

Kirklees Local Plan Examination

**Stage 4 hearings
Other Site Allocations**

**HUDDERSFIELD SUB-AREA
(Matter 31)**

MATTERS, ISSUES AND QUESTIONS (MIQs)

Council Response

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

- 1.1 This statement sets out the council's responses in relation to the Inspector's matters and issues Matter 31. All the documents referred to in this statement are referenced within the main body of the statement.
- 1.2 The modifications proposed in this document have been provided to assist with the discussions at the hearings for this matter and 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 at a later stage of the Examination in Public, subject to the delegated powers agreed by the council's Cabinet.
- 1.3 The following table (table 1) sets out the response to each question against the site reference.

Issue – Are the proposed employment and housing allocations in the urban area of Huddersfield¹ justified, effective, developable/deliverable and in line with national policy?

Table 1:

Ref	Site	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 envisaged?
1	<ul style="list-style-type: none"> E1836 – land south of Bradley Business Park, Dyson Wood Way, Bradley (15,155 m²) 	<p>Yes. This site is proposed as an accepted employment allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is an existing UDP Business and Industry allocation. The plan provides clear guidance on the requirements and constraints, pages 6 and 7 of the Allocations and Designations document (SD2) lists the constraints, none of which are considered as significant and all could be addressed as part of a detailed planning application and the reports that maybe required to accompany the submission of a planning application. Mitigation measures are also specified, the proximity of the site to residential properties has been taken into account and appropriate mitigation will be considered.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Assessment provided with a planning</p>	<p>An indicative capacity is provided (15,155 sq. m); this capacity is based on a net site area taking into account a non-developable area (buffer), adjacent to Low Fell Greave Wood which is a Local Wildlife Site.</p> <p>The Council considers the indicative site capacity to be appropriate and has been based on the Yorkshire and Humber ‘Translating Jobs into Land’ study by Roger Tym & Partners, April 2010 (CR25). The recommended plot ratios of this study have been applied to all of the employment and mixed use allocations (where employment forms part of that mix) and are set out in the Employment Technical Paper (SD22) at paragraphs 5.1 to 5.3.</p> <p>The plot ratios as recommended by</p>	<p>This site is considered as currently available; it has recently been marketed by the landowner (The Council) and is currently under offer. As identified in the Local Plan allocation box for E1836 (SD2, pages 6-7) the proposed allocation is for employment and would therefore support all B-use class operations.</p> <p>Given that the council are a willing landowner, that there is current interest in this site and it being a natural extension to an already operational business park, then the council are confident this site will come forward within the plan period.</p>

¹ Excluding site H481 which is covered in the Mixed Use allocations section below, see site MX1930.

		<p>application will inform and direct the nature and scale of any mitigation measures required.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Assessment provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p>	<p>Roger Tym also take account of the need for circulation space, car parking and landscaping. This is set out in CR25 at paragraphs 4.14 to 4.15 and paragraph 4.21. The Council are therefore confident that indicative site capacities are appropriate and take account of a broad range of constraints outside of those already identified and netted off from the developable area.</p>	
2.	<ul style="list-style-type: none"> E1837 – land to the north of H and E Fabrications Ltd. St. Andrews Road (5,501 m2) 	<p>Yes. This site is proposed as an accepted employment allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is an existing UDP Business and Industry allocation. The majority of the site has planning permission for a factory and ancillary offices (2015/92014), it is built and occupied. The remainder of the site has planning permission for an extension to the existing factory (2017/90022).</p> <p>The plan provides clear guidance on the requirements and constraints, pages 7 and 8 of the Allocations and Designations document (SD2) lists the constraints, none of which are considered as significant and all could be addressed as part of a detailed planning application and the reports that maybe required to accompany the submission of a planning application. Mitigation measures are also specified.</p>	<p>The Council considers the indicative site capacity to be appropriate and has been based on the Yorkshire and Humber ‘Translating Jobs into Land’ study by Roger Tym & Partners, April 2010 (CR25). The recommended plot ratios of this study have been applied to all of the employment and mixed use allocations (where employment forms part of that mix) and are set out in the Employment Technical Paper (SD22) at paragraphs 5.1 to 5.3.</p> <p>The plot ratios as recommended by Roger Tym also take account of the need for circulation space, car parking and landscaping. This is set out in CR25 at paragraphs 4.14 to 4.15 and paragraph 4.21. The Council are therefore confident that indicative site capacities are</p>	<p>Given that part of the site is developed and the remainder has planning permission, it is considered that this site is available and deliverable in the timescales envisaged.</p>

		<p>High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Assessment provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p>	<p>appropriate and take account of a broad range of constraints outside of those already identified and removed from the net developable area.</p> <p>In this case 4,680 sq m of floorspace has already been built and 2,743 sq. m has planning permission.</p> <p>Potential modification to site text box indicative capacity: Amend indicative site capacity from 5,501 sq. m to 7,423 sq. m to reflect the planning permission.</p>	
3.	<ul style="list-style-type: none"> H551 – land south of Holme Avenue, Dalton (22 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p> <p>The site allocations box identifies a public right of way crosses the site and that a contaminated land report is required upon submission of a planning application.</p>	<p>The site has outline planning permission for residential development (2014/92369) granted 13/4/2015. No capacity has been indicated at outline stage therefore the capacity reflects the density of 35 dph subject to the recommendations of the technical reports listed in the site text box.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity and the approved planning application.</p>	<p>The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2. The site has a valid outline planning permission.</p>
4.	<ul style="list-style-type: none"> H616 – land west of Fenay Bridge Road, 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology</p>	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations</p>	<p>The site has been submitted by a willing land owner and has no</p>

	Lepton dwellings) (32	Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).	methodology (BP23). High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required. Proposed modification: Include Transport Statement in reports required section.	significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.
5.	<ul style="list-style-type: none"> H684 – land west of Oak Tree Road, Fenay Bridge (123 dwellings) 	This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).	<p>The site capacity of 123 dwellings is indicative of a density of 35dph subject to any recommendations of the technical reports listed in the site text box.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Assessment provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p>	The north eastern part of the site has been submitted by a willing land owner and has no significant constraints to being developed. There is no evidence that the remainder of the site will not be available during the plan period. Therefore it is considered deliverable in the anticipated timescale in EX30.2.
6.	<ul style="list-style-type: none"> H754 – land north-west of Forest Road, Almondbury (22 dwellings) 	This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning	<p>The site capacity of 22 dwellings is indicative of a density of 35dph.</p> <p>The site has full planning permission for 27 dwellings (2016/90951) granted 17/3/2017.</p>	The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale

		application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).	This represents an increase of 5 dwellings on the site. High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required.	in EX30.2. The site is available and has a valid full planning permission (2016/90951) for the erection of 27 dwellings granted 17/3/2017.
7.	<ul style="list-style-type: none"> H755 – land north-west of Bank End Lane, Dalton (43 dwellings) 	This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).	<p>The site capacity of 43 dwellings is indicative of a density of 35dph.</p> <p>The site has outline planning permission (2016/93985) granted 24/3/2017. A reserved matters application (2017/93280) for the erection 46 dwellings is currently pending.</p> <p>This represents an increase of 3 dwellings on the site should the application be approved.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity and the approved planning application. The Transport Assessment provided with the planning application will inform and direct the nature and scale of any mitigation measures required.</p>	<p>The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p> <p>The site is available and has a valid outline planning permission (2016/93985) granted 24/3/2017.</p>
8.	<ul style="list-style-type: none"> H87 – land west 	This site is proposed as an accepted	The site capacity of 30 dwellings is	The site has been

	of Lower Quarry Road, Bradley (30 dwellings)	<p>housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p> <p>The site allocations box identifies an overhead powerline that crosses the site and that a buffer will be required on any site layout. The site is within an AQMA (air quality management area) and is located near to a source of noise as such an Air Quality Impact Assessment and noise assessment will be required.</p>	<p>indicative of a density of 35dph subject to any recommendations of the technical reports listed in the site text box.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Design & Access Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p>	<p>submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p>
9.	<ul style="list-style-type: none"> H734 – land to the east of Netheroyd (68 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p>	<p>The site capacity of 68 dwellings is indicative of a density of 35dph subject to any recommendations of the technical reports listed in the site text box.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p>	<p>The site is Council owned, and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p>
10.	<ul style="list-style-type: none"> H809 – land 	<p>This site is proposed as an accepted</p>	<p>The site capacity of 162 dwellings</p>	<p>The site is Council owned,</p>

	north of Ashbrow Road, Brackenhall (162 dwellings)	housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).	is indicative of a density of 35dph. The site has outline planning permission for residential development (2014/93625) granted 14/5/2015. High level site access and local highway constraints have been considered within the context of the site capacity and approved planning application. The Transport Assessment provided with the planning application will inform and direct the nature and scale of any mitigation measures required.	and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2. The site has a valid outline planning permission (2014/93625) granted 14/05/2015.
11.	i) Has the impact of the proposal on biodiversity been adequately assessed and appropriate mitigation measures put in place?	The impact on biodiversity has been considered as part of the local plan process and through the outline planning permission. The principle of development has been established through the planning permission, and the council as site owner is working towards the approval of reserved matters in consultation with the council's biodiversity officer, considering the relevant biodiversity issues.		
12.	• H1647 – land north of Flint Street, Fartown (45 dwellings)	This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site	The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23). High level site access and local highway constraints have been considered within the context of the site capacity.	The site is Council owned. The site has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.

		allocations and designations).	<p>The Transport Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p> <p>Proposed modification: Include Transport Statement in reports required section.</p>	
13.	<ul style="list-style-type: none"> H1656 – land south of St. Thomas Gardens, Bradley (18 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p> <p>There is lowland mixed deciduous woodland around the fringe on south and east boundaries which is removed from developable area.</p> <p>Part/all of site is within a High Risk Coal Referral area. A main sewer crosses this site.</p> <p>The site contains a multi-use-games area.</p>	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>The lowland mixed deciduous woodland has been removed from the net developable area to assess capacity, removing 0.41ha from developable area leaving 0.54ha.</p> <p>The presence of on-site infrastructure can be considered as part of the site layout at planning application stage.</p> <p>It is stated in the site box in SD2 that ‘replacement recreation facilities or mitigation measures of equivalent value will be required to meet local needs</p>	<p>The site is Council owned and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p>

			<p>having regard to the most up-to-date evidence for sport and recreational needs.'</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Design & Access Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p>	
14.	i) Are the proposals in line with paragraph 74 in the NPPF?	The site is owned by the Council. The site allocation box in SD2 States that: <i>Replacement recreation facilities or mitigation measures of equivalent value will be required to meet local needs having regard to the most up-to-date evidence for sport and recreational needs.</i> It is considered that this addresses the requirements of Paragraph 74 of the NPPF.		
15.	<ul style="list-style-type: none"> H1657 – land north of Deighton Road, Deighton (88 dwellings) 	This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Assessment provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p>	The site is Council owned and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.

16.	i) Are the proposals in line with paragraph 74 in the NPPF?	The site is owned by the Council. The site boundary encompasses a former school, which has most recently been used as Council offices and training facility. The site is now vacant and does not include the adjacent playing fields, which are proposed to continue as an urban greenspace allocation. It is considered that this addresses the requirements of Paragraph 74 of the NPPF.		
17.	<ul style="list-style-type: none"> H764 – land west of Sunningdale Road, Crosland Moor (21 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p> <p>The site assessment indicated the site is in close proximity to a Grade II listed building. A heritage impact assessment has been completed (LE87) which concludes the development of the site would not have a significant impact on the setting of the listed building.</p>	<p>The site capacity of 21 dwellings is indicative of a density of 35dph subject to any recommendations of the technical reports listed in the site text box.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Design & Access Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p>	<p>The site is Council owned. The site has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p>
18.	i) Are the proposals in line with paragraph 74 in the NPPF?	<p>Part of the site includes play provision. This area has been removed from the overall gross area when calculating capacity of the site.</p> <p>Proposed modification: include reference to replacement provision in site text box.</p>		
19.	<ul style="list-style-type: none"> H1783 – land east of Thewlis Lane, Crosland Hill (243 dwellings + 257 beyond the Plan) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation</p>	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>High level site access and local highway constraints have</p>	<p>The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p>

		<p>measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p> <p>The site includes an implemented planning permission for mineral extraction. The capacity and phasing of this site reflect this issue.</p>	<p>been considered within the context of the site capacity. The Transport Assessment provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p>	<p>243 dwellings during the local plan period with potential for a further 257 dwellings beyond the plan period. This is due to an extant permission for mineral extraction, which will be undertaken and the site then remediated prior to any housing development on that part of the site.</p>
20.	<p>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?</p>	<p>The site has been considered by Historic England, West Yorkshire Archaeology Advice Service and the Council's Conservation & Design Team. The site has also undergone a Heritage Impact Assessment (LE94), which concludes that development the site will have less than a significant impact upon the setting of Castle Hill.</p> <p>It is therefore considered that any potential heritage issues can be mitigated considering local and national policies through the development management process.</p>		
21.	<ul style="list-style-type: none"> H216 – land west of Shop Lane, Kirkheaton (48 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the</p>	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>The site has a pending outline planning application for 48 dwellings, formation of access</p>	<p>The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p> <p>The site has a pending</p>

		site text boxes (SD2 Local Plan Site allocations and designations).	and associated infrastructure (2014/92535). The allocation capacity reflects the planning application. High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Statement provided with the planning application will inform and direct the nature and scale of any mitigation measures required. Proposed modification: Include Transport Statement in reports required section	outline planning application for 48 dwellings, formation of access and associated infrastructure (2014/92535).
22.	<ul style="list-style-type: none"> H276 – land west of Moorside, Kirkheaton (33 dwellings) 	This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).	The site capacity of 33 dwellings is indicative of a density of 35dph subject to any recommendations of the technical reports listed in the site text box. High level site access and local highway constraints have been considered within the context of the site capacity. The Design & Access Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures	The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.

			required.	
23.	<ul style="list-style-type: none"> H439 – land south-west of Cockley Hill Lane, Kirkheaton (60 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p>	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>The site has a pending outline planning application for 60 dwellings, formation of access and associated infrastructure (2014/91831). The allocation capacity reflects the planning application.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Statement provided with the planning application will inform and direct the nature and scale of any mitigation measures required.</p>	<p>The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p> <p>The site has a pending outline planning application for 60 dwellings, formation of access and associated infrastructure (2014/91831).</p>
24.	<ul style="list-style-type: none"> H737 – land west of Stead Lane, Kirkheaton (87 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site</p>	<p>The site capacity of 87 dwellings is indicative of a density of 35dph subject to any recommendations of the technical reports listed in the site text box.</p> <p>High level site access and local highway constraints have been considered within the</p>	<p>The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p>

		allocations and designations).	context of the site capacity. The Transport Assessment provided with a planning application will inform and direct the nature and scale of any mitigation measures required.	
25.	<ul style="list-style-type: none"> H215 – land north of Edgerton Road, Edgerton (41 dwellings) 	This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>The site has an outline planning permission for 41 dwellings, plus associated works (within a conservation area) (2014/93014) appeal upheld 11th September 2015. APP/Z4718/W/15/3002523. The site capacity reflects the planning permission.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p> <p>Proposed modification: Include</p>	<p>The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p> <p>Reserved matters for 2014/93014 (2017/9010) approved 21/04/2017.</p>

			Transport Statement in reports required section.	
26.	<ul style="list-style-type: none"> H121 – land north of New Hey Road, Salendine Nook (15 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p>	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Design & Access Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p>	<p>The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p>
27.	<ul style="list-style-type: none"> H201 – land east of Laund Road, Lindley (21 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p>	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>The site has full planning permission for 21 dwellings (2012/92070). The capacity reflects the planning permission. The development has started.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity.</p>	<p>The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p> <p>The site has full planning permission for 21 dwellings (2012/92070). The development has started.</p>

			The Design & Access Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required.	
28.	<ul style="list-style-type: none"> H202 – land north of New Hey Road, Salendine Nook (19 dwellings) 	This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>The site has outline planning permission for 22 dwellings and garages, and formation of associated car parking, access and landscaping. (2015/90452) (APP/Z4718/W/15/3140324) (Upheld 3rd May 2016)</p> <p>The capacity of the outline planning permission is slightly higher than the Local Plan capacity.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Design & Access Statement provided with the planning application have informed and directed the nature and scale of any mitigation measures required.</p>	<p>The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p> <p>The site has outline planning permission for 22 dwellings and garages, and formation of associated car parking, access and landscaping. (2015/90452) (APP/Z4718/W/15/3140324) (Upheld 3rd May 2016)</p>

<p>29.</p>	<ul style="list-style-type: none"> H292 – land adjacent Hollyfield Avenue, Quarmby dwellings) (27) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p> <p>The site has outline planning permission for residential development.</p>	<p>The site has outline planning permission for residential development (2015/91093) granted 8/12/2015. No capacity has been indicated at outline stage therefore the capacity reflects the density of 35 dph subject to the recommendations of the technical reports listed in the site text box.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Design & Access Statement provided with the planning application have informed and directed the nature and scale of any mitigation measures required.</p>	<p>The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p> <p>The site is available and is being actively promoted by the landowner and has a valid outline planning permission (2015/91093) granted 8/12/2015.</p>
<p>30.</p>	<ul style="list-style-type: none"> H623 – land east of Weatherhill Road, Birchencliffe dwellings) (37) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p> <p>The eastern part of the site includes a pylon,</p>	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>0.32ha has been removed from the net area of the site due to the presence of a pylon. The net capacity of 37 dwellings is therefore based on the reduced net area of 1.07ha.</p>	<p>The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p>

		and powerlines cross the site. 0.32ha has been removed from the net area to provide an adequate buffer.	High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required. Proposed modification: Include Transport Statement in reports required section.	
31.	<ul style="list-style-type: none"> H706 – land east of Halifax Road, Birchcliffe (392 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p> <p>Part of the site has full planning permission for 95 dwellings with access from Yew Tree Road and Burn Road (2017/90180) (Decision: 20/10/2017) Another part of the allocation has outline planning permission for a residential development (indicative 5 dwellings) (2016/90073)(Decision 22/09/16)</p>	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>The PDLP capacity is based on a combination of the planning permission 2014/93039 (190 housing) covering 9.71ha. The remaining site area. 16.81ha - 9.711ha from pp. leaving 7.099ha. Further 1.314 removed for TPOs and existing development. Remainder 5.785ha x 35dph = 202. Total site capacity 190 + 202 = 392. Total net site area 9.711 + 5.785 = 15.496ha.</p>	<p>The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p> <p>Part of the site has full planning permission for 95 dwellings with access from Yew Tree Road and Burn Road (2017/90180) (Decision: 20/10/2017) Another part of the allocation has outline planning permission for a residential development (indicative 5 dwellings) (2016/90073)(Decision</p>

			<p>Part of the site has covered by planning permission 2014/93039 (7.819ha), now has full planning permission for 95 dwellings (2017/90180) (Decision: 20/10/2017)</p> <p>Another part of the allocation has outline planning permission for a residential development (indicative 5 dwellings) (2016/90073)(Decision 22/09/16)</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity and approved planning applications. The Transport Assessment provided with the planning applications have informed and directed the nature and scale of any mitigation measures required.</p>	22/09/16)
32.	i) What are the phasing implications relating to the impact on the Strategic Road Network?	There are no phasing implications for H706 relating to the impact on the Strategic Road Network. Modification AD-MM20 is agreed by Highways England as necessary to make H706 sound. Modification AD-MM20 confirms that Highways England agree that construction of this site should not be phased to take place following completion of committed improvements to the Strategic Road Network.		
33.	• H789 – land	Representations have been made on behalf of	Representations have been	Representations have been

	west of Tanyard Road, Salendine Nook (26 dwellings)	the land owner to identify that the site no longer has a willing land owner therefore it is unlikely that the site will be available within the plan period, and a main modification is proposed to delete the allocation.	made on behalf of the land owner to identify that the site no longer has a willing land owner therefore it is unlikely that the site will be available within the plan period, and a main modification is proposed to delete the allocation.	made on behalf of the land owner to identify that the site no longer has a willing land owner therefore it is unlikely that the site will be available within the plan period, and a main modification is proposed to delete the allocation.
34.	<ul style="list-style-type: none"> H790 – land east of Fern Lea Road, Lindley (29 dwellings) 	This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p> <p>Proposed modification: Include Transport Statement in reports required section.</p>	The majority of the site is Council owned. The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.
35.	i) Are the proposals in line with paragraph 74 in the NPPF?	The site is an existing UDP housing allocation. It is considered that the site's character varies from the wider urban greenspace and the retention of the sustainably located housing allocation is a justified position.		

<p>36.</p>	<ul style="list-style-type: none"> H1694 – land west of Lidgett Street, Lindley (20 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p> <p>The site has outline planning permission for residential development (2014/93632) granted 20/4/2015.</p>	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>The net site area reflects the removal of 0.19ha as the site contains UK BAP priority habitat.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity and approved planning application. The Design & Access Statement provided with the planning application has informed and directed the nature and scale of any mitigation measures required.</p>	<p>The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p> <p>The site is available, is being actively promoted and has a valid outline planning permission (2014/93632) granted 20/4/2015.</p>
<p>37.</p>	<ul style="list-style-type: none"> H101 – land north of Jackroyd Lane, Newsome (150 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p> <p>The site is crossed by a public right of way.</p>	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>This site includes an area of lowland mixed deciduous woodland UK BAP priority habitat. 0.74ha has been removed from the net site area to estimate the capacity of 150 dwellings.</p>	<p>The site is Council owned and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p>

		For clarification a modification is proposed to refer to this in the site constraints box for H101 in SD2.	High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Assessment provided with a planning application will inform and direct the nature and scale of any mitigation measures required.	
38.	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?	<p>The site has been considered by Historic England, West Yorkshire Archaeology Advice Service and the Council's Conservation & Design Team. The site has also undergone a Heritage Impact Assessment (LE70), which concludes that there are certain sections of the site that provide a positive contribution to the setting of the Scheduled Monument and there are areas that are not visible from the Monument and as such do not contribute to the setting. Development of the areas which are not visible from Castle Hill will not cause harm to the setting of the Scheduled Monument assuming that the development is in keeping with the surrounding housing in terms of density and massing. Development of the areas that provide a positive contribution would cause less than substantial harm to the setting of Castle Hill and as such these areas should be carefully designed in order to retain the elements of significance.</p> <p>It is therefore considered that any potential heritage issues can be mitigated considering local and national policies through the development management process.</p>		
39.	ii) Does the site have value as an open space which provides landscape and structural	<p>The site is crossed by a public right of way. For clarification a modification is proposed to refer to this in the site constraints box for H101 in SD2.</p> <p>The council recognises there is informal recreational use along a Public Right of Way through the site, and the setting of Castle Hill that this area contributes to as reflected in the Heritage Impact Assessment. It is the council's view is that this site does not have sufficient open space characteristics to meet the definition of open</p>		

	benefits and opportunities for informal recreation?	space in NPPF (Annex 2: Glossary) and therefore protection as open space against NPPF paragraph 74, and that any impacts can be mitigated through the planning application process.		
40.	<ul style="list-style-type: none"> H1811 – land south-east of Blue Bell Hill, Newsome (82 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p>	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Assessment provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p>	<p>The site is Council owned and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p>
41.	<p>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</p>	<p>The site has been considered by Historic England, West Yorkshire Archaeology Advice Service and the Council's Conservation & Design Team. The site has also undergone a Heritage Impact Assessment (LE95).</p> <p>The Heritage Impact Assessment concludes that a small area to the north east of the site is of moderate significance in relation to the setting of the adjacent listed building. The remainder of the north eastern part of the site is judged as being of slight significance.</p> <p>It is therefore considered that any potential heritage issues can be mitigated considering local and national policies through the development management process.</p>		

	Assessment (LE95) be specified in the Plan?			
42.	ii) Has the impact of the proposal on biodiversity been adequately assessed and appropriate mitigation measures put in place?	<p>As part of the site assessment process West Yorkshire Ecology considered the site and suggested removing 1.42ha from the net site area leaving 0.95ha due to the presence of UK BAP priority habitats.</p> <p>In response to these comments, the net area of the site was not reduced following interrogation of the Natural England Magic website which identifies that only 0.26ha of the site is covered by priority habitat woodland, and it is considered that the site can be developed comprehensively, but sensitively considering national and local plan policies. An Ecological Assessment will be required as part of this process which will ensure any biodiversity issues are addressed accordingly.</p>		
43.	<ul style="list-style-type: none"> H1731a – land adjacent Orchard Terrace, Newsome (18 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p>	<p>The site capacity of 18 dwellings is indicative of a density of 35dph subject to any recommendations of the technical reports listed in the site text box.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p> <p>Proposed modification: Include</p>	<p>The site is Council owned. The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p>

			Transport Statement in reports required section.	
44.	<ul style="list-style-type: none"> H1935 – land south of Cambridge Road (44 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p>	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p> <p>Proposed modification: Include Transport Statement in reports required section.</p>	<p>The site is Council owned. The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p>
45.	<ul style="list-style-type: none"> H2594a – Minerva Works, Crossley Lane (194 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p>	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>The site is covered by two separate outline planning permissions for housing equating to an indicative capacity 194 dwellings in total. 2015/90430: Outline application for erection of</p>	<p>The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p> <p>Discharge of conditions for 2011/90430 submitted in 2016 (2016/92795).</p>

			<p>residential development comprising (Use Class C3) and incorporating associated new access (to Crossley Lane and Cold Royd Lane), and associated works. Granted 14/03/2017. 2011/91152: Erection of 131 Dwellings, dwellings, formation of new accesses, laying out of internal access roads, and creation of play areas. Granted 18/11/13. The Local Plan capacity reflects this.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity and approved planning application. The Transport Assessment provided with the planning application has informed and directed the nature and scale of any mitigation measures required.</p>	
46.	<ul style="list-style-type: none"> H3405 – land north of Ruth Street, Newsome (69 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the</p>	<p>The site capacity has been assessed as justified in accordance with the Local Plan site allocations methodology (BP23).</p> <p>The capacity mirrors the planning permission (2009/93669) Decision:</p>	<p>The site is Council owned. The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p>

		<p>site text boxes (SD2 Local Plan Site allocations and designations).</p> <p>The mill building on site was damaged by fire in May 2017. Notwithstanding this, there is no evidence to suggest that development akin to the previous planning permission and capacity cannot be delivered in the anticipated Local Plan phasing time frame.</p>	<p>15/04/13.</p> <p>The mill building on site was damaged by fire in May 2017. Notwithstanding this, there is no evidence to suggest that development akin to the previous planning permission and capacity cannot be delivered in the anticipated Local Plan phasing time frame.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity and approved planning application. The Transport Statement provided with the planning application has informed and directed the nature and scale of any mitigation measures required.</p>	<p>The mill building on site was damaged by fire in May 2017. Notwithstanding this, there is no evidence to suggest that development akin to the previous planning permission and capacity cannot be delivered in the anticipated Local Plan phasing time frame.</p>
<p>47.</p>	<ul style="list-style-type: none"> H1728a – land adjacent to Plantation Drive, Newsome (108 dwellings) 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p>	<p>The site capacity of 108 dwellings is indicative of a density of 35dph subject to any recommendations of the technical reports listed in the site text box.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Transport Assessment</p>	<p>The site is Council owned. The site has been submitted by a willing land owner and has no significant constraints to being developed; therefore it is considered deliverable in the anticipated timescale in EX30.2.</p>

			provided with a planning application will inform and direct the nature and scale of any mitigation measures required.	
48.	<p>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?</p>	<p>The site has been considered by Historic England, West Yorkshire Archaeology Advice Service and the Council's Conservation & Design Team. The site has also undergone a Heritage Impact Assessment (LE91).</p> <p>The Heritage Impact Assessment concludes that different parts of the site have slight, moderate or high impact on the setting of Castle Hill. It summarises that:</p> <p>Development of the areas which are not visible from Castle Hill will not cause harm to the setting of the Scheduled Monument assuming that the development is in keeping with the surrounding housing in terms of density and massing.</p> <p>The field boundaries which have been identified as having considerable significance are historic field boundaries and are important to our understanding of the heritage asset and loss of these boundaries would cause substantial harm.</p> <p>The areas of the site that have been identified as having high significance are very important to the significance of the heritage asset and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated. It is the opinion of this report that the loss of this open land would result in substantial harm to the heritage asset.</p> <p>The areas of the site that have been identified as having moderate significance are important to the significance of the asset and require assessment with the assumption that any harm will be less than substantial and can be mitigated. The areas of open fields adjacent to the asset require careful design in order to retain the building line along Newsome Road South.</p> <p>It is therefore considered that any potential heritage issues can be mitigated considering local and national policies through the development management process.</p>		
49.	<ul style="list-style-type: none"> H2685 – land at former Stile Common School, Plane 	<p>This site is proposed as an accepted housing allocation and has been assessed in accordance with Local Plan Methodology Part 2: Site allocation methodology (BP23). It is</p>	<p>The site capacity of 32 dwellings is indicative of a density of 35dph subject to any recommendations of the</p>	<p>The site is Council owned and has no significant constraints to being developed; therefore it is</p>

	<p>Street, Newsome dwellings) (32</p>	<p>considered that there are no significant constraints with the site that could not be addressed as part of a detailed planning application. Site constraints/mitigation measures are outlined for each site within the site text boxes (SD2 Local Plan Site allocations and designations).</p>	<p>technical reports listed in the site text box.</p> <p>Planning application 2014/92925 for the erection of residential development is pending on this site.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity and pending planning application. The Design & Access Statement provided with the planning application will inform and direct the nature and scale of any mitigation measures required.</p>	<p>considered deliverable in the anticipated timescale in EX30.2.</p> <p>Planning application 2014/92925 for the erection of residential development is pending on this site.</p>
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