

Kirklees Local Plan Examination

Note to confirm council's proposed Safeguarded Land (SL) changes

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Planning Policy Group
Investment and Regeneration Service
Kirklees Council
PO Box B93
Civic Centre III
Huddersfield
HD1 2JR

This schedules in this document contain proposed revisions to safeguarded land allocations which have been reviewed by the council following the Local Plan EiP Stage 4 hearings. These proposed modifications reflect the council's current position on these sites after further assessment of evidence.

The proposed modifications have not been subject to sustainability appraisal testing or public consultation. Should it be necessary to make any of the modifications these will be added to the full schedule of modifications to the Local Plan which will be made available for comment and subject to sustainability appraisal/habitat regulations assessment at a later stage of the Examination in Public, subject to the delegated powers agreed by the council's Cabinet.

The proposed changes take into account the Inspector's initial findings of whether proposed safeguarded land options meet the definition of safeguarded land as set out in the National Planning Policy Framework and review of evidence regarding whether these sites are deliverable and developable for housing during the plan period or not.

The submitted Local Plan (SD1, paragraph 6.30) confirmed that safeguarded land was identified which could accommodate approximately 4000 dwellings (assuming future housing densities are based on the indicative 35 dwellings per hectare used as a standard assumption for some allocations). The submitted plan also included approximately 2000 dwellings to be delivered on sites which will continue to deliver homes post the plan period. This equated to a total of approximately 6000 dwellings of safeguarded land, equivalent to 28% of the land identified in housing allocations or almost 20% of the objectively assessed need for homes.

Should all the proposed modifications set out in this schedule be required to make the Local Plan sound the plan could accommodate approximately 2300 dwellings (assuming future housing densities are based on the indicative 35 dwellings per hectare used as a standard assumption for some allocations). Due to proposed changes regarding housing delivery rates on proposed allocations the modified plan could also include approximately 2200 dwellings to be delivered on sites which will continue to deliver homes post the plan period. This now equates to a total of approximately 4500 dwellings of safeguarded land, equivalent to approximately 21% of the land identified in housing allocations or almost 15% of the objectively assessed need for homes.

Huddersfield safeguarded land options

SL ref	Housing option	Settlement	i) Does this site comply with the NPPF definition?	ii) Council's position regarding non-compliant sites or others where circumstances have changed?	Proposed action / Modification
Matter 33 - Huddersfield					
SL2176	H695	Huddersfield	Yes	No change of position.	Retain as safeguarded land
SL2177	H696	Huddersfield	No	Site access is not achievable.	Delete safeguarded land allocation and leave unallocated
SL2193	H735	Huddersfield	No	<p>Site access cannot be achieved due to the location of the bowling green across the frontage of the site and the bowling green is still in operation. Representation from the Bowling Club in 2015 stated that it is not available for development. The Playing Pitch Strategy (PPS) states there are enough bowling greens available for community use to accommodate both current and future demand and the strategic recommendation from the PPS for bowls overall is to maximise access to existing provision.</p> <p>The PPS Strategy & Action Plan outlines that Cowcliffe Bowling Green is not identified as surplus to requirements. It has been assessed and good quality and likely to be able to accommodate additional members. The PPS recommends that the site's quality should be sustained and use maximised to cater for potential future demand. The overall recommendation of the PPS is to protect this local club site (LE124, page 73).</p> <p>As this site is not surplus to requirements, development of the green would not be allowed unless replacement provision of equivalent or better quantity and quality is provided in a suitable location (NPPF para 74 and Local Plan policy PLP50).</p>	Delete safeguarded land allocation and leave unallocated

SL2161	H118	Huddersfield	Yes	Part of the southern end of the site has planning permission for 9 Dwellings (2016/91688), which has established that an access can be achieved for this level of development. In light of this, it is proposed to delete the safeguarded land allocation, as part of this boundary has planning permission. There is a pending outline planning application for a 36 dwellings on a larger proportion of this site (2017/93847). Due to the uncertainty about whether the access could accommodate the intensification of use, along with other planning considerations it is proposed to leave the site unallocated, so not to pre-empt any development management decisions, whilst not inhibiting the development of the site by safeguarding it.	Remove safeguarded land allocation and leave unallocated
SL2292	H765	Netherton	No	Suitable access for this site cannot be achieved as Bourne View Road is unsuitable for further intensification as the visibility splays with its junction with Delph Lane are substandard.	Delete safeguarded land allocation and leave unallocated
SL2194	H736	Huddersfield	No	The site is entirely within the HSE inner blast zone of the Syngenta chemical works.	Delete safeguarded land allocation and leave unallocated
SL2268	H117	Huddersfield	No	The site has the indicative capacity of 615 dwellings at 35 dwellings per hectare. It is normal practice for developments over 500 dwellings to have at least two access points on to the highway network, each one serving between 250 and 300 units. The council's Highways/Transportation specialist advice is that this number of dwellings should have a direct access onto the main highway network through the provision of a priority junction, roundabout or through some form of signal control. This site, whilst having access to the immediate more localised highway network does not have direct access to the main highway network. Therefore journeys to and from the site require a particularly lengthy routing along a number of localised roads. These solutions would require long term land assembly (which cannot be achieved until beyond this plan period), detailed transport modelling/design solutions involving several land	Delete safeguarded land allocation and leave unallocated

				ownerships and significant planned infrastructure commitments including education and highways.	
SL2271	H641	Huddersfield	No	The housing site was rejected as 3rd party land was required. This has been resolved and planning permission granted for 32 dwellings on 22/02/18 (2017/93846)	Delete safeguarded land allocation and allocate for housing
SL3363	H756	Huddersfield	No	Approximately 2/3 of the southern portion of the site is within the HSE inner blast zone of the Syngenta chemical works. The remainder of the site is under the 0.4ha threshold for local plan housing allocations.	Delete safeguarded land allocation and leave unallocated

Dewsbury & Mirfield safeguarded land options

SL ref	Housing option	Settlement	i) Does this site comply with the NPPF definition?	ii) Council's position regarding non-compliant sites or others where circumstances have changed?	Proposed action / Modification
Matter 36 - Dewsbury & Mirfield					
SL2168	H477	Dewsbury	Yes	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.	Retain as safeguarded land
SL2273	H771	Dewsbury	No	The landowner (the Council) are not willing landowners, therefore the site is not deliverable within the plan period.	Delete Safeguarded Land Allocation and leave unallocated
SL2201	H750	Dewsbury	No	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) Adjacent to this site, accessed by Lees Hall Road 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	Delete Safeguarded Land Allocation and leave unallocated

				elements which contribute to the significance of these buildings.	
SL2198	H746	Dewsbury	No	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. There is no up to date evidence of a willing land owner for this site.	Delete Safeguarded Land Allocation and leave unallocated
SL2302	H792	Upper Hopton	No	Site access not achievable. No site frontage to the adopted highway.	Delete Safeguarded Land Allocation and leave unallocated
SL2171	H683	Mirfield	No	No site frontage to the adopted highway. Access could be achieved through an extension to Green Side Estate however third party land would be required. Reserved Matters permission (2010/91140) was granted in Nov 2010 for 5 residential dwellings with access via Green Side Estate. Alternatively access could be provided from Greenside Road which is a private road. Again third party land would be required to achieve a suitable site access.	Delete Safeguarded Land Allocation and leave unallocated

SL2163	H125	Mirfield	Yes	The north western portion of the site has a pending planning application for 61 dwellings (2017/93935). Due to the pending nature of the application it is proposed to retain the safeguarded land of the application, so as not to pre-empt the development management process and the lack of concrete evidence to change the original conclusions for the site.	Retain as safeguarded land
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Batley and Spen - Safeguarded Land Options

SL ref	Housing option	Settlement	i) Does this site comply with the NPPF definition?	ii) Council's position regarding non-compliant sites or others where circumstances have changed?	Proposed action / Modification
Matter 39 - Batley and Spen					
SL2175	H694	Heckmondwike	Yes	The site currently does not have a willing land owner	Retain as safeguarded land
SL2181	H709	Heckmondwike	Yes	Further to Local Plan hearing (Matter 39) the council has confirmed that adjoining land is available (with a willing landowner) to allow access to be achieved to this site during the plan period. To achieve this, the council would propose a further main modification to accepted housing option H2537 to extend its site boundary to the south and remove a small section of further land from the green belt).	Delete SL2181 and allocate for housing (H709)
SL2197	H744	Batley	Yes	Majority of the site does not currently have a willing land owner	Retain as safeguarded land
SL2202	H752	Birkenshaw	No	Site access is not achievable	Delete SL2202 and leave unallocated
SL2203	H753	Oakenshaw	Yes	No change of position.	Retain as safeguarded land
SL2277	H12	Cleckheaton	Yes	No change of position.	Retain as safeguarded land
SL2290	H1	Gomersal	Yes	No change of position.	Retain as safeguarded land

Kirklees Rural safeguarded land options

SL ref	Housing option	Settlement	i) Does this site comply with the NPPF definition?	ii) Council's position regarding non-compliant sites or others where circumstances have changed?	Proposed action / Modification
Matter 41 - Denby Dale					
SL2284	H73	Clayton West/Scissett	Yes	Impact on the heritage asset within the site would be unacceptable as set out in separate note.	Delete safeguarded land allocation and retain as green belt
SL2204	H90	Emley	Yes	Site access is not achievable - no highway frontage.	Retain as safeguarded land
SL2205	H93	Emley	Yes	Road would need widening to provide footway, which would require third party land.	Retain as safeguarded land
Matter 40 - Colne Valley					
SL2183	H711	Slaithwaite	Yes	No change of position.	Retain as safeguarded land
SL2167	H316	Marsden	Yes	No change of position.	Retain as safeguarded land
SL2184	H713	Marsden	Yes	No change of position.	Retain as safeguarded land
Matter 42 - Golcar					
SL2169	H536	Huddersfield	No	As set out in the council's hearing statement, part of this site has been developed as an employment unit. The remaining area is too small to be allocated for housing so any development would be regarded as windfall.	Delete safeguarded land allocation and leave unallocated
SL3396	H617	Golcar	No	Outline planning permission has been granted for residential development (2017/93719, 14/03/18).	Delete safeguarded land allocation and allocate for housing

Matter 43 - Holme Valley North					
SL2186	H721	Meltham	Yes	There is a outline for residential (2017/91505) which has been delegated by planning committee for officer approval. Approval granted subject to S106 agreement.	Delete safeguarded land allocation and allocate for housing (H628)
SL3365	H52	Meltham	Yes	No change of position.	Retain as safeguarded land
Matter 44 - Holme Valley South					
SL2331	H724	Holmbridge	Yes	No change of position.	Retain as safeguarded land
SL2166	H135	Holmbridge	Yes	No change of position.	Retain as safeguarded land
SL2188	H725	Holmbridge	No	The housing option was rejected due to access constraints as the site cannot be accessed from Dobb Top Road and there are highway concerns about achieving visibility splays at the potential access point adjoining Laithe Avenue. Also, in addition to the trips generated from accepted housing option H626, the wider highway network in this area would not be suitable to accommodate the additional trips generated from this site without material improvements to the highway network.	Delete safeguarded land allocation and leave unallocated
SL2170a	SL2170	Hade Edge	Yes	No change of position.	Retain as safeguarded land
SL2170b	SL2170	Hade Edge	Yes	No change of position.	Retain as safeguarded land
SL3359	H451	Scholes	Yes	No change of position.	Retain as safeguarded land
SL2191	H732	Holmfirth	Yes	No change of position.	Retain as safeguarded land

SL2187	H722	Holmfirth	No	The related housing option on this site was rejected because development of this site would impact on the setting of the listed Wooldale Methodist Church within the site in the south. In determining the council's current position on this site, there has been further consultation with Historic England who have confirmed that they agree with the decision to delete this Safeguarded Land option.	Delete safeguarded land allocation and leave unallocated
SL2189	H726	Holmfirth	Yes	No change of position.	Retain as safeguarded land
Matter 45 - Kirkburton					
SL2196	H743	Thurstonland	Yes	No change of position.	Retain as safeguarded land
SL2173	H692	Shelley	Yes	No change of position.	Retain as safeguarded land
SL3356	H458	Shelley	Yes	No change of position.	Retain as safeguarded land
SL2195	H741	Kirkburton/Highburton	Yes	No change of position.	Retain as safeguarded land
SL2164	H127	Kirkburton/Highburton	Yes	No change of position.	Retain as safeguarded land
SL2297	H636	Flockton	Yes	No change of position. The council has reviewed further evidence relating to access to the site submitted by the site promoter at the Inspector's request and remains of the view that there is insufficient evidence that access can be achieved during the plan period.	Retain as safeguarded land
SL3357	H2562	Stocksmoor	Yes	No change of position.	Retain as safeguarded land
SL3358	H2563	Stocksmoor	Yes	No change of position.	Retain as safeguarded land
SL2182	H710	Grange Moor	Yes	No change of position.	Retain as safeguarded land

