, Cowcliffe, Huddersfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	2.4
Net area (Ha)	2.4
Housing Capacity	84
Employment Floorspace	-

Technical Consultation summaries

Education		Need for additional Primary school places required. No additional need for Secondary school places. Trends are increasing.
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, Netheroyd Hill Road is shown to be at risk of surface water.
Highways/Transport		Site access can not be achieved due to the location of the bowling green.
Environmental Protection		Entertainment noise may affect new receptors. Phase 1 contaminated land report, low emission travel plan and noise assessment required.
Other Constraints		None identified.
Open Space		Bowling green to be retained
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	Site access is unachievable due to the retention of the bowling green. This site has been allocated as a safeguarded land option as it is not considered developable during the Local Plan period.

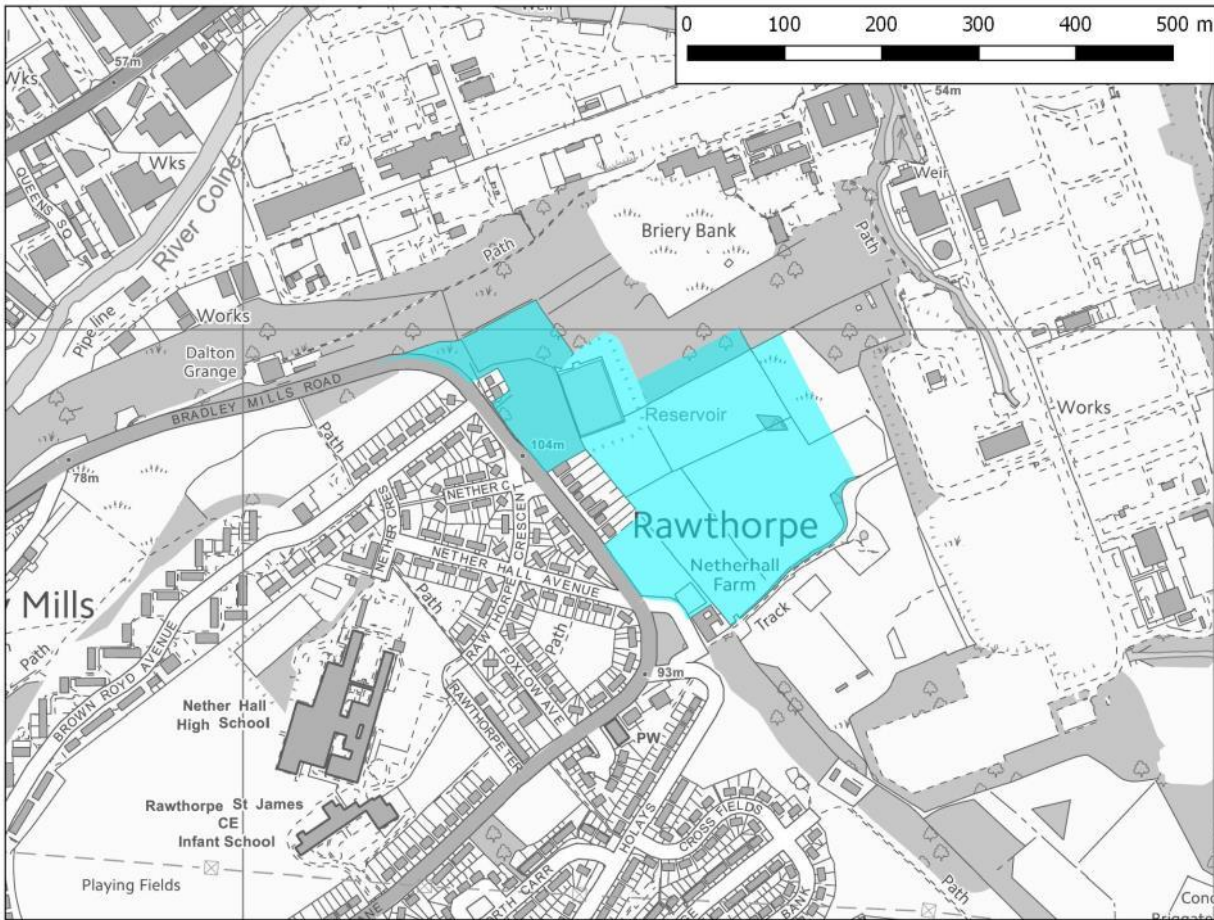
SL2193_H735: (not allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	While the location of housing sites will not influence the number, location 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 11-15 minutes travel time of the nearest employment node (a small part of the site to the east is located within 6-10 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 site is located within 6-10 minutes travel time of the nearest primary school. The site is located within 16-20 minutes travel time of a secondary school. Overall a significant positive effect is expected on this SA objective. The site is located within 21-25 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 6-10 minutes travel time of the nearest GP. The site is also located within 36-40 minutes travel time from 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 surrounded by existing properties on all sides: to the east on Cowcliffe Hill Road, to the east and north on Netheroyd Hill Road and to the south on Knaresborough Drive. These properties may be affected by noise during the construction phase and 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 site is located within 6-10 minutes travel time of a local centre. The site is also located within 16-20 minutes travel time of a town/district centre. Overall 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.	++/--?	The site contains land which has been designated as outdoor sports facilities. This designation could be lost as a result of housing development and therefore a potential significant negative effect is identified. However, the site is also in close proximity to a number of open spaces which could be used by residents. Allotments are located within 115m to the east of the site. A park which includes a natural and semi-natural greenspace as well as a children's playground is located within 45m to the north of the site. Amenity greenspace is accessible on Highcliffe Avenue within 160m of the site to the west. Access to further allotments is available on South Cross Road within 110m to the west. Overall a mixed (significant positive and potential significant negative) effect is therefore identified 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 (2.40ha); 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 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 small site (2.40ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. 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 (2.40ha) 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 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.	-?	The site is within 400m of Grimescar Wood which has been identified as a Local Wildlife 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 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 six of the eight features assessed; therefore a significant positive effect is likely.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education and 8: recreation and leisure (it should be noted that an overall mixed effect as 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 an overall mixed effect as recorded for this SA objective). These issues will need to be considered further in terms of enhancement and/or mitigation, which may be achieved through Local Plan policies.		

Conformity with NPPF

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

SL2194 - Land east of, Bradley Mills Road, Rawthorpe, Huddersfield

Accepted Safeguarded Land Sites: SL2194



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit

Research & Intelligence Team

Date: 2017-06-08

Filename: Safeguarded Land Sites/SL2194

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SL2194**Land east of, Bradley Mills Road, Rawthorpe, Huddersfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Predominantly Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	7.36
Net area (Ha)	5.34
Housing Capacity	186
Employment Floorspace	-

Technical Consultation summaries

Education		No immediate need for Primary or Secondary school places. There is an increasing trend for places.
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat covers most of the north of this site. 2.02ha removed from developable area.
Historic Environment		The southern boundary of this area adjoins Netherhall Barn which is a Scheduled Monument. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument.
Flood risk and Drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Joint drainage plan with H1714 may be required.
Highways/Transport		Site access achievable from Bradley Mill Road, potential highway safety issues at this site. If the site is brought forward in the plan period it may need further mitigation measures.
Environmental Protection		Industry noise may affect new receptors. Site is in HSE inner zone and high pressure gas zone.
Other Constraints		None identified.
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	Various issues occur on this site. Site falls within a HSE inner zone, a BAP priority habitat covers over 2ha of the site. The southern boundary adjoins Netherhall Barn which is a Scheduled Monument.

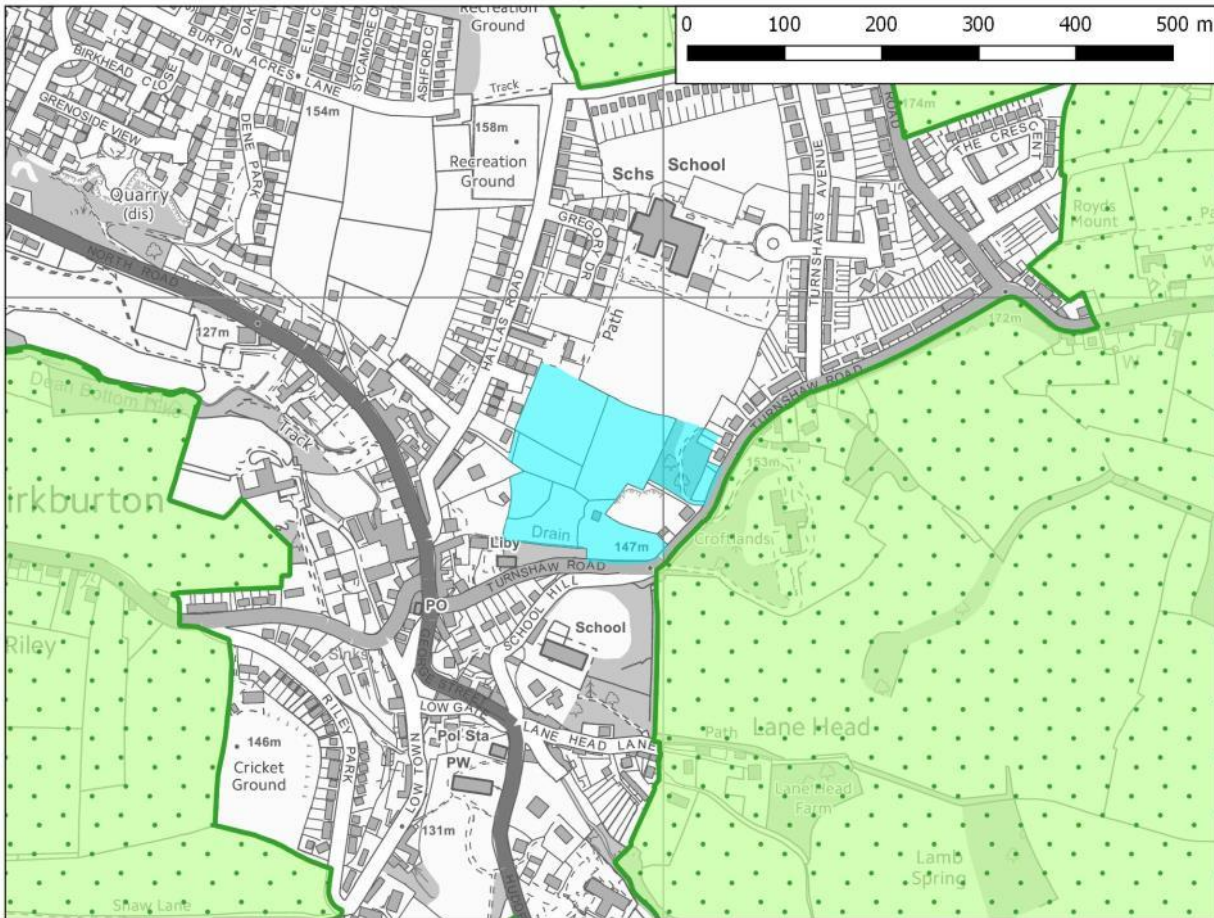
SL2194_H736: (not allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	0	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. The majority of the site is located within 31-35 minutes travel time of the nearest employment node (a small part of the site to the west is located within 26-30 minutes travel time of the nearest employment node). 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 located within 6-10 minutes travel time of the nearest primary school. The majority of the site is located within 6-10 minutes travel time of a secondary school (small part of the site to the east is located within 11-15 minutes travel time of a 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 west 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 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 eastern part of the site is located within 16-20 minutes travel time of the nearest GP). The site is also located within 36-40 minutes travel time from 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 in close proximity to existing properties to the west on Bradley Mills 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 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 5 minutes travel time of a local centre (the eastern part of the site is located within 6-10 minutes travel time of the nearest 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 east is located within 11-15 minutes travel time of a town/district centre). Overall 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 in close proximity to a number of open spaces which could be used by residents. Amenity greenspace is provided to the south of the site within 10m. A park is also located to the south of the site and a number of children's playgrounds are provided within its boundaries. A small park is provided to the west of the site within 95m at Foxlow Avenue. The grounds of Netherhall Learning Campus provide access to outdoor sports facilities within 200m also to the west. 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 (7.36ha); 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 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 (7.36ha) on greenfield land; therefore a significant negative effect on this SA objective is likely. 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 large site (7.36ha) 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 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.	?	Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment. This is due to the uncertain potential impacts on nearby Netherhall Barn which is a Scheduled monument and 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.	-?	The site is within 600m of Dalton Bank which has been identified as a Local Wildlife Site and a Local Nature Reserve to the north 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 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 six of the eight features assessed; therefore a significant positive effect is likely.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 3: education, 6: access to local services, 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 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.		

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case HSE zones would need to be lifted before development could commence.

SL2195 - Land to the north west of, Turnshaw Road, Kirkburton, Huddersfield

Accepted Safeguarded Land Sites: SL2195



SL2195**Land to the north west of, Turnshaw Road, Kirkburton, Huddersfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	2.8
Net area (Ha)	2.8
Housing Capacity	98
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		Lowland mixed deciduous woodland / TPOs on site. It would be difficult for the site to be developed / access to be gained because of the TPO trees.
Historic Environment		A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the adjacent conservation area.
Flood risk and Drainage		Flood zone 1. No strategic drainage objections.
Highways/Transport		Access issues due to TPO trees and site frontage. Potential access through SFC submitted from Hallas Road.
Environmental Protection		Contaminated land on the site.
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. Lowland mixed deciduous woodland / TPOs on site. It would be difficult for the site to be developed / access to be gained because of the TPO trees. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the adjacent conservation area.

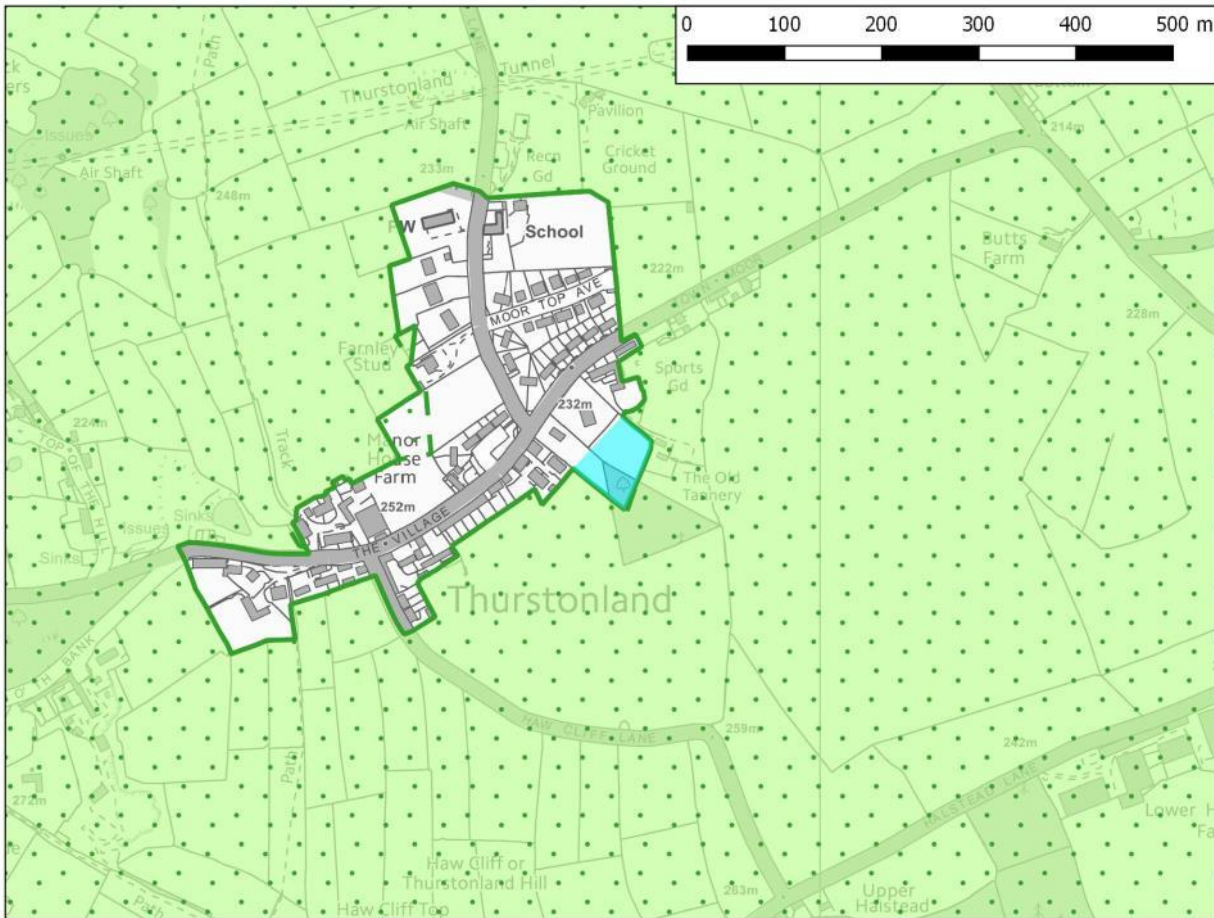
SL2195_H741: (not allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. The 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 5 minutes travel time of the nearest primary school (a small part of the site to the north west is located within 6-10 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 (a small part of the site to the north west 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 site is also 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 housing sites there will be positive effects on residents' health. The majority of the site is located within 6-10 minutes travel time of the nearest GP (a small part of the site to the south is located within 5 minutes travel time of the nearest GP). The site is located within 46-50 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 in close proximity to existing properties to the west on Hallas Road and to the east on Turnshaw 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 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 11-15 minutes travel time of a local centre (the southern part of the site is located within 6-10 minutes travel time of a local centre). The site is located within 6-10 minutes travel time of the nearest town/district centre. Overall a minor 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 in close proximity to a number of open spaces which could be used by residents. A semi-natural and natural greenspace is located adjacent to the site to the south. Outdoor sports facilities are also located to the south of the site within 20m at Kirkburton Church of England First School. Kirkburton Middle School provides further access to outdoor sports facilities adjacent to the site to the north. Amenity greenspace is located within 130m to the west 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 (2.8ha); 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. 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 (2.8ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. The site is located on Grade 4 Agricultural Land. This is a relatively small site (2.8ha) 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.
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 mainly 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. This is due to the uncertain potential impacts on the adjacent Kirkburton Conservation Area which may occur as a result of the development of this 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 395m of Burton Dean Quarry which has been identified as a Local Geological Site to the north west. To the south of the site within 590m Shelley Wood has been designated as a Candidate Local Wildlife Site. Allen Wood to the south west of the site within 700m has been designated as a Candidate Local Wildlife Site. Thunderbridge has also been designated as a Candidate Local Wildlife Site to the south west within 890m of the 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 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.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education and leisure, 10: transport and 19: climate change. No potential significant negative effects were identified for this site for 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.		

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case there is insufficient evidence to assess the significance of impacts on protected trees and heritage assets.

SL2196 - Land to the east of, Town Moor, Thurstonland, Huddersfield

Accepted Safeguarded Land Sites: SL2196



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit

Research & Intelligence Team

Date:2017-06-08

Filename:Safeguarded Land Sites/SL2196

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SL2196**Land to the east of, Town Moor, Thurstonland, Huddersfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	0.4
Net area (Ha)	0.41
Housing Capacity	14
Employment Floorspace	-

Technical Consultation summaries

Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.
Biodiversity		Lowland mixed deciduous woodland accounts for 0.1 hectare of the site. Removing this from the net area would result in a site area that is below 0.4 hectares.
Historic Environment		Site is within conservation area and may impact the setting of 84-92 Town Moor and Ash Cottage, all Grade II listed buildings. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the conservation area and listed buildings.
Flood risk and Drainage		Flood zone 1. Limited options for surface water drainage.
Highways/Transport		No site frontage to adopted highway.
Environmental Protection		Contaminated land to north east of site.
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. No site frontage to adopted highway. Lowland mixed deciduous woodland accounts for 0.1 hectare of the site. Removing this from the net area would result in a site area that is below 0.4 hectares. Site is within conservation area and may impact the setting of 84-92 Town Moor and Ash Cottage, all Grade II listed buildings. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the conservation area and listed buildings.

SL2196_H743: (not allocated in the Publication Draft Local Plan)

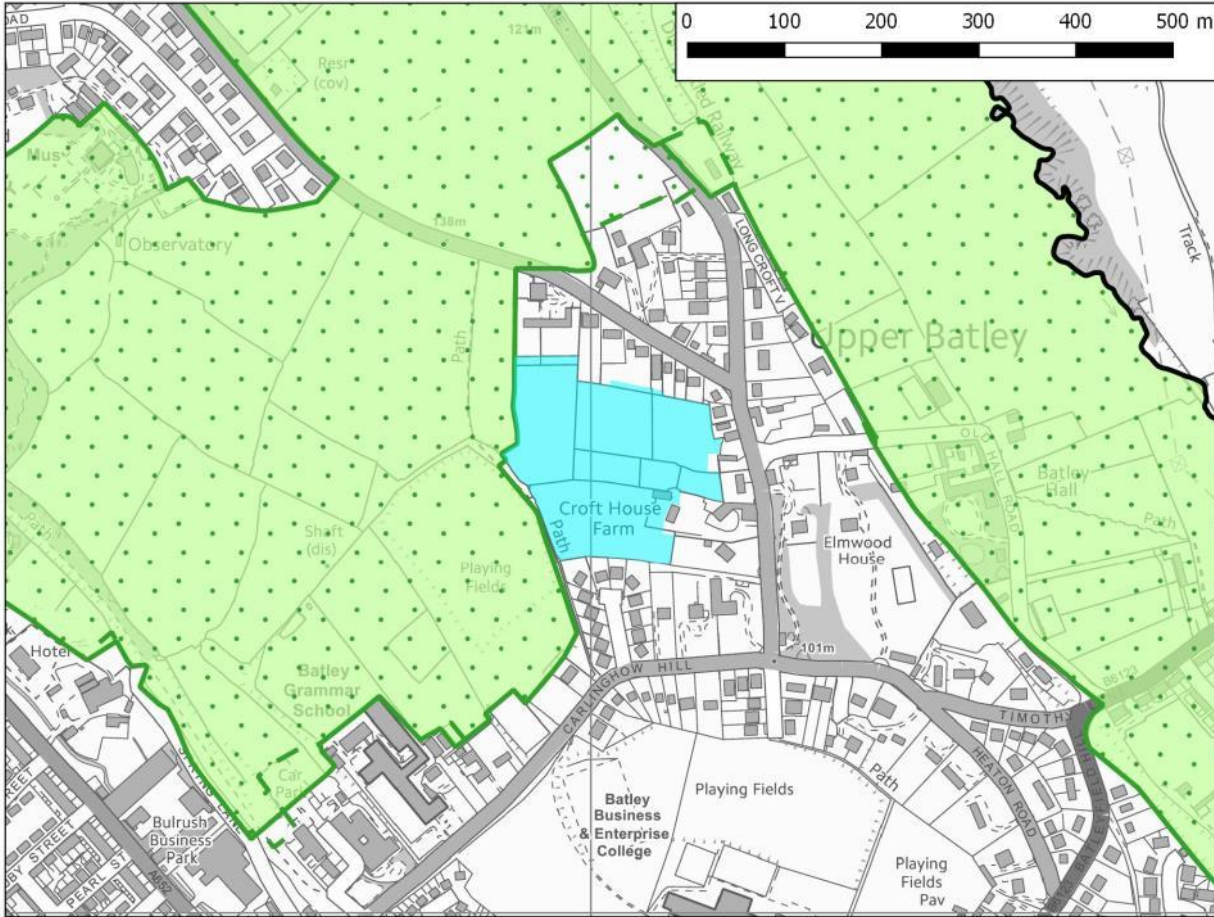
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	-	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. This site is within 46-50 minutes travel time of an employment node; 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. Approximately half of this site is within 6-10 minutes travel time to a primary school, while the other half 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. This site is within 16-20 minutes travel time of a GP and 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.	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 of a local centre and 16-20 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 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 (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. 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.
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 (0.41ha) 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 (0.41ha) 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. In addition 84 to 92 Town Moor and Ash Cottage to the north of this area are a Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings and the Conservation 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 Stocksmoor 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 three of eight of the features assessed. Therefore, a minor positive effect is likely overall.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 3: education and 8: recreation and leisure. No potential significant negative effects were identified.		

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case third party land would need to be acquired which is not currently available and the net developable area of this land would fall below the Local Plan site selection threshold should the trees be protected from development.

SL2197 - Land to the south west of, Upper Batley Lane, Upper Batley, Batley

Accepted Safeguarded Land Sites: SL2197



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees

Kirklees COUNCIL

Policy Unit
Research & Intelligence Team

Date:2017-06-08
Filename:Safeguarded Land Sites/SL2197

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SL2197**Land to the south west of, Upper Batley Lane, Upper Batley, Batley**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	3.29
Net area (Ha)	3.29
Housing Capacity	115
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		This site adjoins the boundary of the Upper Batley Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.
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		Site access is not available, there is no site frontage onto the adopted highway.
Environmental Protection		No objections raised. 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		Rates of respiratory emergency admissions are higher than the Kirklees average.
Green Belt Edge	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	Site access is not achievable, there is no site frontage onto the adopted highway.

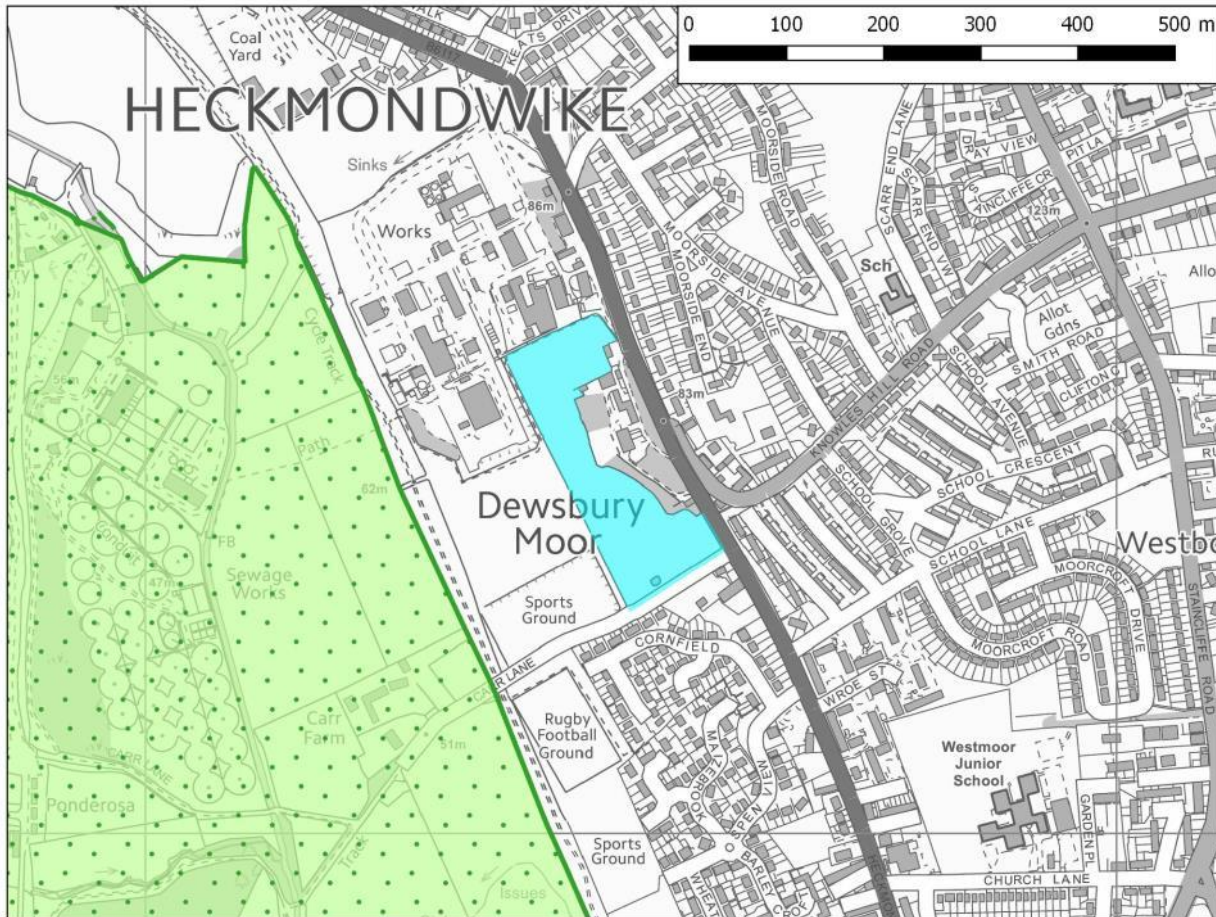
SL2197_H744: (not allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	While the location of housing sites will not influence the number, location 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 6-10 minutes travel time of the nearest employment node (a small part of the site to the west 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 north east is located within 5 minutes travel time of the nearest primary school). The site is located within 6-10 minutes travel time of the nearest secondary school. Overall a significant positive effect 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 majority of the site is located within 6-10 minutes travel time of the nearest GP (a small part of the site to the east is located within 11-15 minutes travel time of the nearest GP). The majority of the site is located within 16-20 minutes travel time of the nearest hospital (a small part of the site to the west and south is located within 21-25 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 north on Upper Batley Lane and to the west on 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 majority of the site is located within 6-10 minutes travel time of a local centre (the western part of the site is located within 11-15 minutes travel time of a local centre). The site is located within 11-15 minutes travel time of the nearest town/district centre. Overall a minor 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 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 south west. A semi-natural and natural greenspace is also located to the south west of the site within 115m. Wilton Park is located to the north west of the site within 400m. Batley Business and Enterprise College provides outdoor sports facilities to the south of the site within 160m. 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 (3.29ha); 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 (3.29ha) on mostly greenfield land (it is noted that some of the site to the south east has previously been developed); therefore a minor negative effect on this SA objective is likely. The site is located on Grade 3 Agricultural Land to the north west and Urban Land to the south east.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (3.29ha) on mostly greenfield land (it is noted that some of the site to the south east has previously been developed); 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.	?	Historic England has rated this site as 'orange' in terms of the potential for effects on the historic environment. This is due to the uncertain potential impacts on the adjacent Upper Batley Conservation Area which may occur as a result of the development of this 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 770m of Morley Spring Wood which has been designated as a Local Wildlife Site to the north 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 mostly greenfield land (it is noted that some of the site to the south east has previously been developed) 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 mostly greenfield land (it is noted that some of the site to the south east has previously been developed) 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 eight of the eight features assessed; therefore a significant positive effect is likely.
Summary of SA findings: 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 for 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.		

Conformity with NPPF

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

SL2198 - Land west of, 241 - 299, Heckmondwike Road, Dewsbury Moor, Dewsbury

Accepted Safeguarded Land Sites: SL2198



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date:2017-06-08
Filename:Safeguarded Land Sites/SL2198

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SL2198**Land west of, 241 - 299, Heckmondwike Road, Dewsbury Moor, Dewsbury**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	2.26
Net area (Ha)	2.26
Housing Capacity	79
Employment Floorspace	-

Technical Consultation summaries

Education		Primary - Mod increase Secondary - Increase No immediate need for places Over 50 dwellings
Biodiversity		No objections raised
Historic Environment		The site is in the setting of several listed buildings.
Flood risk and Drainage		Flood Zone 1. No surface water objections
Highways/Transport		Site Access Achievable - Access can be achieved off Heckmondwike Road (southern part of site). 2.4 x 43m visibility splays required (30mph).
Environmental Protection		The site lies within HSE hazardous installation zones (Inner, Middle and Outer), close to an existing industrial complex therefore a buffer should be implemented. A noise assessment is required. The site is on potentially contaminated land therefore a contamination assessment phase 1 and 2 are required. A Low Emission Travel Plan is also 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. Levels of physical activity are lower than the Kirklees average Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average
Green Belt Edge	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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 delivery of new homes beyond the end of the local plan period. The site lies within HSE hazardous installation zones (Inner, Middle and Outer), close to an existing industrial complex. It is in the setting of several listed building and within a high risk coal referral area.

SL2198_H746: (not 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 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 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 of a primary and 16 - 20 minutes of a secondary school. The site is also within 16 - 20 minutes of a further education institute. A significant positive effect is therefore expected.
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 a smaller part is within 11 - 15 minutes. Access to a hospital varies greatly throughout the site, from 21 - 25 minutes in the south-west to 36 - 40 minutes in the north-east. In between these areas, journey times vary in between those two extremes; therefore a mixed effect is likely, minor positive for the south-west and negligible for the rest 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 some residential properties which may be affected by noise during the construction phase, including properties directly adjacent to the western boundary of the site. In addition the site is in close proximity to industrial units. 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 mainly within 16 - 20 minutes travel time of a local centre, while a smaller part is within 11 -15 minutes. The site is also within 6-10 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 very well served by recreational facilities. The site is located adjacent to an outdoor sports facility and a Public Rights of Way footpath. In addition, there is a vast park and garden approximately 200m to the south-west and a green corridor approximately 150m to the west of the site. There are also three areas with provision for children and young people within 220m to the north-east and four allotments within 400m to the east/south-east of the site. There is also an area of amenity greenspace approximately 300m to the south-east 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 small (2.26ha); 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 (2.26ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. The site is located on Grade 3 Agricultural Land to the north west while the rest 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 (2.26ha) 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 located not in close proximity to 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?	There are no sites designated for their biodiversity or geodiversity interest within 1km; therefore development here would have a negligible effect on this SA Objective. The effect is recorded as uncertain considering that depending on the design of the new development opportunities to incorporate biodiversity enhancements may exist.
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 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 five of the eight features assessed. Therefore, a significant positive effect is likely.

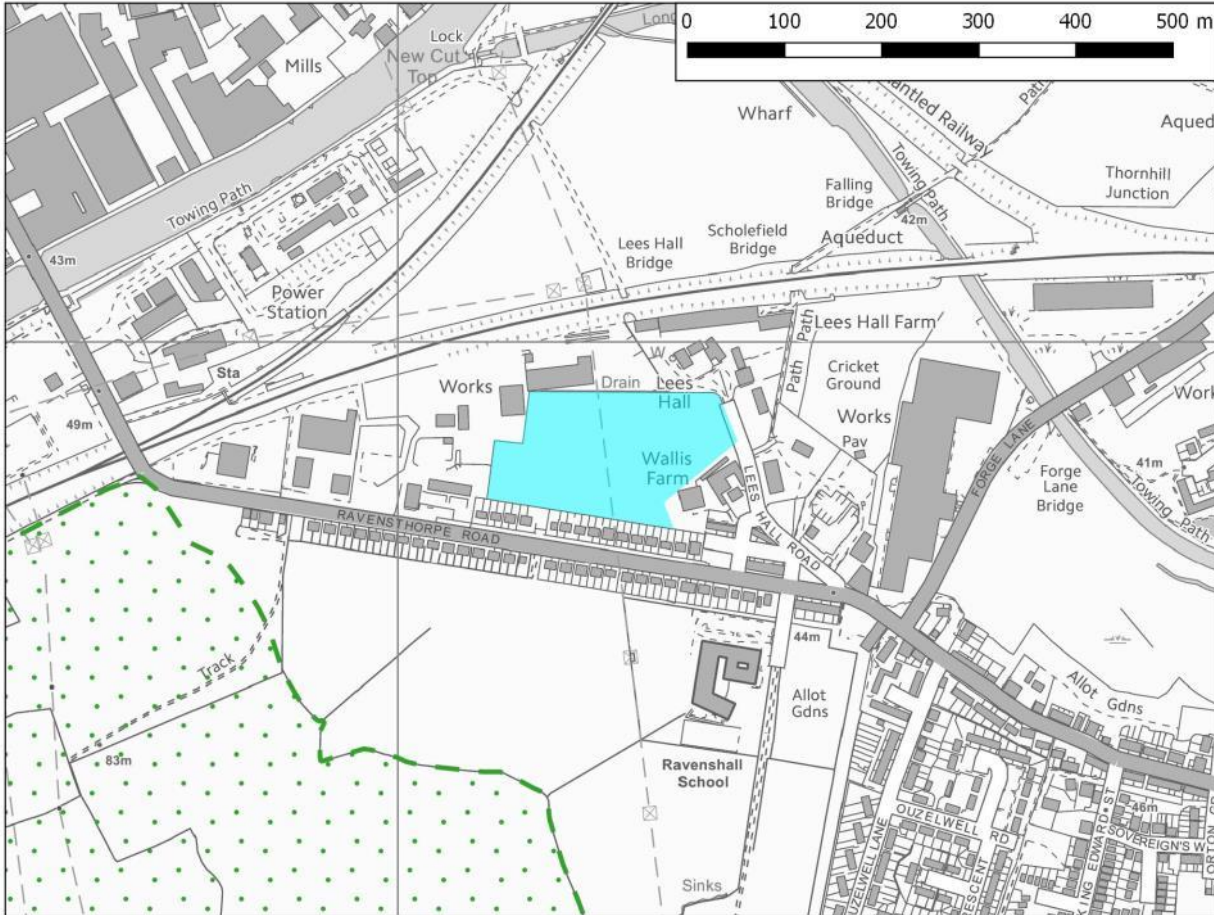
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education, 8: culture and recreation facilities, 10: sustainable transport and 19: climate change, and a potential significant negative effect was identified in 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.

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case development could not commence until the HSE zones are lifted.

SL2201 - Land between Lees Hall Road and Ravensthorpe Road, Thornhill Lees, Dewsbury

Accepted Safeguarded Land Sites: SL2201



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL2201

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SL2201**Land between Lees Hall Road and Ravensthorpe Road, Thornhill Lees, Dewsbury**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	2.63
Net area (Ha)	2.63
Housing Capacity	92
Employment Floorspace	-

Technical Consultation summaries

Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places Over 50 dwellings
Biodiversity		No objections raised
Historic Environment		Adjacent to this site is Thornhill Lees Hall, a Grade I Listed Building, The Second Hall, a Grade II* Listed Building and a site of archaeological interest. The former gatehouse to Lees Hall and the barn to the north-east of Lees Hall 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.
Flood risk and Drainage		Flood Zone 1. Record of significant surface water flooding along northern boundary and to Ravensthorpe Road. Culverted watercourse entering the site from the south west. Public combined & surface water sewer to the east of the site. Connection via gravity may not be possible and might require crossing 3rd party land.
Highways/Transport		No site frontage on to Ravensthorpe Road. Access can be achieved from Lees Hall Road, which is registered as adopted, however appears to be unadopted / private in the vicinity of the site frontage. 3rd party land may be required to make road up to adoptable standard along the site frontage and 100m leading up to the site. 5.5m carriageway and 2 x 2.0m footways required. 2.4 x 43m visibility splays required (30mph speed limit)
Environmental Protection		This site is close to existing industry therefore a barrier will be required. Odour assessment required. Multiple sources of noise may affect receptors therefore a noise assessment is required. On potentially contaminated land therefore contamination assessment Phase 1 and 2 will be needed. Low Emission Travel Plan also 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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. The site has no site frontage on to Ravensthorpe Road. Access can be achieved from Lees Hall Road, which is registered as adopted, however appears to be unadopted / private in the vicinity of the site frontage. 3rd party land may be required to make road up to adoptable standard along the site frontage and 100m leading up to the site.

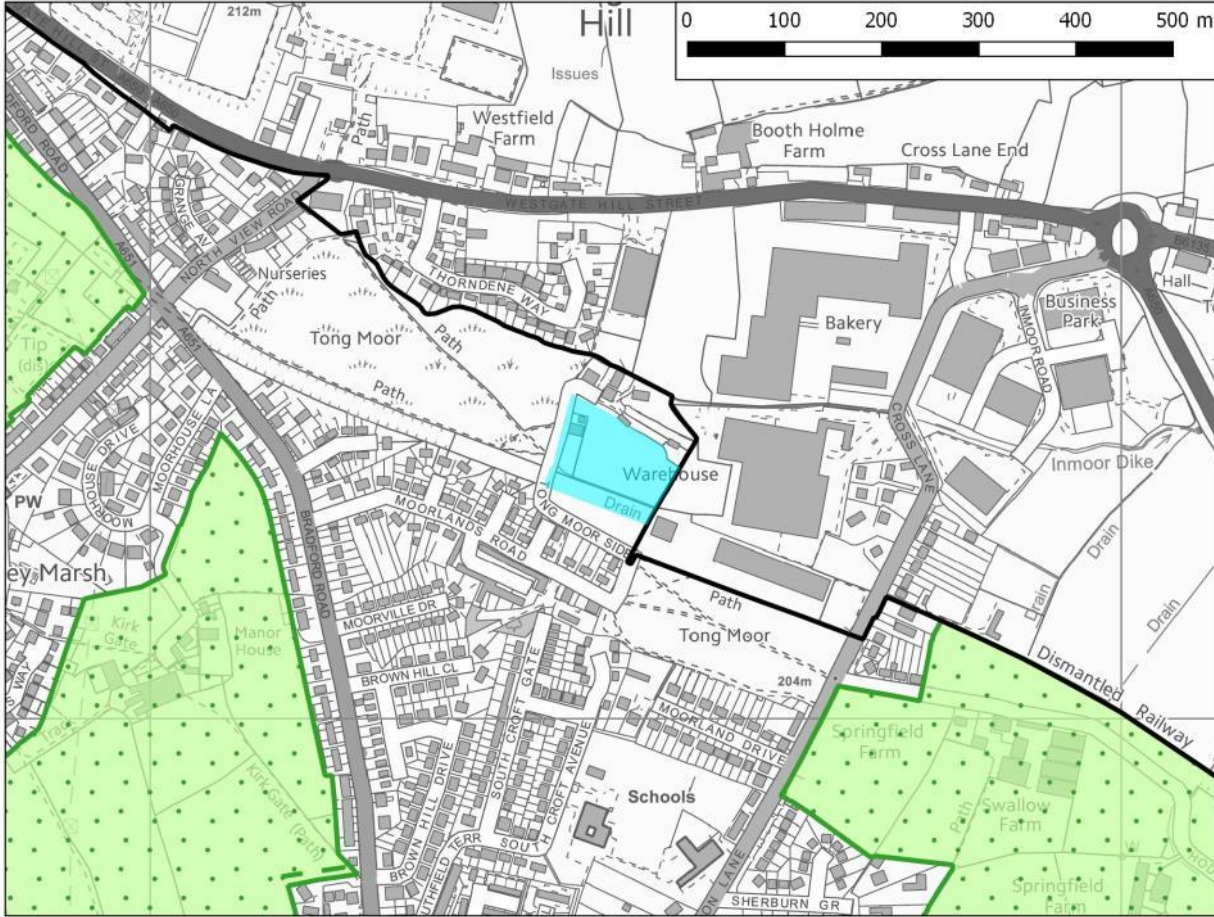
SL2201_H750: (not allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	While the location of housing sites will not influence the number, location 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 16-20 minutes travel time to the nearest employment node (aside from the western area which is within 11-15 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. Access to education facilities vary across the site. The most accessible area is in the far south eastern area of the site, which is within 16-20 minutes travel time to a primary and secondary school. The least accessible area is in the far north western area of the site which is within 26-30 minutes travel time to a primary school and within 36-40 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 minor positive effect the far south eastern area of the site and potentially negligible for the far north western 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 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 healthcare varies across the site. The most accessible area is in the south western area of the site, which is within 11-15 minutes travel time to a GP and 31-35 minutes travel time to a hospital. The least accessible area is in the south eastern area of the site which is within 6-10 minutes travel time to a GP and 41-45 minutes travel time to a hospital. In between these two extremes, travel times to healthcare facilities vary. However overall a potentially minor positive effect is likely for this 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 industrial units adjacent to the site, to the west and north, which could cause noise effects over the long term. There are also residential properties to the south and east 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 potentially stimulate the provision of new services); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. Most of this site is within 16-20 minutes travel time of a local centre (aside from an area in the south east which is within 11-15 minutes travel time). This site is also within 16-20 minutes travel time to a town/district centre (aside from the south-western area which is within 11-15 minutes); 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 more than three recreation facilities and areas of open space. There are several Public Rights of Way (PRoW), the closest being 20m to the east of the site and a local cycle route 135m south east of the site and a national cycle route 300m to the north east. Open space designations include amenity green spaces, three semi-natural and natural greenspaces and a green corridor. Other recreational spaces nearby include two allotments and two outdoor sports facilities. However some of these recreational and leisure facilities are within neighbouring housing option sites and could therefore be lost as a result of development. However, overall a significant positive effect for this SA objective 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 (2.63ha); 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 two of the eight features assessed. Therefore, a minor positive effect is likely.
11. Secure the efficient and prudent use of land.	-	Where development takes place on greenfield land or areas of high quality agricultural land it is a less efficient use of land than development on brownfield sites or sites of lower quality agricultural greenfield land. This is a relatively small site (2.63ha) on greenfield land; therefore, a minor negative effect on this SA objective is likely. The site is located on land designated as urban quality.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (2.63ha) 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 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 tranquility, 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?	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.	-?	Lower Spen Local Nature Reserve is approximately 820m north of the site, while Sparrow Wood Local Nature Reserve is 980m east of the site; therefore development here could have a minor negative effect 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 greenfield land and most of the site 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 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 two of the eight features assessed. Therefore, a minor positive effect is likely
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 in relation to 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.		

Conformity with NPPF

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

SL2202 - Moorlands Cutting, Tong Moorside

Accepted Safeguarded Land Sites: SL2202



<p>Legend</p> <ul style="list-style-type: none"> Safeguarded Land Green Belt 2015 Green Belt PDL Kirklees
<p>Kirklees COUNCIL</p>
<p>Policy Unit</p> <p>Research & Intelligence Team</p>
<p>Date: 2017-06-08</p> <p>Filename: Safeguarded Land Sites/SL2202</p>
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<p>N</p>

SL2202**Moorlands Cutting, Tong Moorside**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	1.07
Net area (Ha)	1.07
Housing Capacity	37
Employment Floorspace	-

Technical Consultation summaries

Education		There is no immediate need for Primary or Secondary school places within this 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.
Highways/Transport		Site access is not achievable
Environmental Protection		Site is on potentially contaminated land, industry noise may affect new receptors. 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		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Green Belt Edge	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	Site access is not achievable. 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.

SL2202_H752: (not 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 over 60 minutes from an 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. This site is over 60 minutes from a primary school, secondary school and further education institute and 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 housing sites there will be positive effects on residents' health. This site is over 60 minutes from a GP or hospital, therefore a significant negative 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. There are some residential properties around this site which may be affected by noise during the construction phase. In addition, there is a high concentration of industrial activity in the area. 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 over 60 minutes of a local or 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 adjacent to a Public Rights of Way footpath. In addition there is also a local nature reserve and area of natural and semi-natural grassland adjacent to the west of the site and an area of amenity greenspace to the south-east. There are two further areas of amenity greenspace within 570m and 670m to the south-west of the site. There is also an outdoor sports facility within 200m to the south-east of the site. Therefore, a significant positive effect is likely due to the number of recreational facilities in close proximity.
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 a relatively small site (1.07ha); 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. In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to zero 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 (1.07ha) on greenfield land (it is noted that a small part of the site to the north west has previously been developed); 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 (1.07ha) 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 lies just over 500m from the Peak District National Park. 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.	--?	This site is adjacent to Tong Moor 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	-	This site is on greenfield land and is outside of flood zones 2 and 3; therefore a minor negative effect is likely given that development at this location would result in an increase in the area of impermeable surfaces within Kirklees and thus an increase in flood risk in the Borough.
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 zero of the eight features assessed. Therefore, a significant positive effect is likely.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objective 8: leisure and recreation facilities, and potential significant negative effects were identified in relation to SA objective 1: employment, 3: education, 4: health, 5: amenity, 6: local services, 10: sustainable 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.		

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031.

In this case third party land would need to be acquired which is not currently available.

SL2203**Land to the north of, Wyke Lane, Oakenshaw, Bradford**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	4.62
Net area (Ha)	4.62
Housing Capacity	161
Employment Floorspace	-

Technical Consultation summaries

Education		There is no immediate need for Primary or Secondary school places within the catchments area.
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat 0.51ha removed from site area leaving 4.1ha.
Historic Environment		No objections raised
Flood risk and Drainage		A small area of the site falls within Flood Zone 1, 2 & 3; No objections raised. No objections raised to surface water flood risk or surface water drainage.
Highways/Transport		Site access achievable. No highways safety issues have been raised.
Environmental Protection		Site is within HSE middle zone at the current time, residents may also be affected by nearby odour from the farm and is on potentially contaminated land. Low Emission Travel Plan, Phase 1 & 2 Contaminated Land Report Required and Odour Assessment.
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.
Green Belt Edge	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	Site access can be achieved, however the site is located within a HSE middle zone at this current time.

SL2203_H753: (not allocated in the Publication Draft Local Plan)

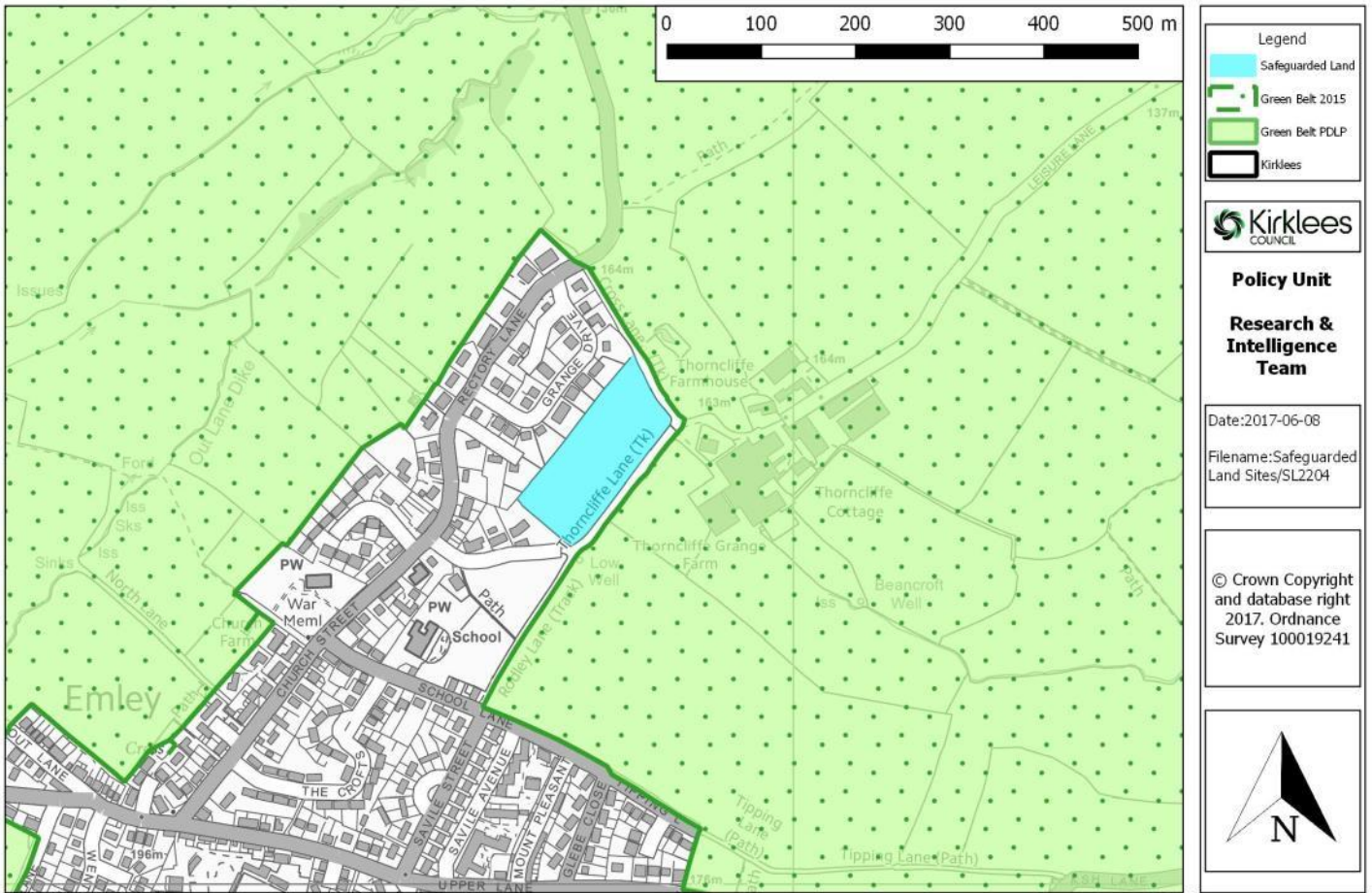
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. The site is within 11-15 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 21-25 minutes of a secondary school (with an area in the east within 26-30 minutes). Therefore a minor positive effect is likely 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.	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 majority of the site is within 16-20 minutes travel time of the nearest GP (with an area in the east within 21-25 minutes) and within 41-45 minutes of a hospital so a negligible 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 in close proximity to the east, north 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 site is within 6-10 minutes travel time of the nearest local centre and is within 21-25 minutes of the nearest town/district centre. 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.	++	A bridleway and a national cycle route run adjacent to the south western boundary of the site. Within 135m east of the site are three PROw footpaths. In addition, approximately 240m east of the site is an area of semi-natural and natural greenspace. 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 (4.62ha); 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 (4.62ha) and the majority is on greenfield land; therefore a significant 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 small site (4.62ha) and the majority 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 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?	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 within approximately 565m of Railway Terrace Local Nature Reserve and approximately 985m from Hanging 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.	-	The majority of the site is on greenfield land and is outside of flood zones 2 and 3 (with a small area on the northern edge of the site within a flood zone 3 area). 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. 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.
Summary of SA findings: 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. No potential significant negative effects were identified in relation to any of the SA objectives.		

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case development could not commence until the HSE zones are lifted.

SL2204 - Thorncliffe Lane, Emley, Huddersfield

Accepted Safeguarded Land Sites: SL2204



SL2204**Thornccliffe Lane, Emley, Huddersfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
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 therefore no immediate capacity required.
Biodiversity		No objections raised.
Historic Environment		Potential impact on setting of listed building
Flood risk and Drainage		Flood zone 1. No strategic drainage objections.
Highways/Transport		Site access is not achievable - no highway frontage.
Environmental Protection		In close proximity to farm: odour 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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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 Site access is not achievable - no highway frontage. Potential impact on setting of listed building In close proximity to farm: odour assessment required. Entire site is within a high risk coal mining area

SL2204_H90: POL, Thorncliffe Lane, Emley, Huddersfield (not allocated in the Publication Draft Local Plan)

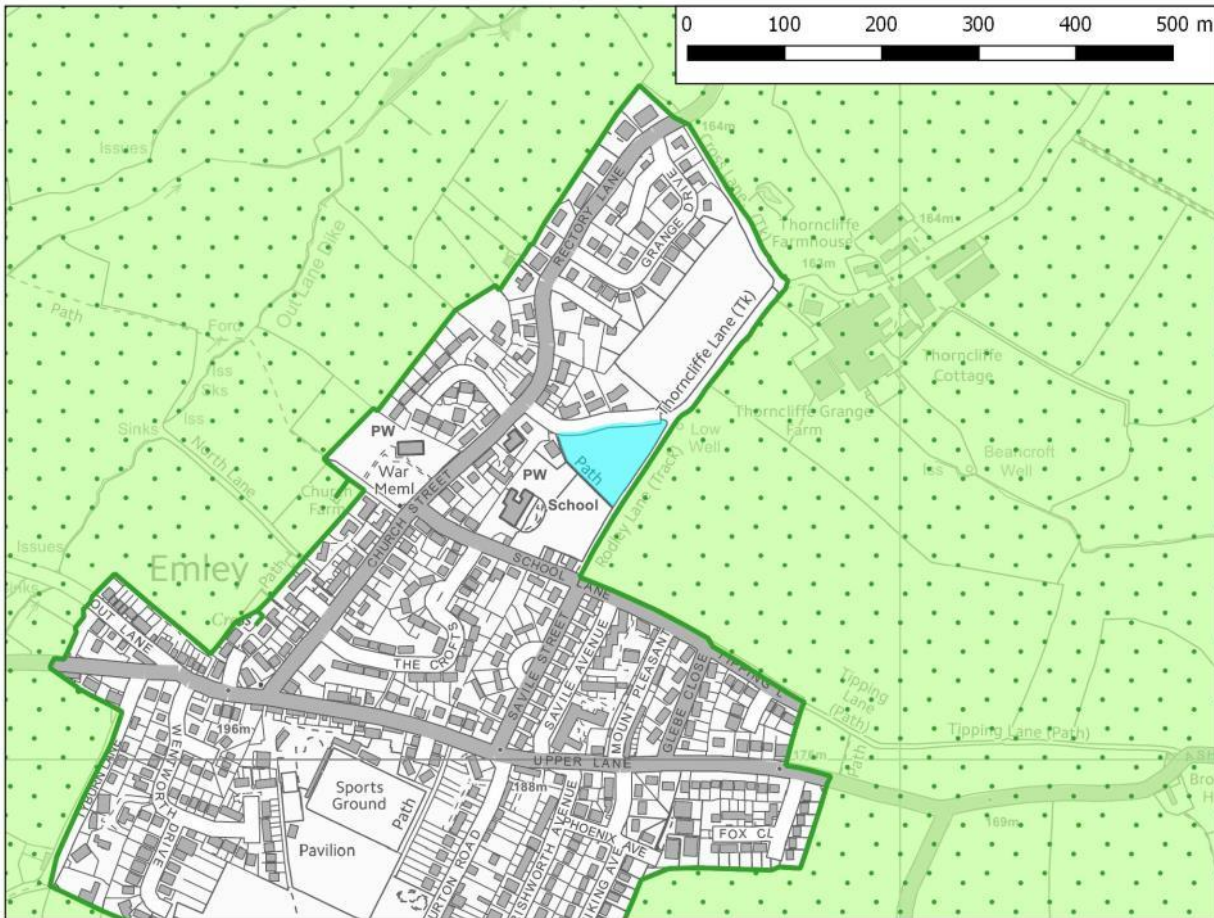
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. The site is within 11-15 minutes travel time of the nearest employment node. Therefore, a significant positive 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 site is within 6-10 minutes of a primary school, and within 21-25 minutes of a secondary school. The majority of the site is within 41-45 minutes travel time of a further education institute, with the south and east of the site within 46-50 minutes of a further education institute. Therefore, development of the site could have a minor positive effect 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 site is within 6-10 minutes travel time of a GP and within 55-60 minutes travel time of a hospital. The site is not within or adjacent to an AQMA. Therefore, a minor positive effect on this SA objective 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. The north and west of the site are adjacent to residential properties, with the east of the site within close proximity to Thornfield Grange Cottages and Farm, all of which may be affected by noise during the construction phase. Therefore, a minor negative effect on this SA objective is predicted.
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 site is within 6-10 minutes of a local centre. The majority of the site is within 16-20 minutes travel time of a town/district centre, with a small section to the south west within 11-15 minutes of a town/district centre. Therefore, a negligible effect on this SA objective 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 south of the site is within 110m from an outdoor sports facility, within 225m from a park and garden, and within 180m of a cemetery. The north east of the site is within 15m of a PRow. Therefore, a significant positive effect on this SA objective is predicted.
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 (1.44ha); 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 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 of approximately 1.44 ha on greenfield land. However, it is classified as high quality agricultural land as it is classed as Grade 3 in the Agricultural Land Classification. 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 (1.44ha) on greenfield land which is not within close proximity of the Peak District National Park. 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 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?	Historic England has rated this site as 'green' in terms of the potential for effects on the historic environment, meaning that the development of the site is unlikely to result in harm to any designated heritage asset; therefore a negligible effect on this SA objective is likely.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	The north of the site is within 915m of Kirkby Wood Local (Candidate) Wildlife Site. Therefore, development may 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. 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 is classed as 'green' in terms of its access to four of the eight features assessed; therefore a significant positive effect is likely.
Summary of SA findings: 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, with no potential significant negative effects predicted. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

Conformity with NPPF

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

SL2205 - Rodley Lane, Emley, Huddersfield

Accepted Safeguarded Land Sites: SL2205



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit

Research & Intelligence Team

Date:2017-06-08

Filename:Safeguarded Land Sites/SL2205

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SL2205**Rodley Lane, Emley, Huddersfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	0.54
Net area (Ha)	0.54
Housing Capacity	18
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		The site is in flood zone 1, tests for soakaways for surface water drainage required.
Highways/Transport		Road would need widening to provide footway, which would require third party land.
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. Access to site is poor, not adoptable standard and poor visibility. Road would need widening to provide footway, which would require third party land. The entire site is within a high risk coal mining area. The site is in flood zone 1, tests for soakaways for surface water drainage required.

SL2205_H93: Rodley Lane, Emley, Huddersfield (not 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 site is located within 11-15 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 majority of the site is located within 5 minutes travel time of the nearest primary school (an area of the site to the north is located within 6-10 minutes travel time of the nearest primary school) and is located within 21-25 minutes of a secondary school. As such minor positive effect is likely for this 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 6-10 minutes travel time of the nearest GP (part of the site to the south is located within 5 minutes travel time of the nearest GP) and is located within 56-60 minutes of a hospital. Overall 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 in close proximity to the north of the site on Thorncliffe Lane 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. The site is located within 6-10 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 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 adjacent to outdoor sports facilities to the south on the grounds of Emley First School. A cemetery is located within 100m of the site to the south west by Emley Methodist Church. A small park is located by Chruch Lane within 130m of the site also to the south west. Given the relative proximity of these open spaces to the site it is anticipated that new residents may be encouraged to make use of them and 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 (0.54ha); 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 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 (0.54ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. The site is 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 (0.54ha) 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?	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.	0?	The site is not located in close proximity to any designated biodiversity or geodiversity sites. The closest of such features is Kirkby Wood Candidate Local Wildlife Site which is within 1.10km to the north of the site. As such a negligible effect is recorded for this SA objective. The effect is recorded as uncertain given that development at this location may promote habitat connectivity through measures such as the provision of green infrastructure.
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 five of the eight features assessed; therefore a significant positive effect is likely.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 8: leisure and recreation, 10: transport and 19: climate change. No potential significant negative effects were identified for any of the SA objectives against which this site was assessed. These issues will need to be considered further in terms of enhancement, which may be achieved through Local Plan policies.		

Conformity with NPPF

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

SL2268**Land at, Haughs Road, Quarmby, Huddersfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	16.82
Net area (Ha)	16.82
Housing Capacity	588
Employment Floorspace	-

Technical Consultation summaries

Education		There is a need for additional primary school places
Biodiversity		No biodiversity issues.
Historic Environment		Site adjoins the Quarmby Fields Conservation Area. Heritage Impact Assessment required.
Flood risk and Drainage		Potential surface water drainage and sewer connection issues.
Highways/Transport		Hayfield Avenue and Haughs Road are considered unsuitable for the intensification of use proposed. The surrounding highway network in the vicinity of the site is very poor with narrow roads and poor horizontal and vertical alignment. Local network is considered unsuitable for a development of this scale.
Environmental Protection		No issues in relation to air quality, noise or odour. On potentially contaminated land.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		No applicable health issues.
Green Belt Edge	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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.

SL2268_H117: Haughs Road, Quarmby, Huddersfield (not allocated in the Publication Draft Local Plan)

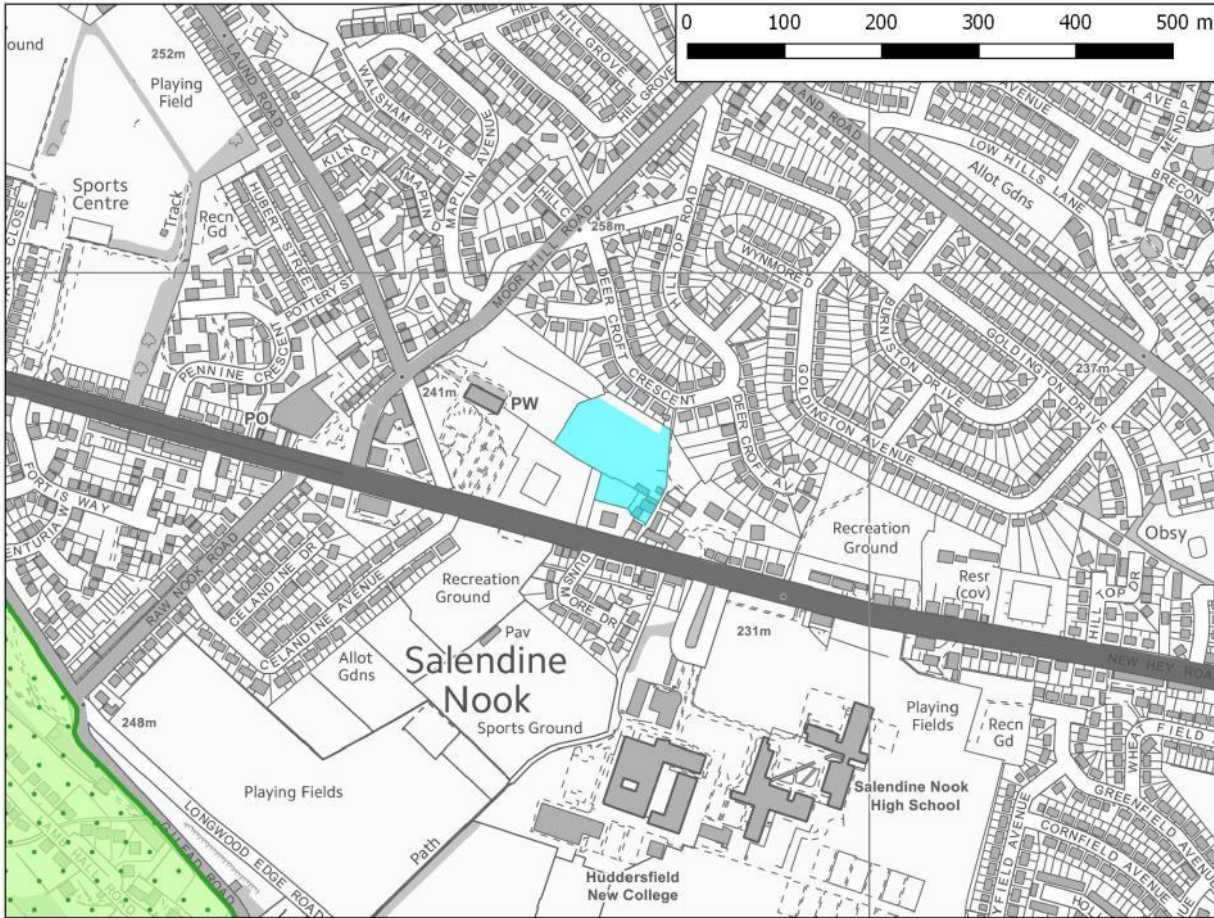
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++/0	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. The north eastern part of this site is within 11-15 minutes travel time of the nearest employment node; however there is an area in the central south west of the site which is between 35-40 minutes from an employment node. In other areas of the site, journey times vary between those two extremes. Therefore a mixed effect on this objective is expected; significantly positive for the north eastern side of the site and negligible for the area in the central south west 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 eastern and southern edges of this site are within 6-10 minutes of a primary school and are mainly between 35-40 minutes from a secondary school. However, most of the northern and central areas of the site are within 16-20 minutes of a primary school and between 46-50 minutes from a secondary school. Therefore a mixed effect on this objective is expected; potentially a minor positive effect for the eastern and southern edges of the site, and a minor negative effect for the northern and central areas.
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. Travel time to both GPs and hospitals varies widely across different parts of the site. The north western edge of the site is between 26-30 minutes travel time from both a GP and a hospital. However, the eastern edge of the site is 11-15 minutes travel time from both a GP and a hospital. Journey times to healthcare facilities from other parts of the site vary between these two extremes and the most accessible areas for GP services are not the same as the most accessible areas for hospitals. Therefore a mixed effect on this objective is expected; minor positive for the north western edge of the site, and significant positive for the eastern edge of the site. The site is not within close proximity of 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 or other sensitive receptors; however there are a number of residential properties within 100m of the site boundary. A minor negative effect on this SA objective is therefore likely as a result of noise during the construction phase.
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 eastern edge of this site is within 6-10 minutes travel time of a local centre and within 11-15 minutes of a town/district centre. However the central western area of the site is within 16-20 minutes of a local centre and 21-25 minutes of a town/district centre. Therefore, a mixed effect on this objective is expected; minor positive for the eastern edge and minor negative for the central western 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.	++/--?	This site has a public right of way running through it, which could be disrupted as a result of housing development. The site is also adjacent to an area of semi-natural and natural greenspace and there are several footpaths within close proximity of the site which could be used by new residents. In addition, there are two areas of amenity green space directly adjacent of the site to the east and south east and an outdoor sports facility directly adjacent to the west. 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 (17.58ha); 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 being 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 large site (17.58ha) 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 (17.58ha) 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 mostly 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 'orange' in terms of the potential for effects on the historic environment, due to the fact that the site adjoins the boundary of the Quarmby Fields 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 within approximately 925m of the nearest designated biodiversity site, Huddersfield Narrow Canal Local Wildlife Site and approximately 963m from Longwood Edge Quarry, a Local Geological 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. In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as being mainly 'green' in terms of its access to four of the eight features assessed. Therefore, a significant positive effect is likely.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 4: health, 8: leisure and recreation, 9: Housing, 10: sustainable transport and 19: climate change, and potential significant negative effects were identified in relation to SA objectives 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.		

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case further consideration of the scale of development in relation to the local road network would be needed as part of plan review, alongside further consideration of development opportunities to the north.

SL2271 - Land north of, New Hey Road, Salendine Nook

Accepted Safeguarded Land Sites: SL2271



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
 Filename: Safeguarded Land Sites/SL2271

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SL2271**Land north of, New Hey Road, Salendine Nook**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Predominantly Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	0.88
Net area (Ha)	0.88
Housing Capacity	30
Employment Floorspace	-

Technical Consultation summaries

Education		There is a current need for further primary places in the locality. There is no immediate need for extra secondary places.
Biodiversity		No objections raised.
Historic Environment		Salendine Nook Baptist Chapel 75 metres to the south-east of this area 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		No objections raised.
Highways/Transport		3rd party land required. No site frontage to the adopted highway.
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	The site is an accepted safeguarded land option. 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.

SL2271_H641: (not allocated in the Publication Draft Local Plan)

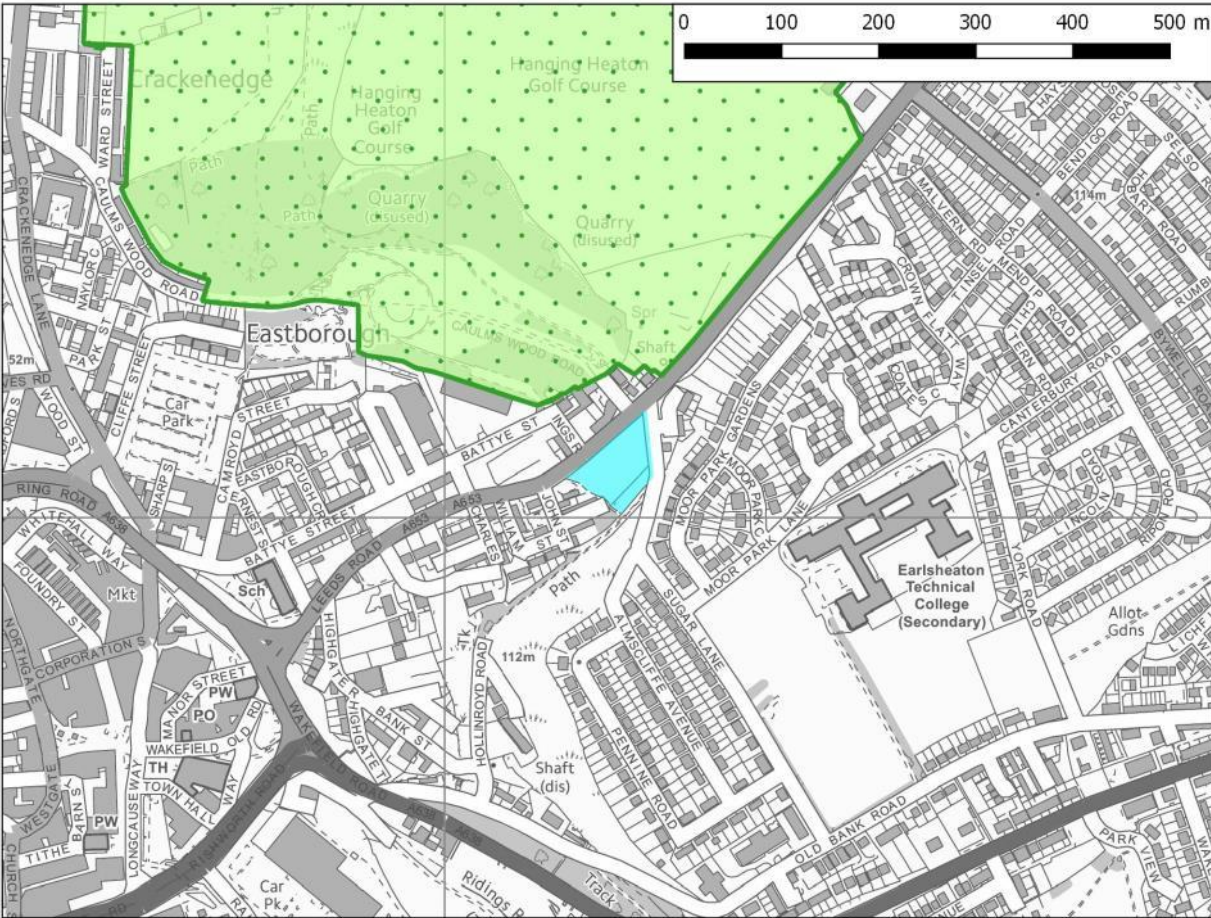
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. The whole of this site is within 6-10 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 whole of this site is within 6-10 minutes travel time of a primary school and the majority of the site is within 21-25 minutes of 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.	++	The whole of this site is within 6-10 minutes travel time of a GP and 11-15 minutes from a hospital; therefore a significant positive effect is likely for this SA objective. 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 adjacent to the A640 (New Hey Road) and future residents could be exposed to noise pollution over the long term resulting in a significant negative effect. In addition, within 100m north, east and south there are a number of existing residential properties and a place of worship is to the west. It is considered possible that these receptors could be exposed to 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 whole of this site is within 5 minutes travel time of a local centre and 6-10 minutes from 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.	++	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 a cemetery directly adjacent to the west. Other recreational facilities and areas of open space include allotments, outdoor sports facilities, areas for children and young people and areas of semi-natural and natural greenspace. There are also a number of other PRoW paths to the east (one of which runs along the eastern edge of the site) and there is a byway to the south. A significant positive effect is therefore likely 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 small (0.88ha); 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, the site was classed as entirely or mainly 'green' in terms of its access to seven of eight 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 (0.88ha) and on mostly greenfield land. Therefore a minor negative effect is likely on this SA objective. 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 small (0.88ha) 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 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.	?	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 Salendine Nook Baptist Chapel Grade II Listed Building (the loss of this site and its subsequent development could harm elements which contribute to the significance of this asset). 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.	-?	Longwood Edge Quarry Local Geological Site is approximately 650m to the west, 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 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 seven of eight features assessed. 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, 4: health, 6: local services, 8: recreation and leisure, 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.		

Conformity with NPPF

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

SL2273 - Land at Sugar Lane and Leeds Road, Dewsbury

Accepted Safeguarded Land Sites: SL2273



Legend

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



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL2273

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SL2273**Land at Sugar Lane and Leeds Road, Dewsbury**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	0.47
Net area (Ha)	0.47
Housing Capacity	16
Employment Floorspace	-

Technical Consultation summaries

Education		Primary - Mod increase Secondary - Increase No immediate need for additional places
Biodiversity		No objections raised
Historic Environment		No objections raised
Flood risk and Drainage		Flood Zone 1. No surface water objections
Highways/Transport		Access achievable from Sugar Lane. 2.4m x 43m (30mph speed limit) visibility splays are required. However site topography (sloping down from road) could make access an issue. Access off Leeds Road possible. 2.4 x 43m visibility splays required (30mph speed limit). Footway widening required along the site frontage on Leeds Road and Sugar Lane
Environmental Protection		The site is near an area of poor air quality. An Air Quality Impact Assessment considering introduction of new receptors & minor residential development conditions required. Road traffic noise may affect new receptors therefore Noise Assessment required. The site is not on or adjacent to contaminated land, however, sensitive end use therefore contamination assessment phase 1 minimum also 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	N/A	N/A
Exceptional Circumstances	-	N/A
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. The site currently does not have a willing landowner.

SL2273: Land to North of Brookfield View, Cleckheaton

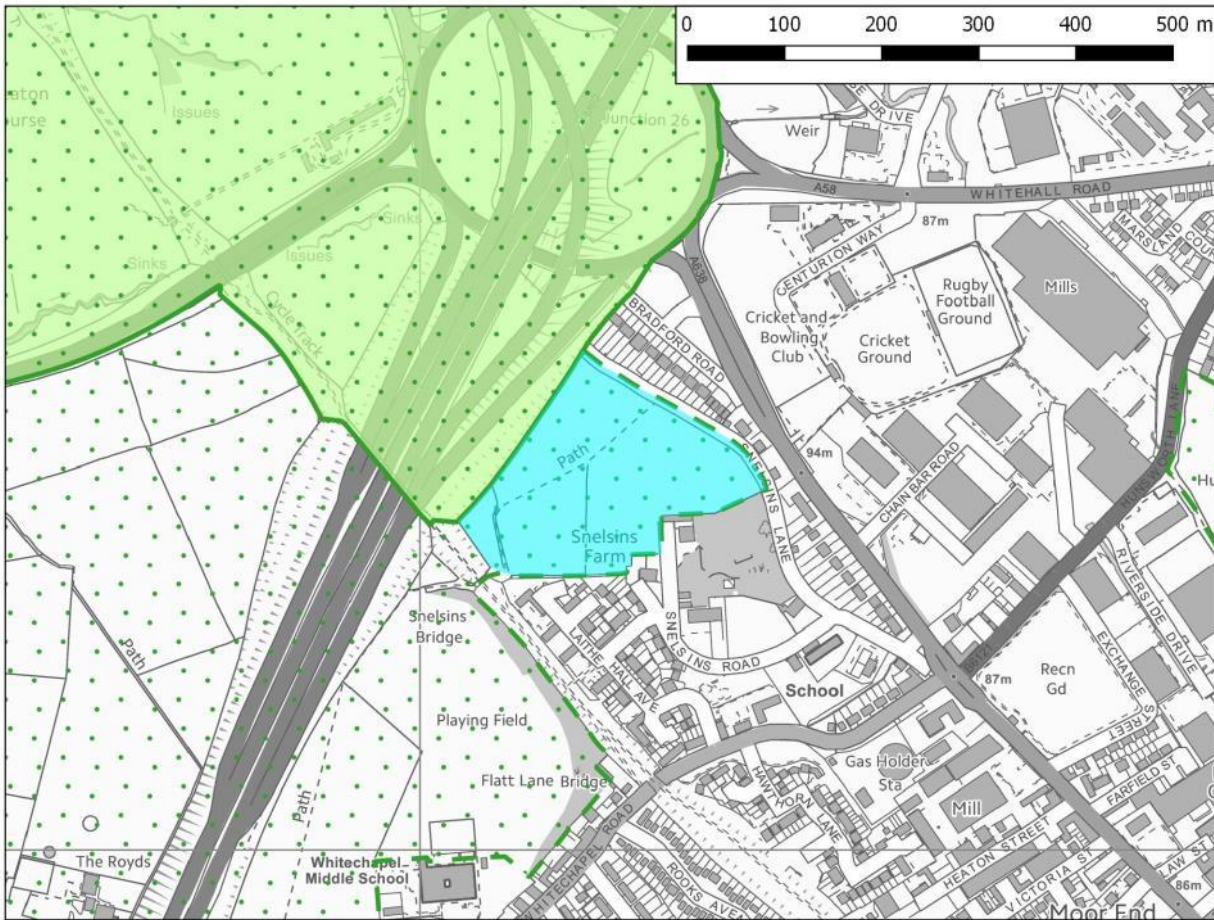
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. This site is located mostly within 16-20 minutes travel time from the nearest employment node (it is recognised that a small part of the site to the north west is located within 11-15 minutes travel time of the nearest travel 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 mostly within 11-15 minutes travel time of a primary school (the south eastern portion of the site is located within 16-20 minutes travel time of a primary school) and mostly within 16-20 minutes travel time of a secondary school (the south eastern portion of the site is located within 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 mostly within 31-35 minutes travel time of a further education institute (the south eastern portion of the site is located within 36-40 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 housing sites there will be positive effects on residents' health. The site is located mostly within 6-10 minutes travel time of a GP (it is recognised that the south eastern portion of the site is located within 11-15 minutes travel time of a GP). The site is located within variable travel times of a hospital. The north western portion of the site is located within 31-35 minutes travel time of a hospital and the south eastern portion of the site is located within 41-45 minutes travel time of a hospital. Areas of the site between these extremes are located at variable travel times of a hospital. A minor positive effect is therefore 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. The site is adjacent to residential properties to the west on Well Street and to the east on Sugar lane. These properties may be affected by noise and light pollution during the construction phase. The site is also adjacent to the A653 to the north. As such new residents at this location may be impacted upon by noise pollution in particular from this main 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. The site is mostly located within 16-20 minutes travel time of a local centre (it is recognised that a portion of the site to the north west is located within 11-15 minutes travel time of a local centre). The majority of the site is located within 16-20 minutes travel time of a town/district centre (it is recognised that a portion of the site to the south east is located within 21-25 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 within close proximity of a number of designated open spaces which may be used by new residents in the area. An area of amenity greenspace is located within 20m of the site to the north west. A further area of amenity greenspace is located within 10m of the site to the south. A park is located within 55m of the site to the north by Caulms Wood Road. The closest area of outdoor sports facilities is a golf course which is located within 35m to the north east of the site. It is however recognised that the identified golf course is not a public recreation facility and may not be accessible for all residents. As such the development of the site for housing may encourage new residents to partake of more active lifestyles given the close proximity of the identified open spaces. A significant positive effect is therefore 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 (0.47ha); 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 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 (0.47ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. The site has been identified as being located on Urban Land, according to Natural England's 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 (0.47ha) 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 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.	--?	The site is within 55m of Caulms Wood Quarry, Dewsbury to the north west which has been identified as a Local Geological Site. The close proximity of the site to this designated geodiversity feature may result in potential detrimental impacts, e.g. through habitat damage, disturbance to species and geology, 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 in Kirklees and could therefore increase local flood risk.
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. However, 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 four of the eight features assessed; therefore a significant positive effect is likely.
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 and potential significant negative effects were identified in relation to SA objective 5: amenity and 14: biodiversity and geodiversity. Potential significant negative effects will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case there although there are no significant site constraints there is no evidence at present regarding a willing landowner or planning activity.

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

Accepted Safeguarded Land Sites: SL2277



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit

Research & Intelligence Team

Date: 2017-06-08

Filename: Safeguarded Land 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)

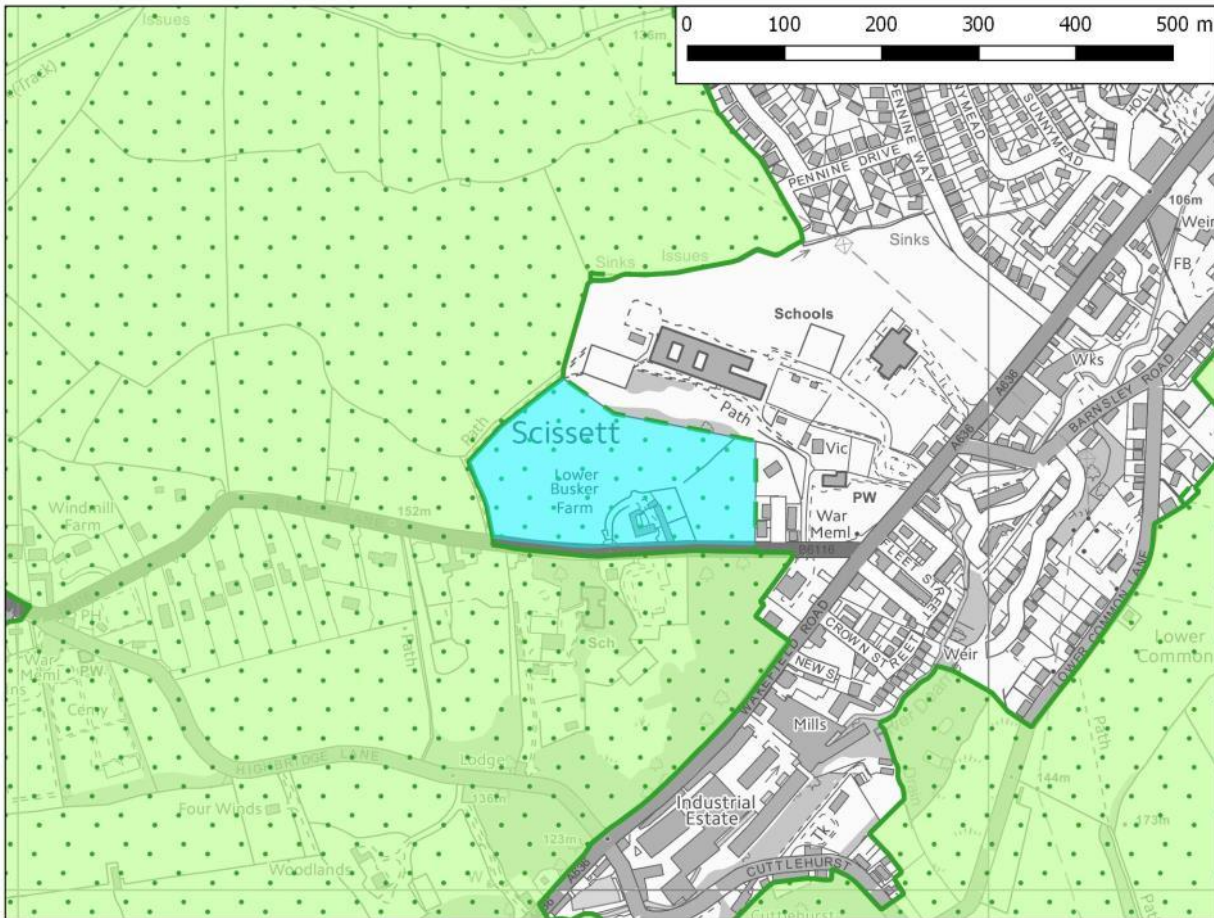
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++/--	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. 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. 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 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?	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. 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. 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.
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 (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.		

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case future development of the site would be dependent on the success of air quality mitigation programmes in this locality.

SL2284 - Lower Busker Farm, Busker Lane, Scissett

Accepted Safeguarded Land Sites: SL2284



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date:2017-06-08
Filename:Safeguarded Land 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)

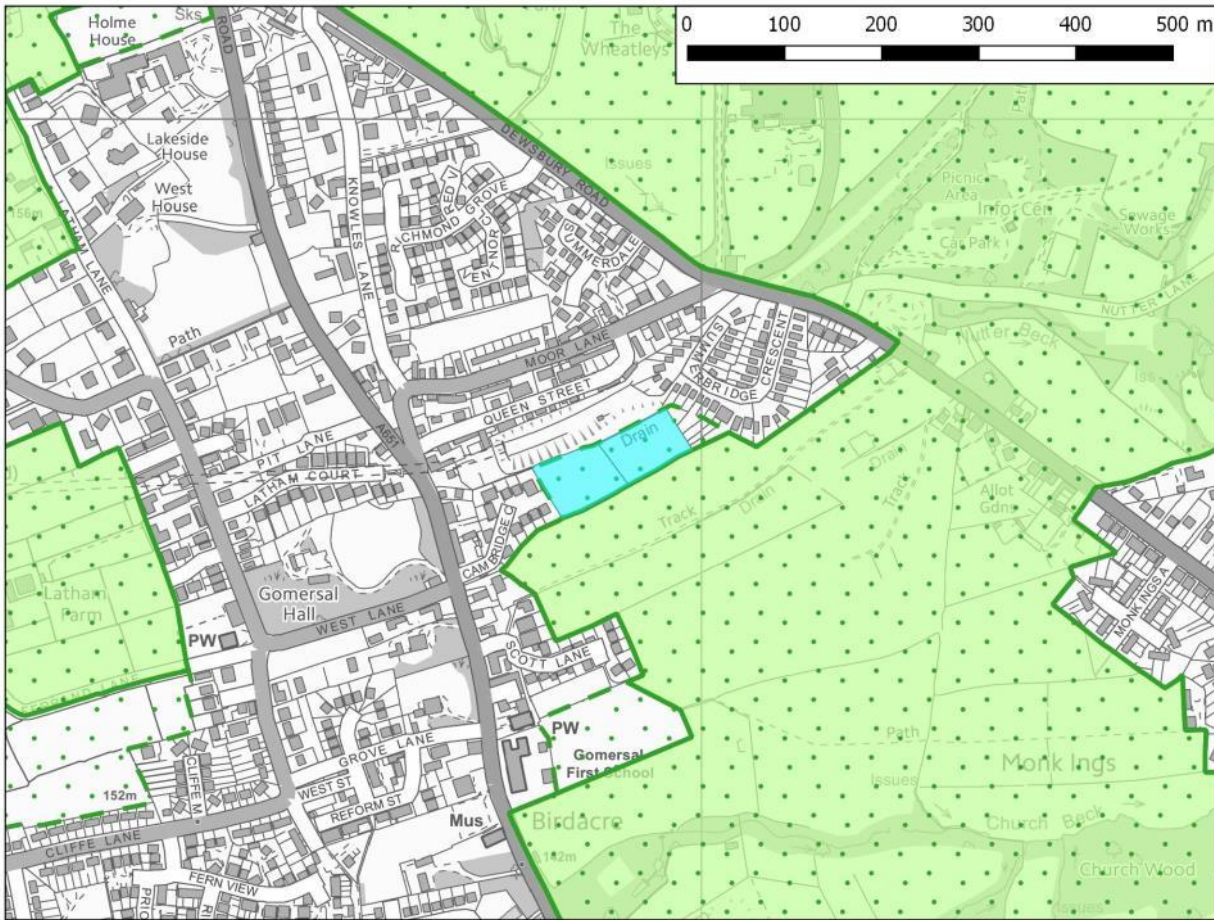
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. 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.
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 (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 housing sites there will be positive effects on residents' health. 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 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 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. 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 (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.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	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. 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. 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. 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.
<p>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.</p>		

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case insufficient evidence exists at the plan making stage to determine whether development here would have significant impacts on heritage assets.

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

Accepted Safeguarded Land Sites: SL2290



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land 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)

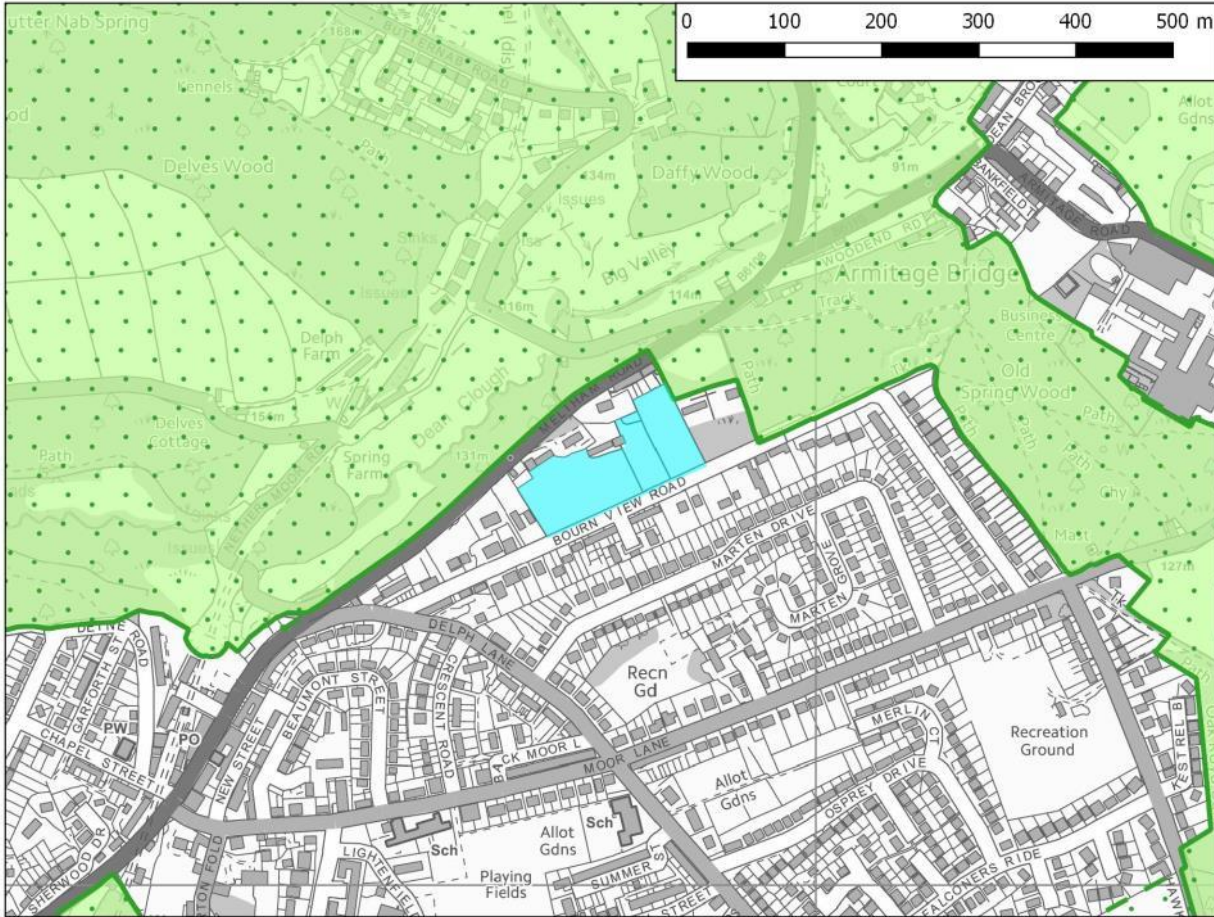
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. 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 housing sites there will be positive effects on residents' health. 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 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. 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. 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 (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. 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.	--?	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. 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.
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: 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.		

Conformity with NPPF

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

SL2292 - Land north of, Bourn View Road, Netherton

Accepted Safeguarded Land Sites: SL2292



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL2292

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SL2292**Land north of, Bourn View Road, Netherton**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	1.34
Net area (Ha)	1.34
Housing Capacity	46
Employment Floorspace	-

Technical Consultation summaries

Education		No immediate need for Primary or 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.
Highways/Transport		Bourne View Road is unsuitable for further intensification as the visibility splays with its junction with Delph Lane are substandard.
Environmental Protection		No objections raised, phase 1 contaminated land report 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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	Bourne View Road is unsuitable for further intensification as the visibility splays with its junction with Delph Lane are substandard.

SL2292_H765: (not 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 the site is within 21-25 minutes travel time of the nearest employment node, though a large area to the east is within 26-30 minutes and a very small corner of the site to the west is 16-20 minutes; therefore a minor positive effect on this objective is expected overall.
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 most of the site is within 26-30 minutes of a secondary school (small corner in the northeast is within 36-40 minutes) so is likely to have 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 housing sites there will be positive effects on residents' health. Most of this site is within 6-10 minutes travel time of a GP, with a small area in the west being within 5 minutes and a very small sliver along the southern site boundary being within 11-15 minutes. Much of this site is also within 36-40 minutes of a hospital with the areas to the southeast being within 41-45 minutes. Therefore the overall effect is expected to be 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 site is surrounded by a number of residential properties adjacent to 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 potentially stimulate the provision of new services); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. Most of the site is within 6-10 minutes travel time of a local centre (a small area to the west being within 5 minutes) and within 11-15 minutes of a town/district centre (with small areas being within 6-10 minutes in the west and north and a tiny sliver in the south being within 16-20 minutes); 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 surrounded by open spaces, sports facilities and rights of way, all within 600 m. These include a large semi-natural/natural greenspace to the west, parks and gardens, provisions for children, allotments, outdoor sports facilities, as well as footpaths, bridleways and a byway running just outwith the southern site boundary. Therefore a significant positive effect 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 (1.34 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 (1.34 ha) on greenfield land, though classified as urban; 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 (1.34 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 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.	0?	Historic England has rated this site as 'green' in terms of the potential for effects on the historic environment. 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 located approximately 200 m from Delves Wood candidate Local Wildlife Site (LWS), 260 m from the Dean Wood LWS, 800 m from the Spring Wood Honey LWS, and 900 m from the Park Wood candidate LWS. Beaumont Park, Huddersfield is located within 970m of the site to the north and has been designated as a Local Geological Site; therefore given the proximity of these biodiversity and geodiversity sites development at this location could have a significantly 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. 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.

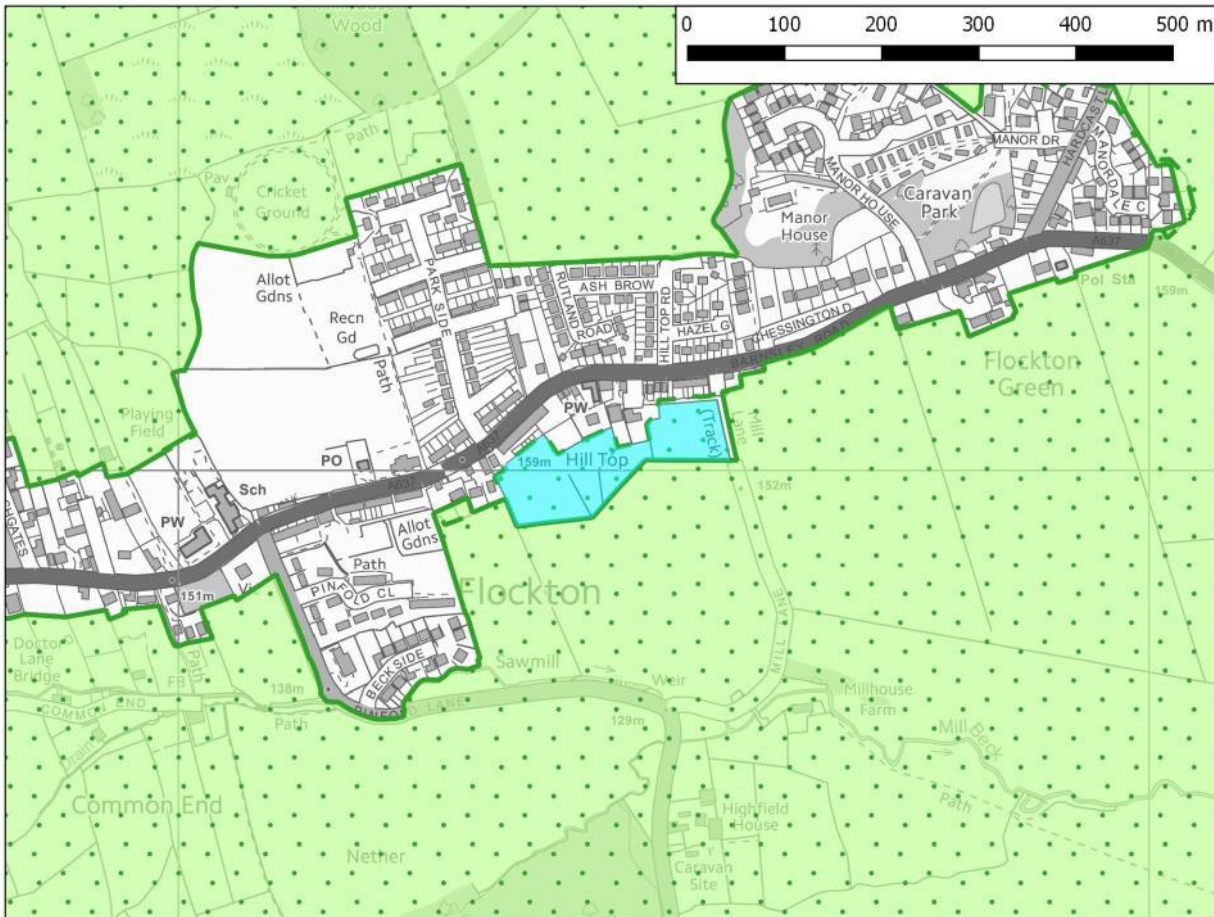
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives: 8: leisure and recreation, 10: sustainable transport, and 19: climate change; and potential significant negative effects were identified in relation to SA objectives: 5: amenity 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.

Conformity with NPPF

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

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

Accepted Safeguarded Land Sites: SL2297



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land 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)

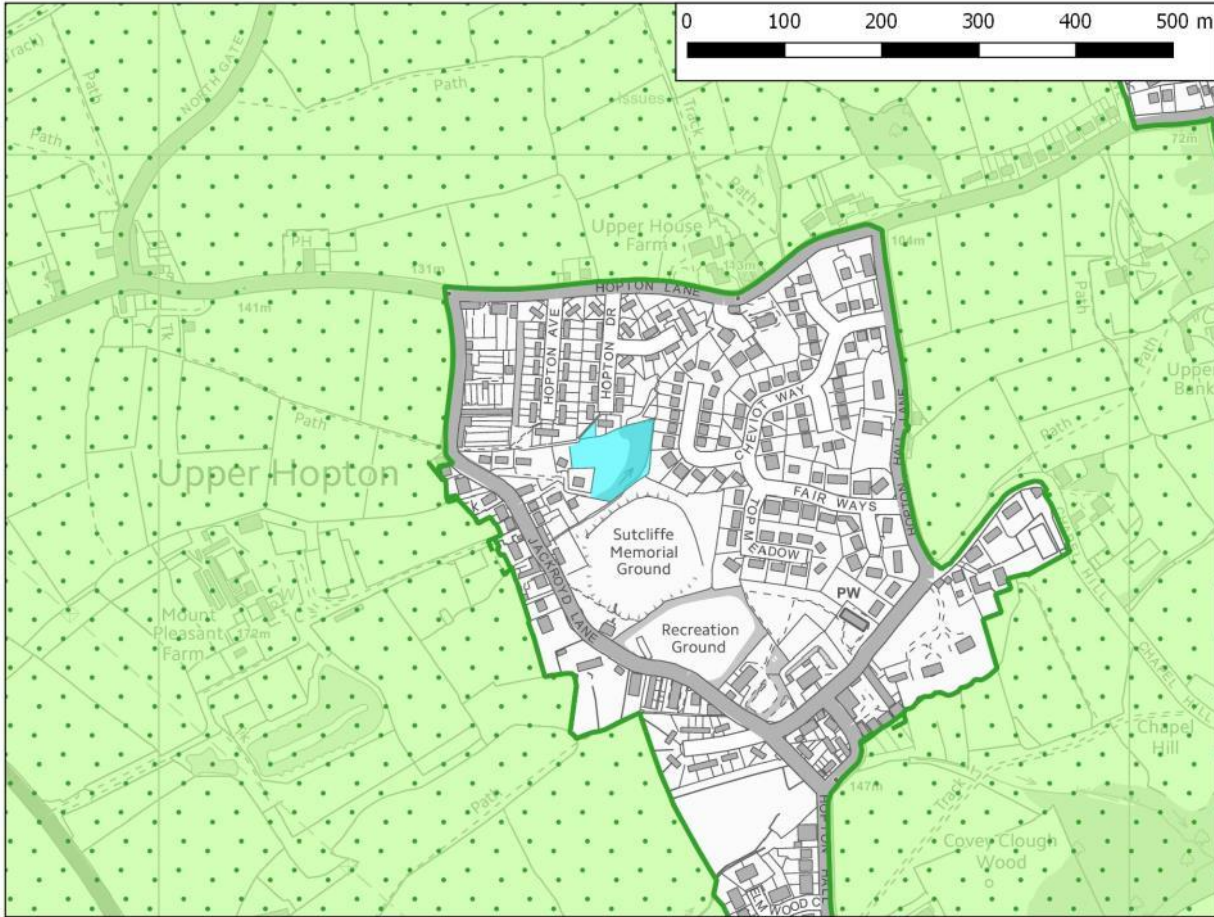
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	++/+	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. 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, 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.
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 housing sites there will be positive effects on residents' health. 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 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 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 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.
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. 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.
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?	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. 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 Kirby 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. 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.
Summary of SA findings: 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.		

Conformity with NPPF

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

SL2302 - Land South of, Hopton Drive, Upper Hopton, Mirfield

Accepted Safeguarded Land Sites: SL2302



Legend

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



Policy Unit

Research & Intelligence Team

Date: 2017-06-08

Filename: Safeguarded Land Sites/SL2302

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SL2302**Land South of, Hopton Drive, Upper Hopton, Mirfield**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	0.46
Net area (Ha)	0.46
Housing Capacity	16
Employment Floorspace	-

Technical Consultation summaries

Education		There is no immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary school places.
Biodiversity		Lowland mixed deciduous woodland covers the east side of this site.
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		Site access not achievable. No site frontage to the adopted highway.
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	Site access not achievable. No site frontage to the adopted highway. 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.

SL2302_H792: (not 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 site is located within 26-30 minutes travel time of the nearest employment node. 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 6-10 minutes travel time of the nearest primary school. The site is located within 41-45 minutes travel time of a secondary school. Overall a minor positive 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 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 majority of the site is also located within 34-35 minutes travel time of the nearest hospital (the eastern part of the site is located within 26-30 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 in close proximity to existing properties to the east on Cheviot Way, to the north on Hopton Drive and to the west on Jackroyd 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 6-10 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 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 crossed by a footpath which could be lost as a result of housing development at this location and as such a potential significant negative effect is expected on this SA objective. The site is however also in close proximity to a number of open spaces which could be used by residents. Outdoor sports facilities are provided adjacent to the site to the south at Sutcliffe Memorial Ground. Beyond this further to the south within 125m a small park is located by Jackroyd Lane. A cemetery is located to the south east of the site at Hopton Hall Lane within 160m 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 also expected on this SA objective. Considering this a mixed overall 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 (0.49ha); 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 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 (0.49) 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 (0.49ha) 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 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, 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 located within 545m of Covey Clough Wood which has been designated as a Local Wildlife Site to the south 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 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 four of the eight features assessed; therefore a significant positive effect is likely.

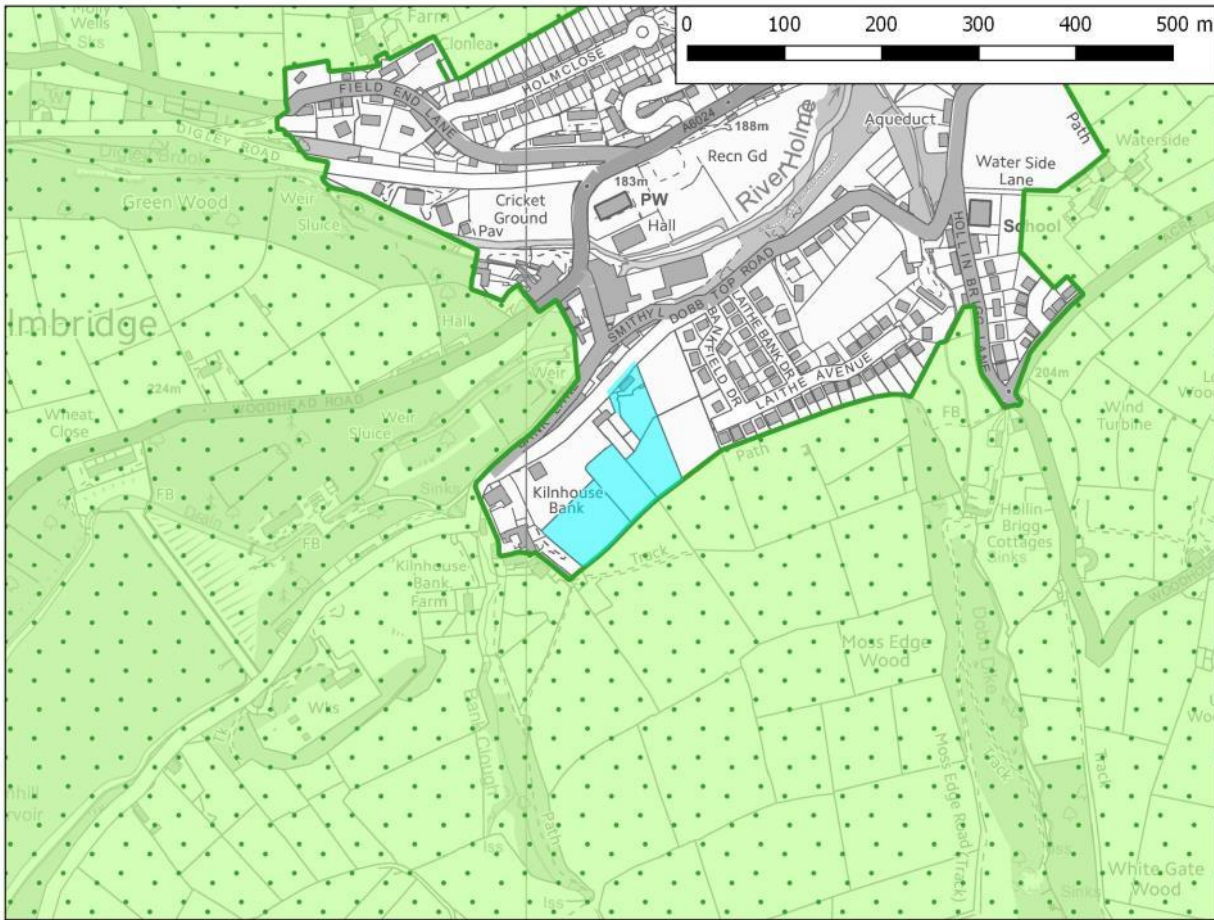
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objective 8: recreation and leisure, 10: transport and 19: climate change. No potential significant negative effects were identified for this site for any of the SA objectives. These issues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

Conformity with NPPF

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

SL2331 - Land to the south of, Dobb Top Road, Holmbridge

Accepted Safeguarded Land Sites: SL2331



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date:2017-06-08
Filename:Safeguarded Land Sites/SL2331

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SL2331**Land to the south of, Dobb Top Road, Holmbridge**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	1.17
Net area (Ha)	1.17
Housing Capacity	40
Employment Floorspace	-

Technical Consultation summaries

Education		Decreasing trends in primary and secondary therefore no immediate capacity required for new school places in this area. A site of this size could impact on school place planning in this area.
Biodiversity		Concerns relating to the potential impact on Yateholme Reservoir Local Wildlife Site through increased recreational use in the area and the site is within 1500m of SPA / SSSI / SAC. Natural England stated there are no direct impact on such designated sites alone but cumulative impacts would need to be considered.
Historic Environment		Potential impacts on Grade II Listed Building to the north-west of this site. A heritage impact assessment would be required.
Flood risk and Drainage		The site is in Flood Zone 1. Limited surface water drainage options. Site would benefit from a drainage masterplan with adjacent sites.
Highways/Transport		Direct access to site is achievable from Laithe Avenue however, the local highway network is considered to be unsuitable for the proposed intensification of use.
Environmental Protection		Site is not recorded as contaminated land but a phase 1 contamination report is required. Travel Plan required.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		Low levels of physical activity in this area. Requires adequate opportunities for physical activity to be delivered.
Green Belt Edge	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. Direct access to site is achievable from Laithe Avenue however, the local highway network is considered to be unsuitable for the proposed intensification of use.

SL2331_H724: (not allocated in the Publication Draft Local Plan)

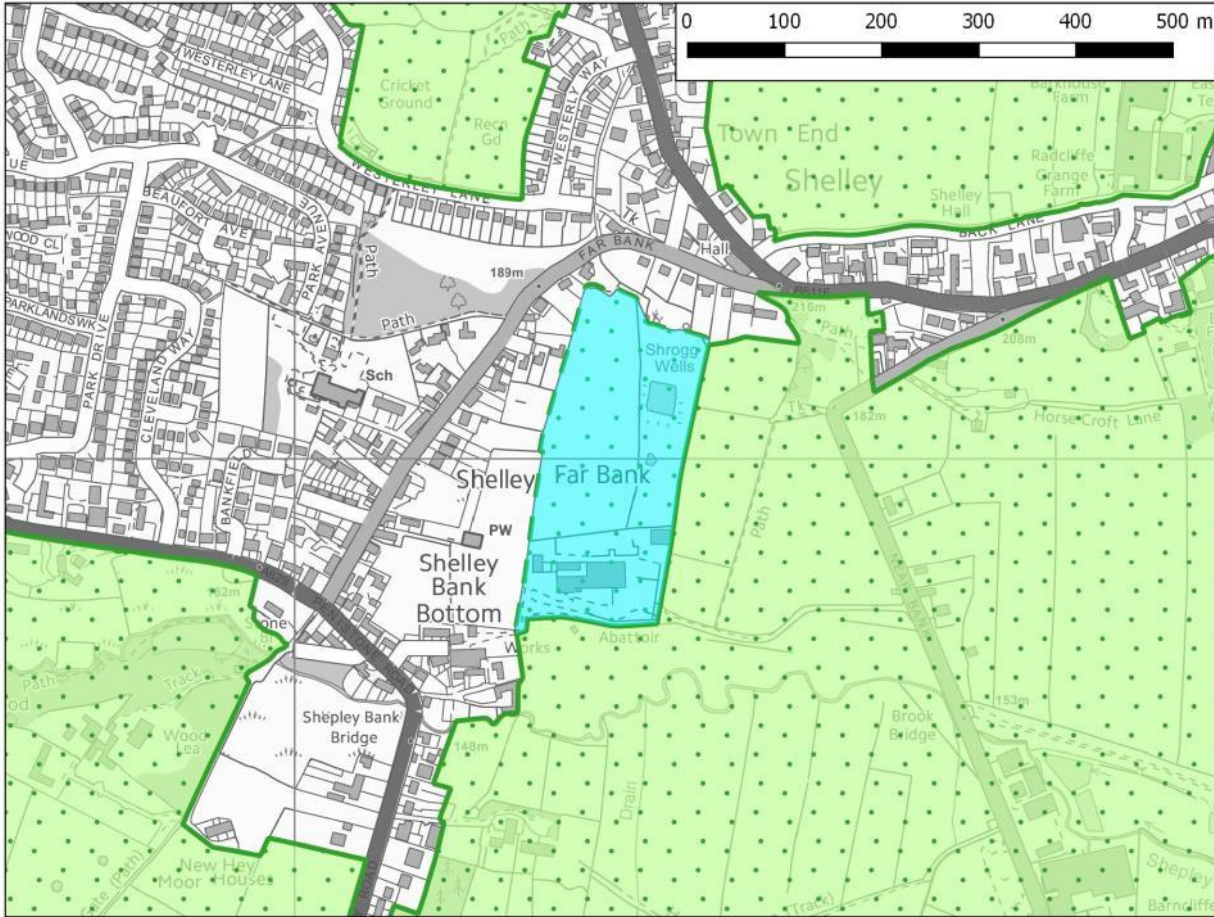
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	--	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. The site is within 56-60 minutes travel time of 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 majority of the site is within 11-15 minutes travel time of the nearest primary school (with an area in the east within 6-10 minutes) and within 21-25 minutes of a secondary school. Therefore a minor positive effect is expected for this objective. The majority of the site is also within 51-55 minutes of a further education institute (with an area to the north within 46-50 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 26-30 minutes travel time of the nearest GP (with an area on the south eastern edge within 31-35 minutes) and the site is over 60 minutes of a hospital. Therefore a minor negative 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 within close proximity to the north 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 21-25 minutes travel time of the nearest local centre and the majority of the site is within 21-25 minutes of a town/district centre (with an area to the north within 16-20 minutes). Therefore a minor negative 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.	++	To the north of the site approximately 35m away is the West Yorkshire Cycle Route. Also, a PRoW footpath runs adjacent to the southern boundary of the site. There is another PRoW footpath approximately 200m west of the site. Within 600m north of the site there are a number of PRoW footpaths. Within 25m north east of the site is an area of semi-natural and natural greenspace which is adjacent to an area of park and gardens and an area of public playing fields that contains two areas of children's play provision. However, a section of the semi-natural and natural greenspace is within another housing site option. To the north west of the site approximately 135m away is a cricket ground. In addition 315m east of the site is an area of school grounds and playing fields. 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 (1.89ha); 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. 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 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 (1.89ha) and 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 grade 4).
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (1.89ha) 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 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.	?	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 191 Huddersfield Road and 179 to 189 Huddersfield Road which 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.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	--?	This site is approximately 40m from Yateholme Reservoirs & Plantations Local Wildlife Site, approximately 195m from Digley Reservoir/Marsden Clough Local Wildlife Site, approximately 865m Carr Green Meadows Holmbridge Local Wildlife Site, approximately 900m from Digley Quarries, Holmbridge Local Geological Site and within 955m of New Laith Fields Holmbridge 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 classed as entirely 'green' in terms of its access in one of the eight features assessed; therefore a minor positive effect is likely.
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objective 8: leisure and recreation and potential significant negative effects were identified in relation to SA objective 1: employment and 14: biodiversity and geodiversity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

Conformity with NPPF

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

SL3356 - Land to the east of Far Bank, Shelley

Accepted Safeguarded Land Sites: SL3356



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land 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 employment nodes can affect people's ability to access jobs. 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, 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.
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 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. The southern and central parts of the site are 46 - 50 minutes of a hospital and the northern part is in excess of 60 minutes. 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. 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 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 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 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. 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.
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.
13. Conserve and enhance the historic environment, heritage assets and their settings.	?	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 Shepley. 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. 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.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	-?	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. 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. 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.

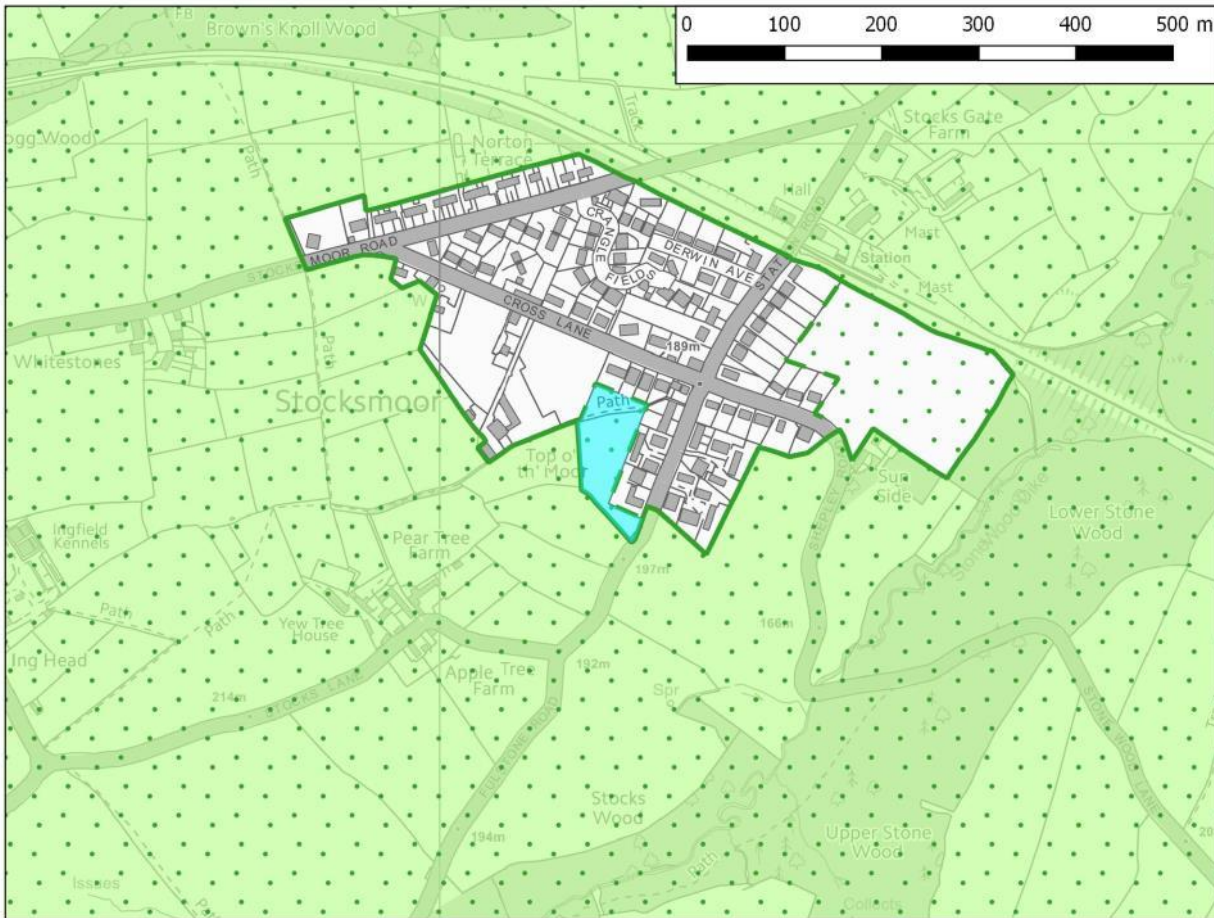
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 9: affordable housing, 10: sustainable transport and 19: climate change and also 1: employment and 8: leisure and recreation facilities (as part of a mixed effect). Potential significant 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.

Conformity with NPPF

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

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

Accepted Safeguarded Land Sites: SL3357



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land 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)

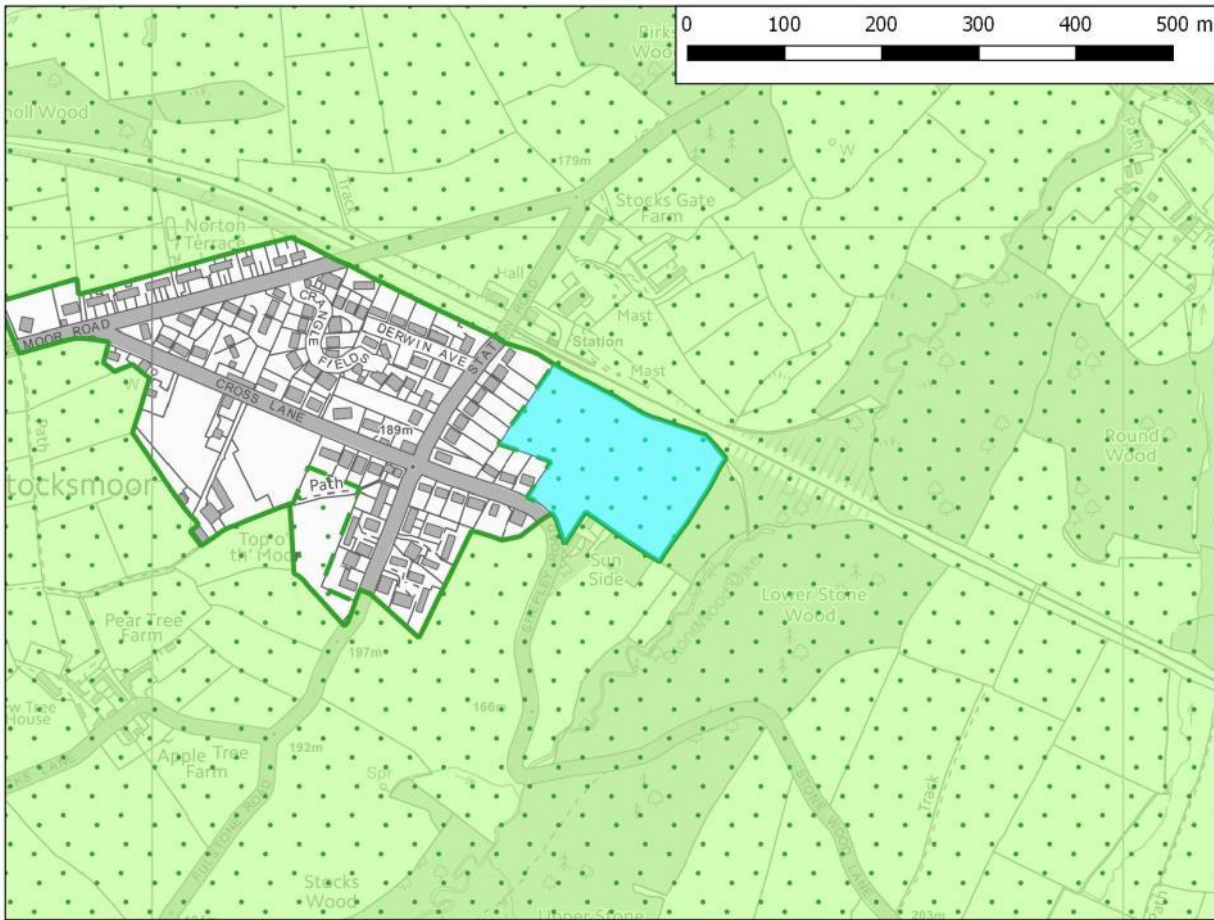
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	0/-	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. 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. In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as moderately 'green' in terms of its access to two of the eight features assessed. Therefore, a minor positive effect is likely.
11. Secure the efficient and prudent use of land.	-	Where development takes place on greenfield land or areas of high quality agricultural land it is a less efficient use of land than development on brownfield sites or sites of lower quality agricultural land. This is a relatively small site (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?	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.	---?	Upper and Lower Stones Wood is a Local Wildlife Site and Local Geological Site located 220m east of the site. Stocksmoor 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 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 mainly 'green' in terms of its access to seven of the eight features assessed; therefore a significant positive effect is likely.
Summary of SA findings: 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.		

Conformity with NPPF

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

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

Accepted Safeguarded Land Sites: SL3358



Legend

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



Policy Unit

Research & Intelligence Team

Date: 2017-06-08

Filename: Safeguarded Land Sites/SL3358

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

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

Technical Consultation summaries

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

SL3358_H2563 (Safeguarded land SA assessments based on the unallocated housing site)

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

Conformity with NPPF

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

SL3359 - Land to the east of, Ryecroft Lane, Scholes, Holmfirth

Accepted Safeguarded Land Sites: SL3359



Legend

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



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL3359

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SL3359**Land to the east of, Ryecroft Lane, Scholes, Holmfirth**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
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		Layout and design would need to consider the listed building to the north of this site. A heritage impact assessment would be required.
Flood risk and Drainage		Site is within EA flood zone 1. Limited surface water drainage options. Site would benefit from masterplan with other adjacent sites.
Highways/Transport		Third party land required for access. Significant improvements required to Ryecroft Lane to widen the road but as there is green belt land to the west these improvements would include using land from a current recreation ground or from residential properties in multiple ownership. As a result, there is a lack of evidence that sufficient access could be achieved during the local plan period for the site to be delivered. Improvements also required to the Cross Lane / Ryecroft Lane and Sandy Gate / Ryecroft Lane junctions.
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		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered. The recreation ground to the south of this could be retained.
Green Belt Edge	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. Significant improvements required to Ryecroft Lane to widen the road but as there is green belt land to the west these improvements would include using land from a current recreation ground or from residential properties in multiple ownership. As a result, there is a lack of evidence that sufficient access could be achieved during the local plan period for the site to be delivered.

SL3359_H451: Ryecroft Lane, Scholes, Holmfirth (not allocated in the Publication Draft Local Plan)

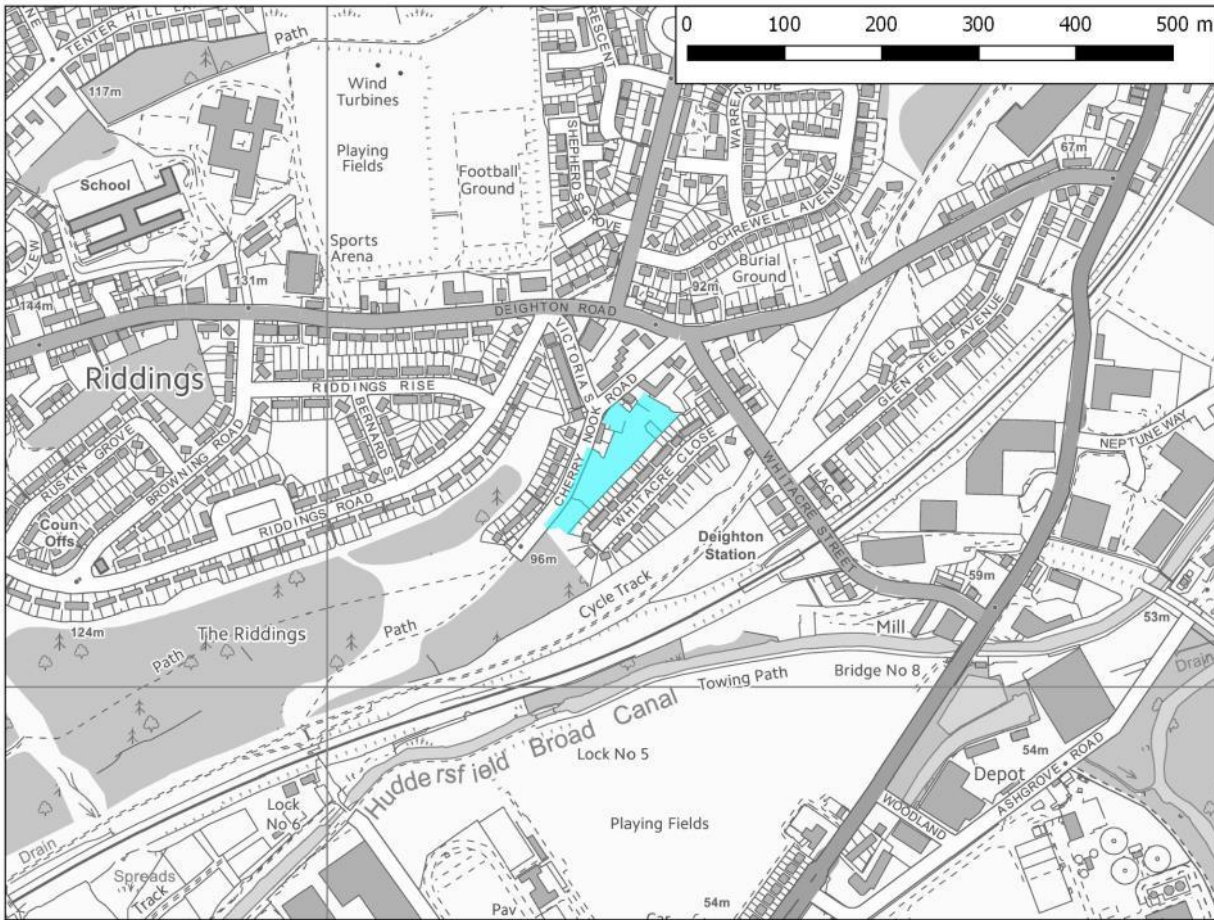
SA Objectives	SA Score	Justification
1: Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	-	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. The site is within 46-50 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 site is within 6-10 minutes travel time of a primary school. The majority of the site is within 21-25 minutes travel time of a secondary school (a small part of the site to the south west is within 26-30 minutes travel time of a secondary school). Overall a minor positive 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 housing sites there will be positive effects on residents' health. The site is located within 16-20 minutes travel time of a GP. The site is also located more than 60 minutes travel time from a hospital. Overall a minor negative 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 a number of existing residential properties to the east on Moorlands. 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 majority of the site is located within 16-20 minutes travel time of the nearest local centre (a small part of the site to the north west is located within 11-15 minutes travel time of the nearest local centre). The site is located within 16-20 minutes of a town/district centre. As such a minor negative effect is expected overall 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. The site is adjacent to a children's playground which is located to the south. Outdoor sports facilities are provided to the east of the site within 335m. Further outdoor sports facilities are provided to the north west within 390m. A semi-natural and natural greenspace is located within 510m to the north west 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 (0.68ha); 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. In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as 'green' in terms of its access to one out 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 (0.68ha) 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 (0.68ha) 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 D7: Peak Fringe Upland Pastures, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a broad terrace, comprising small square fields and is sparsely wooded. The settlement pattern is dispersed and there is a strongly rural, traditional agricultural character, although perceptions of tranquillity reduce closer to Huddersfield in the east.
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 720m of Morton Wood which has been designated as a Local Wildlife Site to the south 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 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. This site is classed as 'green' in terms of its access to one of the eight features assessed; therefore a minor positive effect is likely.
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.		

Conformity with NPPF

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

SL3363 - Land east of, Cherry Nook Road, Deighton

Accepted Safeguarded Land Sites: SL3363



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL3363

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SL3363**Land east of, Cherry Nook Road, Deighton**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	0.63
Net area (Ha)	0.63
Housing Capacity	22
Employment Floorspace	-

Technical Consultation summaries

Education		There is currently a need for extra primary places in the vicinity. There is no immediate need for secondary places.
Biodiversity		No objections raised.
Historic Environment		No objections raised.
Flood risk and Drainage		No objections raised.
Highways/Transport		Access is achievable onto Cherry Nook Road.
Environmental Protection		47% of the site is in a HSE middle zone. 53% of the site is in HSE inner zone.
Other Constraints		None identified.
Open Space		4% of the site is overlapped by an open space use.
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	This site is an accepted safeguarded land option. The site was an accepted housing option in the draft local plan, but has now been rejected due to health and safety issues. Access is achievable onto Cherry Nook Road. 47% of the site is in a HSE middle zone. 53% of the site is in HSE inner zone. The 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 delivery of new homes beyond the end of the local plan period.

SL3363_H756: (not 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 within 16-20 minutes travel time to 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. This site is within 6-10 minutes travel time to a primary and 11-15 minutes travel time to a secondary school so is likely to have a significant positive effect. This 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.	+	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 6-10 minutes travel time to a GP (aside from a small area in the north of the site which is within 5 minutes travel time). This site is also within 31-35 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 a number of residential properties surrounding 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 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. Approximately half of this site is within 6-10 minutes travel time of a local centre while the other half is within 11-15 minutes travel time and the whole site is within 11-15 minutes travel time to 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 more than three recreation facilities and areas of open space. There are two Public Rights of Way (PRoW), the closest being adjacent to the site in the west and a national cycle route 85m to the south of the site. Open space designations include five amenity greenspaces, and nine semi-natural and natural greenspace. However, the semi-natural and natural greenspace to the north of the site is within housing option H1676 and therefore could be lost as a result of development. Other recreational spaces nearby include four sites containing provision for children and young people and four outdoor sports facilities, in addition to one indoor facility and Deighton Community Sports Arena. Therefore, overall a significant positive effect for this SA objective 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 (0.64ha); 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 (0.64ha) on greenfield land; therefore, a minor negative effect on this SA objective is likely. The site is located on land designated as urban quality.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (0.64ha) 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 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 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.	--?	This site is approximately 150m from Sir John Ramsden Canal candidate Local Wildlife Site; therefore development here could have a significant negative effect 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 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 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 significant positive effect is likely.

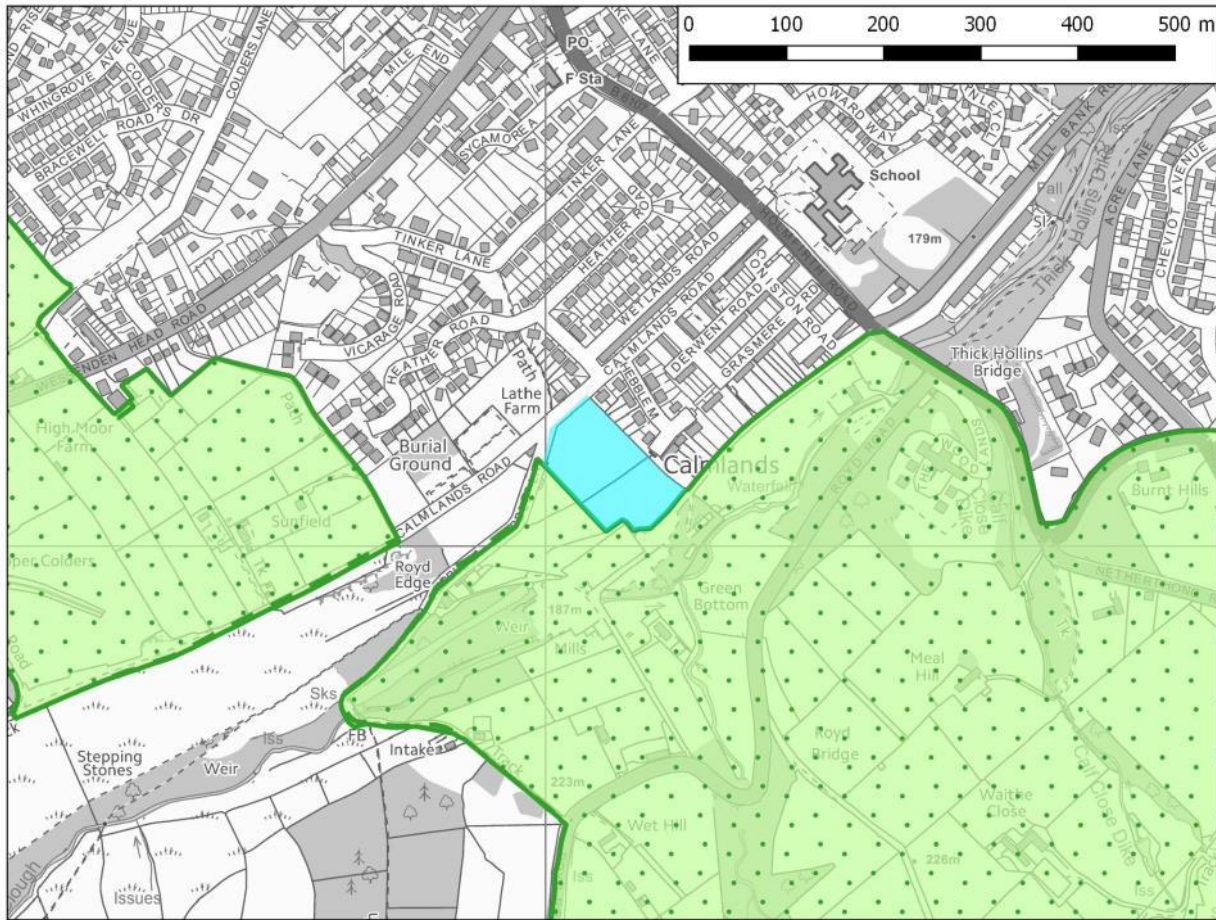
Summary of SA findings: Potential significant positive effects were identified for this site in relation to SA objectives 1: employment, 3: education facilities, 8: recreation and leisure, 10: sustainable transport and 19: contribution to climate change. Potential significant negative effects in relation to objectives 5: residential amenity and 14: biodiversity and geo-diversity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case HSE zones would need to be lifted before development could commence.

SL3365 - Land to the West of, Hebble Mount, Meltham

Accepted Safeguarded Land Sites: SL3365



Legend

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



Policy Unit

Research & Intelligence Team

Date: 2017-06-08

Filename: Safeguarded Land Sites/SL3365

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SL3365**Land to the West of, Hebble Mount, Meltham**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	1.12
Net area (Ha)	
Housing Capacity	39
Employment Floorspace	-

Technical Consultation summaries

Education		Decreasing trends for primary and decrease in secondary therefore no immediate capacity required.
Biodiversity		1070m from SPA / SAC / SSSI Habitat Risk Assessment required.
Historic Environment		No objections raised.
Flood risk and Drainage		Flood Zone 1. Potential surface issues using soakaways because of site topography.
Highways/Transport		access achievable subject to suitable visibility splays provided on Calmlands Road and the incorporation of pedestrian facilities.
Environmental Protection		No objections raised.
Other Constraints		The site is immediately adjacent to the Peak District National Park and development would have a detrimental impact on the national park.
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	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
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. The site is immediately adjacent to the Peak District National Park and development would have a detrimental impact on the national park.

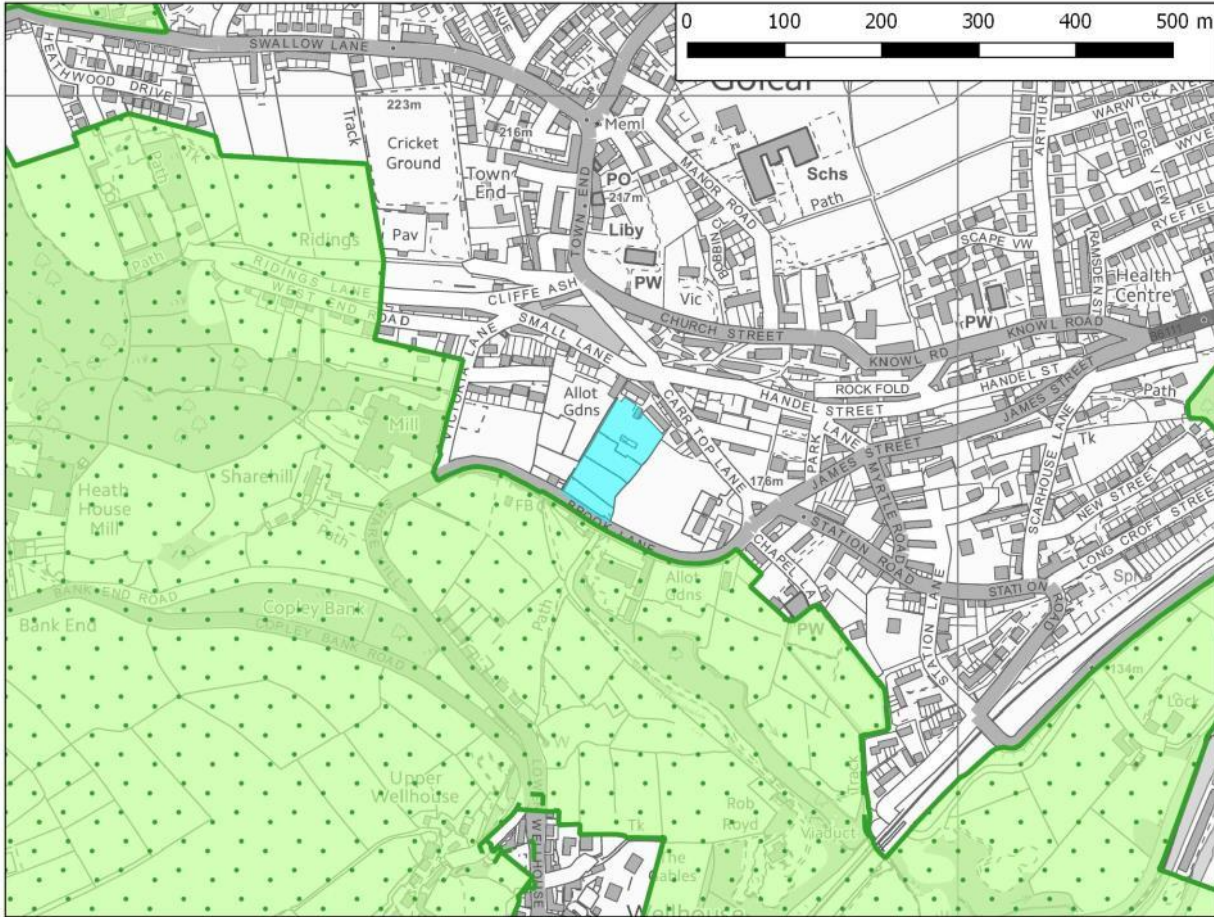
SL3365_H52: Hebble Mount, Meltham, Holmfirth (not allocated in the Publication Draft Local Plan)		
SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	-	While the location of housing sites will 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 41-45 minutes travel time of the nearest employment node (the northern part of the site is located within 36-40 minutes travel time of the nearest employment node). 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 located within 6-10 minutes travel time of the nearest primary school (the northern part of the site is located within 5 minutes travel time of the nearest primary school). The site is also located within 16-20 minutes travel time of a secondary school. Overall a significant positive effect is expected on this SA objective. The site is also located within 31-35 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 housing sites there will be positive effects on residents' health. The site is located within 6-10 minutes travel time of the nearest GP. The site is also located within 51-55 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 in close proximity to existing properties to the north east on Hebble Mount. 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 16-20 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 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 within 10m of a natural and semi-natural greenspace to the north west. A cemetery and allotments are also provided to the north west of the site within 25m and 150m respectively. Outdoor sports facilities are provided at Meltham Church Of England Primary School within 250m to the north east. 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 (1.12ha); 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. 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.
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 (1.12ha) on greenfield land; therefore a minor negative effect on this SA objective is likely. The site is located on mainly Grade 4 Agricultural Land (the north corner of the site is located on land which has been classified 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 (1.12ha) on greenfield land and is also within 170m of the Peak District National Park which is located to the south west. Therefore a significant negative effect is expected on this SA objective given potential effects on this designated landscape. The effect is recorded as uncertain given that the exact design of the development is unknown. 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?	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?	The site is not within close proximity of any designated biodiversity features; Honley Wood (a Candidate Local Wildlife Site) is the closest of such features but is located 1.01km to the north east 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 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 four of the eight features assessed; therefore a significant positive effect is likely.
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 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.		

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period given potential visual impacts on the national park, however there is a reasonable prospect that site specific site constraints can be overcome through a fuller assessment of these impacts and appropriate mitigation. As such the site is capable of coming forward for development post 2031. Given proximity to SPA housing development would need to be subject to a separate plan wide HRA when the development plan is reviewed.

SL3396 - Land to the South of 5 - 25 Clay Well, Golcar

Accepted Safeguarded Land Sites: SL3396



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDL
- Kirklees



Policy Unit
Research & Intelligence Team

Date: 2017-06-08
Filename: Safeguarded Land Sites/SL3396

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SL3396**Land to the South of 5 - 25 Clay Well, Golcar**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site in not in the Greenbelt
Settlement Position	Within Settlement
Gross area (Ha)	0.64
Net area (Ha)	0.64
Housing Capacity	22
Employment Floorspace	-

Technical Consultation summaries

Education		Modest increase in trend for primary and increase in trend for secondary, though no immediate need for additional places
Biodiversity		Part of the site is covered by lowland mixed deciduous woodland.
Historic Environment		Site within conservation area. Buildings to the north: 17 to 29 Clay Well and the adjoining factory are grade II listed. Development here may impact on the setting of the listed buildings. Listed buildings to south-west of site.
Flood risk and Drainage		Flood zone 1. No strategic drainage objections.
Highways/Transport		Site frontage to Brook Lane or potentially from site to west. Topography could be an issue in terms of site access.
Environmental Protection		No objections raised.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		This site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Green Belt Edge	N/A	N/A
Green Belt Site	N/A	N/A
Exceptional Circumstances	-	N/A
Overall Conclusion	-	Site frontage to Brook Lane or potentially from site to west. Topography could be an issue in terms of site access. Part of the site is covered by lowland mixed deciduous woodland. Site within conservation area. Buildings to the north: 17 to 29 Clay Well and the adjoining factory are grade II listed.

SL3396_H617: (not 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. The majority of this site is within 36-40 minutes travel time of an employment node; therefore a negligible effect is likely for 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 this site is within 6-10 minutes travel time of a primary school and the whole of the site is within 31-35 minutes of a secondary school. A minor positive effect is likely overall.
4. Improve the health of local people and ensure that they can access the health and social care they need.	+	The whole of this site is within 6-10 minutes travel time of a GP and 41-45 minutes of a hospital. A minor positive 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. There are a number of existing residential properties within 100m north, east and south of this site, and residents of these properties could be exposed to noise and light pollution during construction of the site. A minor 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 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 6-10 minutes travel time of a local centre and the whole site is within 6-10 minutes travel time of a town/district centre, and therefore a minor positive 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 a cemetery approximately 100m to the north. Other recreational facilities and areas of open space include amenity greenspace, a park and garden, areas for children and young people, outdoor sports facilities and semi-natural and natural greenspace. There are also a number of PRoW footpaths surrounding the site. A significant positive effect is likely 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 relatively small (0.64ha); 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 five of the eight 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 (0.64ha) and on greenfield land. Therefore a minor negative effect is likely on this SA objective. 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 small (0.64ha) 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 F4: Colne (Slaitwaite, 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 'orange' in terms of the potential for effects on the historic environment, due to the uncertain potential impacts on the Grade II Listed Buildings at 17 to 29 Clay Well and adjoining factory at the northern edge of this area as well as Golcar Conservation Area (the loss of this site and its subsequent development could harm elements which contribute to the significance of these assets). 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.	-?	Huddersfield Narrow Canal candidate Local Wildlife Site is approximately 650m south-east of this site, therefore a minor negative effect is likely. This effect is recorded as uncertain given that development at this location may allow for diversity enhancements depending on its design.
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 five of the eight features assessed. 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 8: recreation and leisure, 10: sustainable transport and 19: climate change. There were no significant negative effects identified for this site.		

Conformity with NPPF

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