

# Kirklees Local Plan Examination

## Stage 4 hearings Other Site Allocations

### **BATLEY AND SPEN SUB-AREA** **(Matters 37-39)**

## MATTERS, ISSUES AND QUESTIONS (MIQs)

3 January 2018

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### **Introductory Notes**

The Stage 4 hearing sessions are due to commence on **Tuesday 20<sup>th</sup> 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 25<sup>th</sup> Jan 2018 (by 6pm) (please email each statement separately and with the Site and Matter number in the title)**
- **post - Friday 26<sup>th</sup> 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 9<sup>th</sup> 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.

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## **Matter 37 – Batley and Spen<sup>1</sup> housing allocations: Green Belt releases**

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

- H662 – land rear of 52 Upper Batley Low Lane, Batley (33 dwellings)
- H193 – land north of Holme House, Oxford Road, Gomersal (26 dwellings)
- H531 – land south-west of Soureby Cross Way, East Bierley (59 dwellings)
- H218 - Bluehills Farm, Whitehall Road, Birkenshaw (123 dwellings)
- H49a – land adjacent to Brick Hill Farm, Oddfellows Street, Scholes (34 dwellings)
- H69 – Merchant Fields, Hunsworth Lane, Cleckheaton (413 dwellings)
- H508 – land west of Whitechapel Middle School, Whitechapel Road, Cleckheaton (170 dwellings)
- H2066 – Warren Cottage, 916 Halifax Road, Scholes, Cleckheaton (17 dwellings)
- H198 – land south of Second Avenue, Hightown, Liversedge (125 dwellings)
- H242 - land north of 72 Peep Green Road, Hartshead (15 dwellings)
- H278 - land off Lands Beck Way, Liversedge (27 dwellings)
- H442 – land between Richmond Park & Sunnyside Avenues, Roberttown (250 dwellings)
- H489 - land at 7 Church Lane, Gomersal, Cleckheaton (22 dwellings)
- H567 – Stubble Farm, Leeds Road, Heckmondwike (46 dwellings)
- H591 – land west of Cliffe Mount, Ferrand Lane, Gomersal (135 dwellings)
- H2537– land adjacent Halifax Road, Hightown, Liversedge (23 dwellings)
- H2667 – land at former Gomersal Primary School, Oxford Road, Gomersal (48 dwellings)

The general questions below apply to each of the above sites. Additional 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?
- 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 set out in the Council's housing trajectory?<sup>2</sup>
- 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?

### **H218 - Bluehills Farm, Whitehall Road, Birkenshaw**

- i) Have the impact of the proposals on the historic environment been adequately assessed and appropriate mitigation measures put in place?

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<sup>1</sup> Excluding Green Belt release site MX1905 which has been included in the Dewsbury and Mirfield Sub-Area MIQs.

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

#### **H49a – land adjacent to Brick Hill Farm, Oddfellows Street, Scholes**

- i) Is there evidence that third party land can be secured for access?

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

- i) Does the Plan provide sufficient detail regarding constraints and mitigation measures, relating to issues such as biodiversity, Public Rights of Way (PROW) and landscape setting? Can the north-east section of the site be developed without significant harm?
- ii) Are there phasing or other implications arising from potential mitigation to the Strategic Road Network?

#### **H508 – land west of Whitechapel Middle School, Cleckheaton**

- 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 (LE73) be specified in the Plan?

#### **H198 – land south of Second Avenue, Hightown, Liversedge**

- i) Is the proposal consistent with paragraph 74 in the National Planning Policy Framework (NPPF) in relation to the potential loss of open space & sports facilities?
- ii) Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should the proposal seek to provide links to and enhancement to the adjoining PROW, in line with mitigation measures in the Heritage Impact Assessment (LE71)?

#### **H442 – land between Richmond Park & Sunnyside Avenues, Roberttown**

- 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 (LE72) be specified? Are there implications for site capacity?
- ii) Does the site have value as an open space which provides structural and landscape benefits and opportunities for informal recreation?

#### **H567 – Stublely Farm, Leeds Road, Heckmondwike**

- i) Have the impact of the proposals on the historic environment been adequately assessed and appropriate mitigation measures put in place?

#### **H591 – land west of Cliffe Mount, Ferrand Lane, Gomersal**

- i) Have the impact of the proposals on the historic environment been adequately assessed and appropriate mitigation measures put in place?

#### **H2537– land adjacent Halifax Road, Hightown, Liversedge**

- i) Are mitigation measures relating to the northern section of the site necessary to protect the character of the locality?

## **H2667 – land at former Gomersal Primary School, Oxford Road, Gomersal**

- i) Is the proposal consistent with paragraph 74 in the NPPF in relation to the potential loss of open space and sports facilities? Is proposed modification ADMM35 necessary for soundness reasons and compliant with paragraph 74?
- ii) 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 (LE97) be specified in the Plan?

## **Matter 38 – Batley and Spen employment, housing and mixed use allocations: urban (non-Green Belt) sites**

***Issue – Are the proposed employment, housing and mixed-use allocations in the urban areas of Batley and Spen justified, effective, developable/deliverable and in line with national policy?***

- E1873 – land to the north of Crossroad Commercials Ltd, Pheasant Drive, Birstall (6,371 m2)
- E1876 – land south-east of Spen Valley Industrial Park, Cleckheaton (5,320 m2)
- H758 – land off Soothill Lane, Lower Soothill, Batley (393 dwellings)
- H1938 – land off Wards Hill, Batley (19 dwellings)
- H323 – land west and south of Lady Anne Business Park, Soothill, Batley (97 dwellings)
- H2647 – Spafield Mill, Upper Road, Batley (26 dwellings)
- H124 – land at Squirrel Hill Reservoir, Staincliffe Road, Dewsbury Moor (30 dwellings)
- H760 – land adjacent Halifax Road, Staincliffe (23 dwellings)
- H1696 – land adjacent Mayman Lane, Mount Pleasant, Batley (41 dwellings)
- H1702 – land adjacent Mayman Lane, Mount Pleasant, Batley (19 dwellings)
- H1763 – Fire and Rescue Station, Carlinghow Lane, Batley (14 dwellings)
- H527 – land west of 19 Staincliffe Hall Road, Staincliffe, Batley (23 dwellings)
- H11 – land north-east of Highfield Drive, Birstall (22 dwellings)
- H138 – land south of Mill Street, Birstall (262 dwellings)
- H172 – land at West Yorkshire Fire and Rescue Service Headquarters, Bradford Road, Birkenshaw (55 dwellings)
- H173 – land adjacent to 17 Whitehall Road West, Birkenshaw (24 dwellings)
- H203 – Thornfield, Prospect Lane, Birkenshaw (14 dwellings)
- H224 – former Cemex site, Smithies Moor Lane, Birstall (21 dwellings)
- H601 – land south-east of Park House Healthcare, Whitehall Road West, Birkenshaw (116 dwellings)
- H761 – land adjacent to Raikes Lane, Birstall (75 dwellings)
- H796 – land adjacent Old Lane, Birkenshaw (28 dwellings)
- H162 – former Cleckheaton Bowling Club, Park View, Cleckheaton (23 dwellings)
- H509 – Brook House Mill, Balme Road, Cleckheaton (21 dwellings)
- H640 – land adjacent to South Parade, Cleckheaton (24 dwellings)
- H708 – land adjacent to Ashbourne Drive, Liversedge (53 dwellings)
- H762 – land adjacent to Rooks Avenue, Cleckheaton (58 dwellings)
- H810 – land adjacent to Moorfield Avenue, Scholes, Cleckheaton (17 dwellings)
- H1704 – land adjacent to Highmoor Lane, Hartshead, Liversedge (56 dwellings)
- H1983 – land north of Tesco Superstore, Northgate, Cleckheaton (48 dwellings)
- H2645 – land to the east of Hightown Road, Cleckheaton (44 dwellings)
- H145 – Spenborough Industrial Estate, Parker Street, Liversedge (28 dwellings)
- H612 – land north of 2-4 Traith Court, White Lee, Batley (24 dwellings)
- H783 – land adjacent Dale Lane, Heckmondwike (17 dwellings)
- H1772 – land east of Boundary Street, Heckmondwike (34 dwellings)
- H134 – land at Headlands Farm, Headlands Road, Liversedge (20 dwellings)

- H2159 – land off Primrose Lane, Liversedge (87 dwellings)
- H2584 – land to the south of Halifax Road, Hightown (14 dwellings)
- H2627 – Highgrove Beds, Spen Lane, Gomersal (45 dwellings)
- MX1907 – Moorlands Business Centre, Balme Road, Cleckheaton (8 dwellings)
- MX3349 – land adjacent Westgate, Cleckheaton (223 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?
- b) Is the indicative site capacity appropriate, taking account of constraints and the provision of necessary infrastructure? On mixed-use sites, what uses are proposed?
- c) Is the site available and deliverable in the timescales envisaged?

### **H760 – land adjacent Halifax Road, Staincliffe**

- i) What value does the site have as public amenity space? Is the proposal in line with paragraph 74 in the NPPF?

### **H1696 – land adjacent Mayman Lane, Mount Pleasant, Batley**

### **H1702 – land adjacent Mayman Lane, Mount Pleasant, Batley**

- i) Will the loss of public open space on the frontage of site H1696 be mitigated?
- ii) What is the relationship between H1696 and H1702? Should the sites be comprehensively planned?

### **H138 – land south of Mill Street, Birstall**

- i) Is the proposal in line with paragraph 74 of the NPPF? What are the plans for re-provision of the sports facility?

### **H172 – land at West Yorkshire Fire Services HQ, Bradford Road, Birkenshaw**

- i) Has the impact of the proposal on heritage assets been adequately assessed and addressed?

### **H761 – land adjacent to Raikes Lane, Birstall**

- 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 (LE85) be specified in the Plan?

## **H783 – land adjacent Dale Lane, Heckmondwike**

- 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 (LE89) be specified in the Plan?
- ii) Is the proposal in line with paragraph 74 of the NPPF?

## **Matter 39 – Batley and Spen safeguarded land**

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

- SL2197 – south-west of Upper Batley Lane, Upper Batley
- SL2202 – Tong Moor Side, East Bierley
- SL2203 – North of Wyke Lane, Oakenshaw
- SL2277 – Snelsins Road, Chain Bar, Cleckheaton (Green Belt release)
- SL2175 – north of Elm Tree Close, Norristhorpe Lane, Liversedge
- SL2290 – Cambridge Chase, Gomersal (Green Belt release)
- SL2181 – south of Fairfield Court, Halifax Road, Hightown, Liversedge

The following questions apply to 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) Is the site available for development, and is there evidence of an active landowner/developer who is seeking to bring forward the site?
- c) In the case of sites currently in the Green Belt, 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 in this location? If so, what are they?