

Kirklees Local Plan Examination

Stage 4 hearings Other Site Allocations

HUDDERSFIELD SUB-AREA (Matters 30-33)

MATTERS, ISSUES AND QUESTIONS (MIQs)

3 January 2018

Inspector – Ms Katie Child BSc. (Hons) MA MRTPI

Programme Officer – Yvonne Parker tel. 07813 334305 / 01282 450522
9A Priory Court, Burnley BB11 3RH
Email: yvonne.parker@kirklees.gov.uk

Introductory Notes

The Stage 4 hearing sessions are due to commence on **Tuesday 20th February 2018**. The matters, issues and questions (MIQs) in this document will form part of the discussion at the hearings (along with MIQs on other sub-areas and general matters).

Prior to this, hearing statements on the MIQs are invited from representors. Hearing statements should:

- Be prepared separately on each site. (or site groups where specifically linked)
- Be as short as possible.
- Indicate whether any changes are needed to make the Plan sound.
- **Please put the SITE NUMBER and MATTER NUMBER on each statement.**
Failure to do so may result in your statements being returned.

An electronic version and three paper copies of each hearing statement should be submitted to the Programme Officer and received by:

- **email - Thursday 25th Jan 2018 (by 6pm) (please email each statement separately and with the Site and Matter number in the title)**
- **post - Friday 26th Jan 2018 (by 1pm) to the above address (please mark the Site and Matter numbers on the envelope)**

For further details see the *Examination Guidance Note* and *Hearings Programme* on the Council's website at <http://www.kirklees.gov.uk/beta/planning-policy/local-plan.aspx>. Please note that hearings statements are optional, and you may wish to rely on previous submissions.

If you wish to appear at the hearing sessions and take an active part in discussions please confirm your attendance with the Programme Officer by **9th January 2018**. Please note that only those who have previously made representations relevant to the matters being discussed and are seeking to change the Plan have a right to participate at the hearing sessions. However, the sessions are open for anyone to observe.

Matter 30 – Huddersfield¹ housing allocations: Green Belt releases

Issue – Are the proposed Green Belt release housing allocations in the Huddersfield Sub-Area justified, effective, developable/deliverable and in line with national policy?

H31 – land north-west of Woodsome Drive, Fenay Bridge (68 dwellings)

H2684a – land adjacent Penistone Road/Woodsome Park, Lepton (286 dwellings)

H2730a – land to the south-east of Hermitage Park, Lepton (312 dwellings)

- a) How do sites H2730a and H2684a relate to each other? Should they be combined in a single text box/policy and a joint Masterplan required?
- b) How does the proposed new roundabout at Penistone Road/Woodsome Road fit with the Indicative Masterplan for Rowley Lane (December 2016)? What are the implications for site phasing?
- c) Is there sufficient provision to ensure that development on sites H2730a and H2684a does not cause unacceptable impacts on biodiversity and local habitats?
- d) Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should protection and mitigation measures linked to the Heritage Impact Assessment (LE98) be specified in the Plan?
- e) Are the sites available and deliverable in the timescales set out in the Council's housing trajectory²?
- f) What effect would the proposed boundary changes and allocations have on the Green Belt and the purposes of including land within it? In particular, how would the existing gap between Lepton and Highburton be affected? Are there exceptional circumstances that justify altering the Green Belt? If so, what are they?

H638 – land to the north of Tinker Lane, Lepton (30 dwellings)

- a) Is third party land required to make Tinker Lane up to adoptable standards, and can this be achieved?
- b) Is the site available and deliverable in the timescales set out in the Council's housing trajectory?
- c) What effect would the proposed boundary change and allocation have on the Green Belt and the purposes of including land within it? Are there exceptional circumstances that justify altering the Green Belt? If so, what are they?

¹ Huddersfield Sub-Area, but including site H638 in Lepton, which is located within the Kirklees Rural Sub-Area.

² As set out in the Council's updated Housing Supply Topic Paper (December 2017) (EX30.2).

H1679 – land north of Fenay Lane, Almondbury (274 dwellings)

- a) Is there sufficient provision to ensure that development does not cause unacceptable impacts on biodiversity and local habitats?
- b) Would the proposed development facilitate access to adjoining land which currently does not have suitable access?
- c) Is the site available and deliverable in the timescale set out in the Council's housing trajectory?
- d) What effect would the proposed boundary change and allocation have on the Green Belt and the purposes of including land within it? Are there exceptional circumstances that justify altering the Green Belt? If so, what are they?

H351 – land north of Bradley Road, Bradley (381 dwellings)

H1747 – land north of Bradley Road, Bradley (1,577 dwellings)

- a) What is the relationship between sites H351 and H1747? Should they be combined in a single text box/policy and a joint Masterplan required?
- b) Is the allocation of site H1747 consistent with paragraph 74 in the National Planning Policy Framework (NPPF) in relation to the potential loss of open space, sports and recreational buildings and land? What does the evidence show regarding the need for pay and play golf facilities in the local area?
- c) What are the key access and transport infrastructure requirements/costs associated with the proposed scheme? Are there any delivery issues or phasing implications? To what degree is development of later phases dependent on a connection to a new Bradley link road and/or access to new junction 24a of the M62?

[in responding the Council should address key concerns made in representations, including those raised by Thornhill Estates in the Highway Documentation Review document (September 2017)]

- d) Has the necessary third party land been secured for access and drainage solutions?
- e) Does the Plan clearly specify the number of access points required and transport infrastructure requirements?
- f) Does the Plan provide sufficient detail on other infrastructure requirements, including education, open space, sports and recreation facilities, and the provision of a local centre? Should the Plan specify the amount of land required for the provision of these facilities, along with details of timing/phasing? How will provision be made for early years/childcare and secondary education facilities?
- g) Have constraints relating to heritage, biodiversity, air quality, noise, odour, contamination and land stability been satisfactorily investigated and addressed? Are related mitigation measures and requirements clearly expressed in the Plan? How have these constraints and measures impacted on the viability of the scheme?

- h) Is the indicative site capacity justified, having regard to environmental and other constraints and the provision of necessary infrastructure?
- i) The housing trajectory indicates that 360 dwellings will come forward within five years, with the first units delivered in 2019/20. At the Stage 1 hearings the Council confirmed that a development partner(s) has yet to be appointed and a planning application is not anticipated until Summer 2018. Are the estimated delivery timescales reasonable and justified? Why do the trajectory timescales differ from the 15 year phasing approach established in the Bradley Park Phase II Masterplan Delivery Statement (page 23) (September 2016) (SS2)?

[the Council is requested to provide a detailed delivery programme which sets out phasing information relating to different parts of the sites and timings of key stages, including preparatory work, marketing/appointment of housebuilders/development companies, EIA work if necessary, Section 106 work, other legal and contract work, planning application preparation, planning application determination, discharge of conditions, site preparation, commencement of development. Anticipated timings of key infrastructure delivery should be provided as part of this programme.]

- j) What effect would the proposed boundary changes and allocations have on the Green Belt and the purposes of including land within it? In particular, how would the existing gap between Huddersfield and Brighouse be affected? Are there exceptional circumstances that justify altering the Green Belt? If so, what are they?

H519 – land north and west of Gernhill Avenue, Fixby (377 dwellings)

- a) Has the impact of the proposal on the historic environment been adequately assessed and appropriate mitigation measures put in place?
- b) Is the site available and deliverable in the timescale set out in the Council's housing trajectory?
- c) What effect would the proposed boundary change and allocation have on the Green Belt and the purposes of including land within it? Are there exceptional circumstances that justify altering the Green Belt? If so, what are they?

H94 – land west of Henry Frederick Avenue, Netherton (132 dwellings)

- a) Has the impact of the proposal on the historic environment been adequately assessed and appropriate mitigation measures put in place?
- b) Has the impact of the proposal on biodiversity, including Dean Wood Local Wildlife Site, been adequately assessed and appropriate mitigation measures put in place?
- c) Is the site available and deliverable in the timescale set out in the Council's housing trajectory?
- d) What effect would the proposed boundary change and allocation have on the Green Belt and the purposes of including land within it? Are there exceptional circumstances that justify altering the Green Belt? If so, what are they?

H102 – land west of Netherton Moor Road, Netherton (123 dwellings)

- a) Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should protection and mitigation measures linked to the Heritage Impact Assessment (LE78) be specified in the Plan?
- b) Has the impact of the proposal on i) biodiversity and ii) the setting of Netherton been adequately assessed and appropriate mitigation measures put in place?
- c) Is the site available and deliverable in the timescale set out in the Council's housing trajectory?
- d) What effect would the proposed boundary change and allocation have on the Green Belt and the purposes of including land within it? Are there exceptional circumstances that justify altering the Green Belt? If so, what are they?

H660 - land east of Netherton Moor Road, Netherton (155 dwellings)

- a) Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should protection and mitigation measures linked to the Heritage Impact Assessment (LE78) be specified in the Plan?
- b) Has the impact of the proposal on i) biodiversity and ii) the setting of Netherton been adequately assessed and appropriate mitigation measures put in place?
- c) Is the site available and deliverable in the timescale set out in the Council's housing trajectory?
- d) What effect would the proposed boundary change and allocation have on the Green Belt and the purposes of including land within it? Are there exceptional circumstances that justify altering the Green Belt? If so, what are they?

H3350 – land to the south-east of Knowle Road, Kirkheaton (70 dwellings)

- a) Is the site available and deliverable in the timescale set out in the Council's housing trajectory?
- b) What effect would the proposed boundary change and allocation have on the Green Belt and the purposes of including land within it? Are there exceptional circumstances that justify altering the Green Belt? If so, what are they?

Matter 31 – Huddersfield employment and housing allocations: urban sites (non-Green Belt)

Issue – Are the proposed employment and housing allocations in the urban area of Huddersfield³ justified, effective, developable/deliverable and in line with national policy?

- E1836 – land south of Bradley Business Park, Dyson Wood Way, Bradley (15,155 m2)
- E1837 – land to the north of H and E Fabrications Ltd. St. Andrews Road (5,501 m2)
- H551 – land south of Holme Avenue, Dalton (22 dwellings)
- H616 – land west of Fenay Bridge Road, Lepton (32 dwellings)
- H684 – land west of Oak Tree Road, Fenay Bridge (123 dwellings)
- H754 – land north-west of Forest Road, Almondbury (22 dwellings)
- H755 – land north-west of Bank End Lane, Dalton (43 dwellings)
- H87 – land west of Lower Quarry Road, Bradley (30 dwellings)
- H734 – land to the east of Netheroyd (68 dwellings)
- H809 – land north of Ashbrow Road, Brackenhall (162 dwellings)
- H1647 – land north of Flint Street, Fartown (45 dwellings)
- H1656 – land south of St. Thomas Gardens, Bradley (18 dwellings)
- H1657 – land north of Deighton Road, Deighton (88 dwellings)
- H764 – land west of Sunningdale Road, Crosland Moor (21 dwellings)
- H1783 – land east of Thewlis Lane, Crosland Hill (243 dwellings + 257 beyond the Plan)
- H216 – land west of Shop Lane, Kirkheaton (48 dwellings)
- H276 – land west of Moorside, Kirkheaton (33 dwellings)
- H439 – land south-west of Cockley Hill Lane, Kirkheaton (60 dwellings)
- H737 – land west of Stead Lane, Kirkheaton (87 dwellings)
- H215 – land north of Edgerton Road, Edgerton (41 dwellings)
- H121 – land north of New Hey Road, Salendine Nook (15 dwellings)
- H201 – land east of Laund Road, Lindley (21 dwellings)
- H202 – land north of New Hey Road, Salendine Nook (19 dwellings)
- H292 – land adjacent Hollyfield Avenue, Quarmbury (27 dwellings)
- H623 – land east of Weatherhill Road, Birchencliffe (37 dwellings)
- H706 – land east of Halifax Road, Birchencliffe (392 dwellings)
- H789 – land west of Tanyard Road, Salendine Nook (26 dwellings)
- H790 – land east of Fern Lea Road, Lindley (29 dwellings)
- H1694 – land west of Lidgett Street, Lindley (20 dwellings)
- H101 – land north of Jackroyd Lane, Newsome (150 dwellings)
- H1811 – land south-east of Blue Bell Hill, Newsome (82 dwellings)
- H1731a – land adjacent Orchard Terrace, Newsome (18 dwellings)
- H1935 – land south of Cambridge Road (44 dwellings)
- H2594a – Minerva Works, Crossley Lane (194 dwellings)
- H3405 – land north of Ruth Street, Newsome (69 dwellings)
- H1728a – land adjacent to Plantation Drive, Newsome (108 dwellings)
- H2685 – land at former Stile Common School, Plane Street, Newsome (32 dwellings)

The general questions below apply to each of the above sites. Additional site specific questions are set out in the following sections.

General

- a) Is the site suitable for the proposed use? Does the Plan provide clear guidance on requirements and constraints, and seek appropriate mitigation measures?

³ Excluding site H481 which is covered in the Mixed Use allocations section below, see site MX1930.

- b) Is the indicative site capacity appropriate, taking account of constraints and the provision of necessary infrastructure?
- c) Is the site available and deliverable in the timescales envisaged?

H809 – land north of Ashbrow Road, Brackenhall

- i) Has the impact of the proposal on biodiversity been adequately assessed and appropriate mitigation measures put in place?

H1656 – land south of St Thomas Gardens, Bradley

- i) Are the proposals in line with paragraph 74 in the NPPF?

H1657 – land north of Deighton Road, Deighton

- i) Are the proposals in line with paragraph 74 in the NPPF?

H764 – land west of Sunningdale Road, Crosland Moor

- i) Are the proposals in line with paragraph 74 in the NPPF?

H1783 – land east of Thewlis Lane, Crosland Moor

- i) Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should protection and mitigation measures linked to the Heritage Impact Assessment (LE94) be specified in the Plan?

H623 – land east of Weatherhill Road, Birchencliffe

- i) Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should protection and mitigation measures linked to the Heritage Impact Assessment (LE77) be specified in the Plan?

H706 – land east of Halifax Road, Birchencliffe

- i) What are the phasing implications relating to the impact on the Strategic Road Network?

H790 – land east of Fern Lea Road, Lindley

- i) Are the proposals in line with paragraph 74 in the NPPF?

H101 – land north of Jackroyd Lane, Newsome

- i) Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should protection and mitigation measures linked to the Heritage Impact Assessment (LE70) be specified in the Plan?
- ii) Does the site have value as an open space which provides landscape and structural benefits and opportunities for informal recreation?

H1811 – land south-east of Blue Bell Hill, Newsome

- i) Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should protection and mitigation measures linked to the Heritage Impact Assessment (LE95) be specified in the Plan?
- ii) Has the impact of the proposal on biodiversity been adequately assessed and appropriate mitigation measures put in place?

H1728a – land adjacent to Plantation Drive, Newsome

- i) Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should protection and mitigation measures linked to the Heritage Impact Assessment (LE91) be specified in the Plan?

Matter 32 – Huddersfield mixed-use allocations

Issue - Are the proposed mixed use allocations in Huddersfield justified, effective, deliverable and in line with national policy?

MX1903 – land south of Blackmoorfoot Road, Crosland Moor (200 dwellings)

- a) What mix of uses is supported? Should the Plan provide further detail on the type of uses and overall scale/form, reflecting the outline planning permission?
- b) Has the impact of the proposal on the historic environment been adequately assessed and appropriate mitigation measures put in place?
- c) Is the site available and deliverable in the timescales envisaged?

MX1930 – land north of Blackmoorfoot Road, Crosland Moor (441 dwellings, 44,258 m2 employment)

H481 – land north of Blackmoorfoot Road, Crosland Hill (116 dwellings)

- a) What is the relationship between sites MX1930 and H481? Should they be combined in a single text box/policy and a joint Masterplan required?
- b) How was the proposed mix and proportion of uses on site MX1930 determined? Is there evidence that this mix is viable and deliverable? What type/form of employment floorspace is envisaged? What are the early findings from the landowner's financial viability and market potential review, as referenced in the Statement of Common Ground (SC005)?
- c) What is the position regarding current employment uses on the site? At what stage is relocation anticipated, and how will this affect the phasing of development?
- d) Does the Plan provide sufficient detail regarding the protection of the non-developable BAP priority habitat area in the northern section of site MX1930?

- e) Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should protection and mitigation measures linked to the Heritage Impact Assessment (LE99) be specified in the Plan?
- f) Are the sites available and deliverable in the timescales envisaged?

MX2101 – land east of Southgate, Huddersfield (46 dwellings, 4,655 m2 employment)

- a) How was the proposed mix/proportion of uses determined? Will the identified dwelling/employment provision occupy the whole site, or is there flexibility for other types of uses to come forward?
- b) The Council's Hearing Statement on Retail (M7.1) indicates that housing, offices, research and development and leisure uses would be supported on the site, while retail proposals would be subject to a sequential test and impact assessment. Should this mix of uses be reflected in the proposal?
- c) Has the impact of the proposal on the historic environment been adequately assessed and appropriate mitigation measures put in place?
- d) Is the site available and deliverable in the timescales envisaged? When is a planning application anticipated?

MX1911 – land south of Lindley Moor Road, Lindley (533 dwellings, 53,125 m2 employment)

- a) Does the proposal provide sufficient clarity regarding the mix of uses and permissions in different parts of the site, and the overall phasing of the scheme?
- b) Does the proposal provide sufficient detail regarding access points, infrastructure requirements and mitigation measures, particularly in respect of parcels where development has yet to occur?
- c) Is the site available and deliverable in the timescales envisaged? How do the rates in the Council's housing trajectory relate to the different land parcels?

MX1906 – land north of Trinity Street, Huddersfield (45 dwellings)

- a) The proposal only refers to residential development on this site. Should a wider mix of uses be referenced, reflecting the fact that the site has planning permission for food retail and is on the edge of Huddersfield town centre?
- b) Has the impact of the proposal on the historic environment been adequately assessed and appropriate mitigation measures put in place?
- c) Is the site available and deliverable in the timescales envisaged?

Matter 33 – Huddersfield safeguarded land

Issue - Are the proposed safeguarded land allocations in Huddersfield justified, effective and in line with national policy?

- SL2176 – land north of Kaye Lane, Almondbury
- SL2177 – land south-east of Greenhead Lane, Dalton
- SL2193 – land south of Netheroyd Hill Road, Cowcliffe
- SL2161 – land east of Upper Quarry Road, Bradley
- SL2292 – land north of Bourn View Road, Netherton
- SL2194 – land east of Bradley Mills Road, Rawthorpe
- SL2268 – land at Haughs Road, Quarmbly
- SL2271 – land north of New Hey Road, Salendine Nook
- SL3363 – land east of Cherry Nook Road, Deighton

The questions below apply to each of the above sites:

- a) Are identified access/other constraints i) capable of being resolved, and ii) unlikely to be resolved until 2031 or beyond?
- b) Where relevant, has the impact of potential housing development on heritage assets been adequately assessed and addressed?
- c) Is the site available for development, and is there evidence of an active landowner/developer who is seeking to bring forward the site?