

# Kirklees Local Plan Examination

## Stage 4 hearings Other Site Allocations

### KIRKLEES RURAL SUB-AREA (Matters 40-45)

## 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 1<sup>st</sup> February 2018 (by 6pm) (please email each statement separately and with the Site and Matter number in the title)**
- **post - Friday 2<sup>nd</sup> February 2018 (by 1pm) to the above address (please mark the Site and Matter numbers on the envelope)**

For further details please 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 40 – Colne Valley<sup>1</sup> allocations**

***Issue – Are the proposed housing, mixed use and safeguarded land allocations in the Colne Valley justified, effective, developable/deliverable and in line with national policy?***

### Linthwaite

- H213 – Black Rock Mills, Waingate (236 dwellings) (Green Belt release)
- H1709 – land east of Upper Clough (53 dwellings)
- H712 – land south of Hillside View (65 dwellings)
- H1776 – land south of The Lodge (209 dwellings) (Green Belt release)

### Slaithwaite

- H221 – land east of Howgate Road (36 dwellings)
- H356 – land north of Lingards Road (36 dwellings)
- H763 – land north-west of Gordon Street (28 dwellings)
- SL2183 – south of Tudor Street

### Marsden

- H2649 – land south-west of Victoria Terrace (35 dwellings)
- MX1919 – Bank Bottom Mills, Mount Road (38 dwellings and 3,953 m2 employment)
- MX1920 – New Mills, Brougham Road (29 dwellings and 2,976 m2 employment)
- SL2167 – west of 82-138 Mount Road
- SL2184 – north of Dirker Drive

### Outlane

- H2652 – former Gees garage, New Hey Road (29 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? In the case of housing and mixed-use allocations, 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? For mixed use sites - how was the mix/proportion of uses determined?
- c) Is the site available and deliverable in the timescales envisaged<sup>2</sup>?
- d) For 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?

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<sup>1</sup> Colne Valley ward – including Linthwaite, Slaithwaite, Marsden and Outlane. But excluding site H738 which is captured in the Golcar section below.

<sup>2</sup> For housing allocations - as set out in the Council's housing trajectory in the updated Housing Supply Topic Paper (December 2017) (EX30.2). For safeguarded land – at 2031 and beyond.

**H213 – Black Rock Mills, Waingate, Linthwaite**  
**H1709 – land east of Upper Clough, Linthwaite**

- i) What is the relationship between H213 and H1709? Are links between the sites desirable and achievable?

**H1776 – land south of The Lodge, Linthwaite**

- i) Does the proposal provide sufficient landscape mitigation, taking into account the sloping topography of the site?

**H356 – land north of Lingards Road, Slaithwaite**

- i) Does the proposal provide sufficient landscape mitigation, taking into account the edge of settlement location of the site?

**H763 – land north-west of Gordon Street, Slaithwaite**

- 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 (LE86) be specified? Are there implications for indicative capacity?

**H2649 – land south-west of Victoria Terrace, Marsden**

- i) How much of the site is in Flood Zone 3? Does the net area and indicative site capacity need to be adjusted?

**MX1919 – Bank Bottom Mills, Mount Road, Marsden**

- i) What key buildings/features are to be retained on the site?

**MX1920 – New Mills, Brougham Road, Marsden**

- i) What key buildings/features are to be retained on the site?

**H2652 – former Gees garage, New Hey Road, Outlane**

- i) Does the proposal provide sufficient landscape mitigation, taking into account the edge of settlement location of the site?

## **Matter 41– Denby Dale<sup>3</sup> allocations**

***Issue – Are the proposed housing and safeguarded land allocations in Denby Dale justified, effective, developable/deliverable and consistent with national policy?***

### Clayton West

- H17 – land at Park Mill House, Wakefield Road (26 dwellings)
- H454a – land west of Manor House Farm, Wakefield Road (34 dwellings)
- H498 – land west of Manor House Farm, Wakefield Road (20 dwellings)
- H222 – land north-east of Pilling Lane, Scissett (200 dwellings)
- H3325a – Park Mill, Manor Road (122 dwellings) (Green Belt release)
- SL2284 – Lower Busker Farm, Busker Lane, Scissett (Green Belt release)

### Skelmanthorpe

- H39a – land north of Strike Lane (39 dwellings)
- H72 – land off Station Road (44 dwellings) (Green Belt release)
- H502 – land south of Huddersfield Road (203 dwellings) (part Green Belt release)
- H688 – land north of Commercial Road (88 dwellings)
- H768 – land west of Willow Close (28 dwellings)

### Emley

- H358 – land east of Wentworth Drive (44 dwellings)
- SL2204 – Thorncliffe Lane
- SL2205 – Rodley Lane

### Denby Dale

- H233 – land north of Barnsley Road (72 dwellings) (Green Belt release)
- H634 – land west of Inkerman Court, Barnsley Road (35 dwellings) (Green Belt release)
- H689 – land north of Wood Nook (29 dwellings)
- H690 – land at Cliff Hill, Leak Hall Crescent (113 dwellings)
- H1784 – land east of Denby Dale Railway Station, Station Road (19 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? In the case of housing allocations, 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 envisaged<sup>4</sup>?
- d) For 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?

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<sup>3</sup> Denby Dale ward – including Clayton West, Skelmanthorpe, Denby Dale, Elmley.

<sup>4</sup> For housing, as set out in the Council's housing trajectory. For safeguarded land, at 2031 and beyond.

### **H17 – land at Park Mill House, Wakefield Road, Clayton West**

- i) What opportunities are there to link the development to the existing fabric of the village, via pedestrian and cycling links?
- ii) Does the proposal provide sufficient landscape mitigation, taking into account the topography of the northern section?

### **H454a – land west of Manor House Farm, Wakefield Road, Clayton West H498 – as above**

- i) Will the proposals affect the viability and operations of the adjoining cricket ground?
- ii) What is the relationship between sites H454a and H498? Would a joint proposal and comprehensive approach to development be appropriate?

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

- i) Taking into account that much of the site is in employment use, is there some capacity for vehicular access to the proposed housing scheme via Manor Road?
- ii) Is access via Wakefield Road suitable and feasible, taking into account the removal of the River Dearne and woodland corridor (BAP) from the developable area?
- iii) What effect would development on land north of the River Dearne have on the character and setting of the village, the river corridor, the listed Packhorse Bridge and the Green Belt?
- iv) Is the loss of an active employment site justified? What are the plans for the relocation of the business?

### **H502 – land south of Huddersfield Road, Skelmanthorpe**

- i) What are the access and development options for the site? Can the bulk of the site be developed without accessing the southern strip?

### **H768 – land west of Willow Close, Skelmanthorpe**

- i) Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should mitigation measures linked to the Heritage Impact Assessment (LE88) be specified? Are there implications for indicative capacity?

### **SL2204 – Thorncliffe Lane, Emley**

### **SL2205 – Rodley Lane, Emley**

- i) Have road widening options via Thorncliffe Lane been explored?

### **H233 – land north of Barnsley Road, Denby Dale**

### **H634 – land west of Inkerman Court, Barnsley Road, Denby Dale**

- i) What is the relationship between sites H233 and H634? Is it desirable and achievable to have pedestrian links between the sites and to the wider footpath network via the intervening Public Right of Way (PROW)?

## **Matter 42 – Golcar<sup>5</sup> allocations**

***Issue – Are the proposed housing and safeguarded land allocations in Golcar justified, effective, developable/deliverable and in line with national policy?***

- H116 – land south of Parkwood Road, Golcar (125 dwellings)
- H174 – land north of Manchester Road, Linthwaite (22 dwellings)
- H199 – Queens Road West, Milnsbridge (58 dwellings)
- H303 – land west of Ashford Park, Golcar (18 dwellings)
- H549 – land south of Swallow Lane, Golcar (49 dwellings)
- H550 – land east of Fullwood Drive, Golcar (8 dwellings)
- H3395 – land between Carr Top Lane and Brook Lane, Golcar (16 dwellings)
- SL3396 – land to the south of 5-25 Clay Well, Golcar
- H633 – land south-west of Vicarage Road, Longwood (113 dwellings)
- H779 – land north of Leymoor Road, Golcar (20 dwellings)
- H780 – land east of Main Avenue, Golcar (76 dwellings)
- H814 – land north of Grove Street, Longwood (12 dwellings)
- H738 – land west of Heathwood Drive, Golcar (27 dwellings)
- SL2169 – south-west of Ballroyd Lane, Longwood

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? In the case of housing allocations, 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 envisaged? <sup>6</sup>

### **H199 – Queens Road West, Milnsbridge**

- i) Has the impact of the proposal on the historic environment been adequately assessed and appropriate mitigation measures put in place?
- ii) Should the proposal seek to retain mature trees on the site, and are there implications for development capacity?

### **H550 – land east of Fullwood Drive, Golcar**

### **H3395 – land between Carr Top Lane and Brook Lane, Golcar**

### **SL3396 – land south of 5-25 Clay Well, Golcar**

- i) What is the relationship between H550, SL3396 and H3395? Can access to site SL3396 be secured via adjoining allocations?

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<sup>5</sup> Golcar ward – also including site H738 which is located in Colne Valley ward.

<sup>6</sup> For housing – as set out in the Council's housing trajectory. For safeguarded land – at 2031 and beyond.

**H814 – land north of Grove Street, Longwood**

- i) In the context of extensive woodland coverage (BAP priority habitat) on the site, is the site deliverable/developable, or are there implications for indicative capacity?

**H738 – land west of Heathwood Drive, Golcar**

- 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 (LE84) be specified? Are there implications for indicative capacity?

## **Matter 43 – Holme Valley North<sup>7</sup> allocations**

***Issue – Are the proposed employment, housing and safeguarded land allocations in Holme Valley North justified, effective, developable/deliverable and in line with national policy?***

### Honley

- E1900 – land west of Honley Business Centre, New Mill Road (7,700 m<sup>2</sup>)
- H48 – Travel Station Yard, Station Road (14 dwellings) (Green Belt release)
- H178 – land south of Southwood Avenue (23 dwellings) (Green Belt release)
- H2586 – site of former Thirstin Mills, Thirston Road (24 dwellings) (Green Belt release)
- H584 – land south of Gynn Lane (50 dwellings) (Green Belt release)
- H664 – land north of Scotgate Road (93 dwellings) (Green Belt release)
- H786 – land north-east of Westcroft (15 dwellings)

### Meltham

- E1866 – land at Spinksmire Mill, Huddersfield Road (11,340 m<sup>2</sup>)
- H67 – land south of Helme Lane (172 dwellings)
- H200 – land south of Mill Moor Road (13 dwellings)
- H342 – land north of Mill Moor Road (37 dwellings)
- H343 – land north of Helme Lane (46 dwellings)
- H784 – land north of 105-135 Mill Moor Road (32 dwellings)
- H785 – land east of Colders Lane (27 dwellings)
- SL2186 – adjacent to Spinksmire Mill, Huddersfield Road
- SL3365 – land to the west of Hebble Mount

### Brockholes

- E1829 – former Brook Motors Playing Fields, New Mill Road (5,215 m<sup>2</sup>)
- H129 – land east of Woodhouse Road (124 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? In the case of employment and housing allocations, 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 envisaged?<sup>8</sup>
- d) For 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?

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<sup>7</sup> Holme Valley North ward – including Honley, Meltham, Brockholes

<sup>8</sup> For housing, as set out in the Council's housing trajectory. For safeguarded land – at 2031 and beyond.



### **E1900 – land west of Honley Business Centre, New Mill Road**

- i) Does the proposal provide sufficient mitigation measures in relation to the protection and enhancement of biodiversity?

### **H178 – land south of Southwood Avenue, Honley**

- i) Is there a need for mitigation measures to create a more defensible site boundary in the vicinity of Southwood Avenue?

### **H584 – land south of Gynn Lane, Honley**

- i) Has the impact of the proposal on heritage assets been adequately assessed and addressed? What are the implications arising from the Heritage Impact Assessment (LE75)? What effect would the provision of site access, visibility splays and a pedestrian footpath on the Gynn Lane frontage have on the heritage asset, the character and appearance of the locality, and protected trees?

### **H664 – land north of Scotgate Road, Honley**

- i) Has the impact of the proposal on heritage assets been adequately assessed and addressed? What are the implications arising from the Heritage Impact Assessment (HIA) (LE79)? Does the non-developable area identified in the proposal correspond to the areas of 'high' and 'considerable' significance in the HIA? How would the provision of a footway along the Scotgate Road frontage affect the heritage asset?

### **E1866 – land at Spinksmire Mill, Huddersfield Road, Meltham**

- i) Does the proposal provide sufficient mitigation measures in relation to the protection and enhancement of biodiversity?

### **E1829 - former Brook Motors Playing Fields, New Mill Road, Brockholes**

- i) Is the proposed allocation consistent with paragraph 74 in the National Planning Policy Framework (NPPF) in relation to the loss of open space and sports facilities?

## **Matter 44 – Holme Valley South<sup>9</sup> allocations**

***Issue – Are the proposed employment, housing, mixed-use and safeguarded land allocations in Holme Valley South justified, effective, developable/deliverable and in line with national policy?***

### Holmfirth area<sup>10</sup>

- E1871 – land north-east of Bottoms Mills Woodhead Road, Holmfirth (3,920 m2)
- H47 – land south of Vicarage Meadows, Cinderhills, Holmfirth (14 dwellings)
- H50 – Bridge Mills, New Road, Holmfirth (45 dwellings)
- H130 – land west of St. Mary's Rise and St. Mary's Way, Netherthong (21 dwellings)
- H214 – land north-west of New Mill Road, Thongsbridge (15 dwellings)
- H284 – land east of Holme View Avenue and Peninne Close, Upperthong (27 dwellings)
- H294 – land east of St. Mary's Avenue, Netherthong (32 dwellings)
- H715 – land west of Wesley Avenue, Netherthong (43 dwellings)
- H727a – land west of Miry Lane, Thongsbridge (39 dwellings) (part Green Belt release)
- H728 – land west of Stoney Bank Lane, Thongsbridge (53 dwellings)
- H729 – land at Tenter Hill Road, New Mill, Holmfirth (81 dwellings)
- H730 – land west of Royds Avenue, New Mill, Holmfirth (74 dwellings)
- H787 – land south of former Midlothian Garage, New Mill Road, Holmfirth (12 dwellings)
- H2587 – former Midlothian Garage, New Mill Road, Holmfirth (56 dwellings)
- SL2187 – Robert Lane and Bill Lane, Wooldale
- SL2189 – north of Holme Valley Memorial Hospital, Huddersfield Road, Thongsbridge
- SL2191 - Cliff Lane, Holmfirth

### Holmbridge

- H626 – land west of Bankfield Drive (23 dwellings)
- H2585 – land south of Water Street (19 dwellings) (Green Belt release)
- SL2331 – east of Kilnhouse Bank Farm, Dobb Top Road
- SL2166 – south-east of Dobb Lane, Hinchcliffe Mill
- SL2188 – north-east of Laithe Avenue

### Hade Edge

- H288a – land at Dunford Road (66 dwellings)
- SL2170a – Dunford Road
- SL2170b – Dunford Road

### Scholes

- H297 – land east of Ryecroft Lane (47 dwellings)
- H597 – land south of Sandy Gate (141 dwellings)
- SL3359 – land to the east of Ryecroft Lane

### Hepworth

- MX1912a – Dobroyd Mills, Hepworth Road (60 dwellings and 944 m2 employment) (Green Belt release)

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

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<sup>9</sup> Holme Valley South ward – including Holmfirth area, Hade Edge, Scholes, Hepworth.

<sup>10</sup> Including Holmfirth, Netherthong, Upperthong, Thongsbridge, Wooldale and surroundings.

## **General**

- a) Is the site suitable for the proposed use? In the case of employment, housing and mixed-use allocations, 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? For mixed use sites - how was the mix/proportion of uses determined?
- c) Is the site available and deliverable in the timescales envisaged?<sup>11</sup>
- d) For 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?

### **H50 – Bridge Mills, New Road, Holmfirth**

- i) Is the loss of active employment use on the site justified? What are the plans for the relocation of the businesses?
- ii) What key buildings/features are to be retained on the site?

### **H727a – land west of Miry Lane, Thongsbridge**

- i) Are protective measures required, linked to the proximity of the cricket ground?

### **H729 – land at Tenter Hill Road, New Mill, Holmfirth**

- i) How will the PROW through the site be dealt with? Are there implications for delivery of units on the western part of the site?

### **SL2191 - Cliff Lane, Holmfirth**

- i) What scale of development could be accommodated on the local highways network in this locality?

### **H626 – land west of Bankfield Drive, Holmbridge**

### **SL2331 – east of Kilnhouse Bank Farm, Dobb Top Road, Holmbridge**

- i) Is there capacity in the local highway network or potential to provide highway improvements in the locality to support the development of site H626 singularly, or in combination with site SL2331?

### **SL2166 – south-east of Dobb Lane, Hinchcliffe Mill, Holmbridge**

- i) Is there capacity in the local highway network or potential to provide highway improvements in the locality to support the development of the site?

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<sup>11</sup> For housing, as set out in the Council's housing trajectory. For safeguarded land – at 2031 and beyond.

**H297 – land east of Ryecroft Lane, Scholes**

**SL3359 – land to the east of Ryecroft Lane, Scholes**

- i) Have options for the delivery of site SL3359 been explored, including the relocation of the children's play area to facilitate access via site H297?

**H597 – land south of Sandy Gate, Scholes**

- i) Has the impact of the proposal on heritage assets been adequately assessed and addressed? What are the implications arising from the Heritage Impact Assessment (LE76)? Is the indicative site capacity deliverable?
- ii) Has the effect of the proposal on the character and setting of the village been adequately assessed and addressed?

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

- i) What key buildings/features are to be retained on the site?

## **Matter 45 – Kirkburton<sup>12</sup> allocations**

***Issue – Are the proposed housing and safeguarded land allocations in Kirkburton justified, effective, developable/deliverable and in line with national policy?***

### Stocksmoor

- H44 – land south of Cross Lane (east) (17 dwellings)
- H538 – land south of Cross Lane (west) (25 dwellings)
- SL3357 – land to the west of Fulstone Road (Green Belt release)
- SL3358 – land to the north-east of Shepley Road (Green Belt release)

### Shepley

- H70 – land north of Long Lane (12 dwellings)
- H339 - land east of Abbey Road North (16 dwellings) (Green Belt release)
- H652 – land north-west of Eastfield Mills, Abbey Road North (91 dwellings) (Green Belt release)

### Farnley Tyas

- H120 – Park Farm, Manor Road (7 dwellings) (part Green Belt release)
- H518 – land at Yew Tree Farm, The Village (16 dwellings) (part Green Belt release)

### Grange Moor

- H128 – land north-west of Urban Terrace, Denby Lane (22 dwellings)
- H2576 - land south of Red Deer Park Lane (42 dwellings) (Green Belt release)
- SL2182 – west of Back Lane

### Kirkburton

- H313 – land to the south of Burton Acres Lane (138 dwellings)
- MDGB2134 – land at Storthes Hall (505 dwellings)
- SL2195 – north-west of Turnshaws Road
- SL2164 – north-west of Netherfield Close

### Flockton

- H583 – land north of Barnsley Road (47 dwellings)
- H609 – land north of Barnsley Road (87 dwellings)
- H817 – land at Manor House (24 dwellings)
- SL2297 – west of Mill Lane (Green Belt release)

### Thurstonland

- H1774 – land east of Manor House Farm, The Village (42 dwellings) (part Green Belt release)
- SL2196 – east of Town Moor

### Shelley

- SL2173 – land to the east of Far Bank
- SL3356 – land to the east of Far Bank (Green Belt release)

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

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<sup>12</sup> Kirkburton ward – including Stocksmoor, Shepley, Farnley Tyas, Grange Moor, Kirkburton, Flockton, Thurstonland, Shelley, Storthes Hall. Excluding site H638 which is included in the Huddersfield section of the MIQs. Also includes site H2576 which is located in Dewsbury sub-area.

## **General**

- a) Is the site suitable for the proposed use? In the case of housing allocations, 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 envisaged?<sup>13</sup>
- d) For 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?

### **H44 – land south of Cross Lane (east), Stocksmoor**

- i) Should the proposal make provision for future access to site SL3357?

### **H339 - land east of Abbey Road North, Shepley**

### **H652 – land north-west of Eastfield Mills, Abbey Road North, Shepley**

- i) What is the relationship between sites H339 and H652? Should a joint proposal be included in the Plan and comprehensive development required?

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

- i) What/where is the listed building on the site, and has a Heritage Impact Assessment been undertaken?

### **MDGB2134 – land at Storthes Hall, Kirkburton**

- i) Does the proposal provide sufficient detail relating to the key buildings and features that should be retained in the northern part of the site?
- ii) Does the proposal provide sufficient detail on the extent of the developable area, and the protection and enhancement of biodiversity and key habitats?
- iii) Does the proposal provide sufficient detail regarding links between the northern and southern sections of the site, access points, and necessary improvements to the local highways network?
- iv) Has the impact of the proposal on heritage assets been adequately assessed and appropriate mitigation measures put in place?
- v) Would the proposal accord with paragraph 89 in the NPPF?

### **SL2195 – north-west of Turnshaws Road**

- i) Have mitigation measures associated with TPO loss been explored?

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<sup>13</sup> For housing, as set out in the Council's housing trajectory. For safeguarded land – at 2031 and beyond.