

RAPLEYS

Hearing Statement for
Rapleys LLP on behalf of
BizSpace
Marsh Mills, Luck Lane, Huddersfield Site Ref: H3443

KIRKLEES DRAFT LOCAL PLAN ALLOCATIONS & DESIGNATIONS

HOUSING ALLOCATIONS EXAMINATION MATTERS 30 & 31

January 2018
Our Ref: AKH/16-00988

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1 INTRODUCTION

1.1 This Hearing Statement has been prepared on behalf of BizSpace in response to Examination Matter 30 and 31 in relation to the property at Marsh Mills, Luck Lane, Huddersfield (identified as H3443 within the Submission Document SD30 - New Site Options Report, April 2017), which is owned and managed by BizSpace

1.2 BizSpace is one of the UK's leading providers of flexible employment accommodation that focusses on supporting small and start-up businesses. It currently holds a portfolio of around 100 sites throughout England and Scotland comprising a mixture of business center's, industrial estates and business parks.

1.3 BizSpace is an experienced asset management company, continually seeking to maximise the value of the portfolio, through ongoing improvement and investment within existing sites, acquisitions of new opportunities and disposals of those sites which, for a variety of reasons, are failing to meet the BizSpace model. As such, BizSpace wishes to ensure that the Kirklees Local Plan provides an appropriate planning policy framework to facilitate this.

1.4 Representations have previously been submitted to the Publication Stage Draft Local Plan in December 2016 in support of employment Policy PLP8 (which does not seek to protect Marsh Mills for employment use) and the Policies Map (specifically promoting Marsh Mills as a housing allocation). Rapleys has also attended the Hearing on 17 October 2017 in respect of Matter 6 - Employment.

1.5 This Statement responds to the following Matters, Issues and Questions (MIQs), dated 3 January 2018, in respect of Stage 4 - Other Allocations, specifically:

- Matter 30 - Huddersfield housing allocations: Green Belt releases

Issue: Are the proposed green belt release housing allocations in Huddersfield sub-area justified, effective, developable/deliverable and in line with national policy?

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

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

2 MATTER 30 AND 31

2.1 The draft Allocations and Designations Local Plan allocates 47 housing sites for the Huddersfield Sub-Area, including 11 sites falling within the Green Belt and approximately 15 that are greenfield sites. Together, these sites are expected to deliver 6,253 houses over the plan period, of which 3,755 will be on current Green Belt sites.

- 2.2 The Council has undertaken an assessment of these sites which is presented in SD5 (Sustainability Appraisal, including Annex 1) and BP29.1 (Accepted Site Options Technical Appraisal) July 2017.
- 2.3 The Sustainability Appraisal assesses the impact of the proposed housing allocations against 19 objectives in relation to a range of social, economic and environmental considerations with outcomes ranging from ‘significant negative to ‘significant positive’ effects.
- 2.4 The Technical Appraisal provides an assessment of constraints affecting the housing sites that have been included in the draft Allocations and Designations Local Plan. It includes the consideration of, inter alia:
- settlement position (whether the site is within, on the edge or detached from an existing settlement)
 - whether the site is within the green belt
 - whether the site is greenfield or brownfield, and
 - site constraints (e.g. transport, flood risk, heritage and open space).
- 2.5 It is evident from a review of these assessments that there are a significant number of sites, within the Huddersfield Sub-Area, that have clear constraints (e.g. comprising Green Belt, or open space land) and / or physical constraints (e.g. arising from noise impacts, air quality, flood risk and access) and would have a significant negative impact when considered against a range of objectives.
- 2.6 The findings of the assessments, for the Huddersfield Sub-Area are summarised within the tables at Appendix 1 (Sustainability Appraisal) and Appendix 2 (Technical Assessment) attached, which confirm that:
- 32 of the 47 sites assessed in the Sustainability Appraisal (Annex 1) are found to have a “significant negative impact” against at least 1 of the 19 objectives considered
 - 2 sites have a ‘significant negative effect’ in respect of 5 objectives with a further 8 sites with 3 to 4 objectives identified as having a significant negative effect;
 - 10 sites score a significant negative impact against objective 11 (Secure the efficient and prudent use of land) and 12 (Protect and enhance the character of Kirklees and the quality of the landscape);
 - None of the 47 sites allocated are found to be without any constraints;
 - 17 of the sites have 7 or more identified constraints, including one site with 12 separate constraints identified.
- 2.7 The above represents a simplistic analysis but it is nevertheless clear that many of the sites to be carried forward within the Allocations and Designations Local Plan represent difficult sites and their ability to deliver housing in a sustainable manner must be questionable.
- 2.8 In this context, the Housing Technical Paper April 2017 (SD23) advises that:

'Site constraints have been assessed in accordance with the Site Allocations Methodology including input from technical consultees, both within the Council and from external agencies. Where sites have been accepted as housing allocations in the Local Plan, an assessment has been made that constraints will be overcome'....

- 2.9 This assessment is not, however, evidenced and it is not therefore clear how identified constraints will / can be overcome. The specific questions posed by the Inspector in relation to the Green Belt and urban housing sites within the Huddersfield Sub-Area (under Matter 30 and 31) clearly raise similar concerns about these constraints and the consequent availability and deliverability of the sites; whether exceptional circumstances have been evidenced to justify the release of Green Belt land; and, additionally, whether loss of open space can be justified.
- 2.10 It is not the intention of this representation to interrogate the Council's approach in assessing and allocating sites in the Huddersfield Sub-Area, or to provide a detailed critique of the individual sites selected beyond the general points raised above. However, it nonetheless remains clear that the selection of sites within the Huddersfield Sub-Area is not based on a robust assessment.
- 2.11 In particular, it is strongly argued that the Council has not given due consideration to the availability of our client's site, which was promoted in December 2016, in response to the Publication Draft Local Plan consultation. Whilst the site is acknowledged in SD30 - New Site Options Report, April 2017, this document provides little analysis and no comment on the appropriateness of the site as a housing allocation. The Inspector is therefore requested to ensure that the site is not overlooked in the examination of the Local Plan.
- 2.12 Marsh Mills presents an unconstrained site and represents a clear opportunity to meet the housing requirement within the Huddersfield Sub-Area in a sustainable manner. Specifically, the following site characteristics must be acknowledged:
- It is brownfield land;
 - It is within the existing settlement;
 - It is not subject to any existing allocation or designation;
 - It is not within a sensitive location relative to heritage considerations;
 - It has no biodiversity, landscape or open space value;
 - It is not within a location at risk of flooding;
 - It is a few metres from New Hey / Westbourne Road and a good range of shops / facilities, including the Co-op, Post Office and pharmacy.
 - It is also within 250m of a day nursery, approximately 400m of Huddersfield Grammar School and Nursery, and 700m of a junior, infant and nursery school.
 - It is approximately 1.5km from Huddersfield town centre.
 - It is a very short walk from bus stops located on New Hey / Westbourne Road and Luck Lane, providing regular services, including to Huddersfield town centre.

- It benefits from an area of public open space located immediately adjacent to the site, and at Jim Lane, both with playground facilities.

- 2.13 It is also noteworthy that the site is not proposed to be allocated for employment within the emerging Local Plan and this is supported. The site comprises approximately 0.75 Ha (and thereby exceeds the Council's minimum requirement of 0.4 Ha to warrant a specific allocation). It supports approximately 7,250 sq. m of lettable floorspace. Of this around 910 sq. m is occupied by gym/fitness uses and a further 10% is void. The buildings are dated and of poor quality. They are of low functionality and are effectively nearing obsolescence. The site has a limited role in contributing to the economic growth of Kirklees now and in the long term.
- 2.14 Based on the Council's minimum density requirement of 35 dwellings per hectare (draft policy PLP7), the site is capable of supporting at least 26 dwellings, albeit given the scale of development currently at the site and its sustainable urban setting, it is considered that 30-35 dwellings is not unreasonable.
- 2.15 This site should be considered in preference to many of the sites selected and included in the draft Allocations and Designation Local Plan for the Huddersfield Sub-Area, which have confirmed constraints and / or attract significant negative impacts.
- 2.16 Marsh Mills should certainly be considered preferable to the release of Green Belt sites or development on existing Open Space, which represents a finite resource. In these terms, the Council has not fully demonstrated exceptional circumstances to justify the release of all identified Green Belt sites or sites that would necessitate the loss of open space, particularly those sites of a comparable size and capacity as Marsh Mills, which could instead meet the housing requirement.
- 2.17 Excluding Marsh Mills from a specific housing allocation (and instead allocating less sustainable and / or more constrained sites) is considered to fail the tests of soundness set out in NPPF. It is not consistent with achieving sustainable development and is not therefore positively prepared. It does not represent the most appropriate strategy when considered against reasonable alternatives, based on proportionate evidence. Nor is it consistent with National Policy, in particular paragraph 17, (5), (7) (8) and (11).

3 CONCLUSION

- 3.1 Marsh Mills clearly represents a suitable, achievable and deliverable site and would meet the objectives of sustainable development. It is infinitely preferable to the allocation of Green Belt sites and a number of urban sites within the Huddersfield Sub-Area that have identified constraints and / or would cause clear negative impacts.
- 3.2 Accordingly, the Inspector is requested to ensure that proper consideration is given to Marsh Mills as a housing allocation.
- 3.3 For the soundness of the Local Plan, the site at Marsh Mills, Luck Lane should be allocated for housing within the Allocations and Designations Local Plan.

APPENDIX 1

TABLE 1 SUMMARY OF SUSTAINABILITY APPRAISAL ANNEX 1: HOUSING SITES HUDDERSFIELD SUB-AREA (APPENDIX 1)

Site Reference	Address	Objective	Identified Significant Negative Effects
H31	Land to the north west of Woodsome Drive, Fenay Bridge, Huddersfield	Protect local amenity including avoiding noise and light pollution.	This site is directly adjacent to the A629 (Penistone Road) and future residents could be exposed to noise pollution over the long term, resulting in a significant negative effect. In addition, there are a number of existing residential properties within 100m south and east of this site, and these receptors could be exposed to noise and light pollution during construction of the site, reinforcing the negative effect.
H2684a	Land Adjacent Pennistone Road/Woodsome Park, Lepton, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> This site is surrounded by existing residential development along Rowley Lane and Woodsome Park. The site is also located directly adjacent to the A629. There are two candidate Local Wildlife Sites within close proximity of the site; Lepton Great Wood is located 110m east, and Carr Wood is located 805m west of the site. Lepton Great Wood Local Geological Site is located 210m south east of the site and Almondbury Common Local Wildlife Site is located 810m west of the site. The close proximity of the site may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. and as such a significant negative effect is recorded for this SA objective. The effect is recorded as uncertain given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development. This site is on greenfield land and a small section in the far southern edge of the site is located within flood zones 2 and 3; therefore a significant negative effect is likely given that the development of new housing on this greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk in Kirklees.
		Secure the efficient and prudent use of land.	<ul style="list-style-type: none"> This is a relatively large site (8.19 ha) on greenfield land; therefore a significant negative effect to secure the efficient and prudent use of land is likely.
		Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	<ul style="list-style-type: none"> The site lies in LCA G9: Fenay Beck Valley & Tributaries, as identified in the 2015 Landscape Character Assessment for Kirklees. This LCA comprises the main valley of the Fenay Beck River. There are high levels of broadleaved woodland cover. Tranquillity is variable throughout the LCA, with the less developed and more rural tributary valleys being much more tranquil than the main Fenay Beck valley due to the main roads and larger settlements.

		<p>Maximise opportunities to protect and enhance biodiversity and geodiversity.</p>	<ul style="list-style-type: none"> There are two candidate Local Wildlife Sites within close proximity of the site; Lepton Great Wood is located 110m east, and Carr Wood is located 805m west of the site. Lepton Great Wood Local Geological Site is located 210m south east of the site and Almondbury Common Local Wildlife Site is located 810m west of the site. The close proximity of the site may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. and as such a significant negative effect is recorded for this SA objective. The effect is recorded as uncertain given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development.
		<p>Prevent inappropriate new development in flood risk areas and ensure development does not contribute to increased flood risk for existing property and people.</p>	<ul style="list-style-type: none"> This site is on greenfield land and a small section in the far southern edge of the site is located within flood zones 2 and 3; therefore a significant negative effect is likely given that the development of new housing on this greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk in Kirklees.
<p>H2730a</p>		<p>Protect local amenity including avoiding noise and light pollution.</p>	<ul style="list-style-type: none"> This site is surrounded by existing residential development to the north and east of the site on Rowley Lane. As such, a significant negative effect on this SA objective is therefore likely. Most of the site lies in LCA E6: Fenay Beck Valley Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a gently undulating plateau with large blocks of tree and woodland cover found on slopes. It is perceived as a tranquil landscape with a traditional rural feel, although this is impacted upon by the main roads and urban development around Shepley. However a third of the south western sector of the site lies in LCA G9: Fenay Beck Valley & Tributaries, as identified in the 2015 Landscape Character Assessment for Kirklees. This LCA comprises the main valley of the Fenay Beck River. There are high levels of broadleaved woodland cover. Tranquillity is variable throughout the LCA, with the less developed and more rural tributary valleys being much more tranquil than the main Fenay Beck valley due to the main roads and larger settlements. Lepton Great Wood is a candidate Local Wildlife Site is located directly adjacent to the east of the site and Lepton Great Wood Geological Site is located 200m south east of the site.
		<p>Secure the efficient and prudent use of land.</p>	<ul style="list-style-type: none"> This is a relatively large site (10.08 ha) on greenfield land; therefore a significant negative effect to secure the efficient and prudent use of is likely.

Protect and enhance the character of Kirklees and the quality of the landscape and townscape.

- The site lies in LCA G9: Fenay Beck Valley & Tributaries, as identified in the 2015 Landscape Character Assessment for Kirklees. This LCA comprises the main valley of the Fenay Beck River. There are high levels of broadleaved woodland cover. Tranquillity is variable throughout the LCA, with the less developed and more rural tributary valleys being much more tranquil than the main Fenay Beck valley due to the main roads and larger settlements.

Maximise opportunities to protect and enhance biodiversity and geodiversity.

- Lepton Great Wood is a candidate Local Wildlife Site is located directly adjacent to the east of the site and Lepton Great Wood Geological Site is located 200m south east of the site.
- The effect is recorded as uncertain given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development.

H616	Land west of Fenay Bridge Road, Lepton, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> • There are a number of existing residential properties including a care home within close proximity to the north, east and south of the site. In addition, part of the northern boundary is also adjacent to the A642 (Wakefield Road) which may result in noise pollution affecting residents in the longer-term.
		Maximise opportunities to protect and enhance biodiversity and geodiversity.	<ul style="list-style-type: none"> • This site is within 140m of Wakefield Road, Lepton Local Wildlife Site, within 625m of Round Wood, Tandem Local Wildlife Site and approximately 910m from Gawthorpe Lower Wood Local Wildlife Site; therefore development here could have a significant negative effect on this SA Objective.
H684	Land west of Oak Tree Road, Fenay Bridge, Huddersfield	Protect local amenity including avoiding noise and light pollution	<ul style="list-style-type: none"> • The site is directly adjacent to the A642 along its north eastern edge. It is considered that the close proximity of this major road may result in increased noise pollution affecting new residents at the site in the longer term.
H1679	Land north of Fenay Lane, Almondbury, Huddersfield	Secure the efficient and prudent use of land.	<ul style="list-style-type: none"> • This is a relatively large site (10.1ha) on greenfield land; therefore a significant negative effect to secure the efficient and prudent use of land. is likely. The majority of the site is not within an area of high quality agricultural land (the land is classed as urban with an area in the south east classed as grade 3).
		Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	<ul style="list-style-type: none"> • The site lies mainly within LCA E6: Fenay Beck Valley Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a gently undulating plateau with large blocks of tree and woodland cover found on slopes. It is perceived as a tranquil landscape with a traditional rural feel, although this is impacted upon by the main roads and urban development around Shepley.

H87	Land west of Lower Quarry Road, Bradley, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> The A6107 (Bradley Road) is approximately 12m to the south and the site is adjacent to a train line, which may mean that residents in that part of the site are affected by road noise. There is also an industrial land use adjacent to the site in the east and south, which could cause noise effects over the long term. Furthermore are also a number of residential properties adjacent to the site to the south and west which may be affected by noise during the construction phase. A significant negative effect on this SA objective is therefore likely. This site is approximately 93m from the Sir John Ramsden Canal candidate Local Wildlife Site; therefore development here could have a significant negative effect on this SA objective. Given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development the effect is noted to be uncertain. This site is directly adjacent to an AQMA; therefore a significant effect air quality is likely.
		Maximise opportunities to protect and enhance biodiversity and geodiversity.	<ul style="list-style-type: none"> This site is approximately 93m from the Sir John Ramsden Canal candidate Local Wildlife Site; therefore development here could have a significant negative effect on this SA objective. Given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development the effect is noted to be uncertain.
		Reduce air, water and soil pollution.	<ul style="list-style-type: none"> This site is directly adjacent to an AQMA; therefore a significant effect air quality is likely.
H351	Land north of Bradley Road, Bradley, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> A section of the southern site boundary is directly adjacent to the A6107 which may mean that residents in that part of the site are affected by road noise. There are also a number of existing residential properties adjacent to the site to the south and west which may be affected by noise during the construction phase.
		Secure the efficient and prudent use of land.	<ul style="list-style-type: none"> This is a relatively large site (12.07ha) on mainly greenfield land (although there is an area of existing development to the west of the site), the majority of which is classified as being of Grade 3 agricultural quality; therefore a significant negative effect on this SA objective is likely.
		Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	<ul style="list-style-type: none"> The site lies in LCA E2: Barkisland-Holywell Green, as identified in the 2015 Landscape Character Assessment for Kirklees. This area comprises steeply rising land with frequent tree and woodland cover. It is an urban fringe landscape. Some areas retain a relative tranquil, rural character despite the proximity of urban development. Increasing urbanisation on the LCA's fringes creates a landscape of transition. The area has an important visual relationship

			with the National Park.
H519	Land north and west of Gernhill Avenue, Fixby, Huddersfield	<p>Protect local amenity including avoiding noise and light pollution.</p> <p>Secure the efficient and prudent use of land.</p> <p>Protect and enhance the character of Kirklees and the quality of the landscape and townscape.</p>	<ul style="list-style-type: none"> This site is adjacent to the A6107 (Clough Lane) and approximately 130m south of the A58 (Whitehall Road West), which may mean that residents in these parts of the site are affected by road noise. There are also existing residential properties adjacent to the site to the east and south of the site which may be affected by noise during the construction phase. This is a relatively large site (9.32 ha) on mainly greenfield land; therefore a significant negative effect on this SA objective is likely. This site is located on land designated as a mixture of urban land and land designated as Grade 3 and 4 agricultural quality. The site lies mainly in LCA E2: Barkisland-Holywell Green, as identified in the 2015 Landscape Character Assessment for Kirklees. This area comprises steeply rising land with frequent tree and woodland cover. It is an urban fringe landscape. Some areas retain a relative tranquil, rural character despite the proximity of urban development. Increasing urbanisation on the LCA's fringes creates a landscape of transition. The area has an important visual relationship with the National Park.
H734	Land to the east of Netheroyd Hill Road, Cowcliffe, Huddersfield - Brownfield	Secure the efficient and prudent use of land.	<ul style="list-style-type: none"> This site is large (9.35ha) and on greenfield land; therefore a significant negative effect on this SA objective is likely. This site is on land designated as urban quality, aside from the far northern edge which is located on land designated as Grade 4 agricultural quality. This site is relatively large (9.35ha) and on greenfield land; therefore, development here could have a significant negative effect on the character of Kirklees and the quality of its landscape and townscape.
		Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	<ul style="list-style-type: none"> This is a large site (9.32 ha) mainly on greenfield land; therefore development here could have a significant negative effect on this SA objective although this is uncertain depending on the design of the development. The site lies mainly in LCA E2: Barkisland-Holywell Green, as identified in the 2015 Landscape Character Assessment for Kirklees. This area comprises steeply rising land with frequent tree and woodland cover. It is an urban fringe landscape. Some areas retain a relative tranquil, rural character despite the proximity of urban development. Increasing urbanisation on the LCA's fringes creates a landscape of transition. The area has an important visual relationship with the National Park.

H1647	Land north of Flint Street, Fartown, Huddersfield - Brownfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> There are residential properties adjacent to the site to the north and east, which may be affected by noise and light pollution during the construction phase. Furthermore, there are this site is also adjacent to the A641 (Bradford Road), which could cause noise effects over the long term. There are is also an industrial site to the south and south east which could cause noise effects over the long term.
H1656	Land south of St Thomas Gardens, Bradley, Huddersfield	Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	<ul style="list-style-type: none"> This site is over 60 minutes travel time of an employment node. The site is adjacent to the A6107 (Bradley Road) to the north, which may mean that residents in that part of the site are affected by road noise. There are residential properties surrounding the site, which may be affected by noise and light pollution during the construction phase. This site is directly adjacent to the AQMA at Scouthill, Dewsbury.
		Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	<ul style="list-style-type: none"> The site is adjacent to the A6107 (Bradley Road) to the north, which may mean that residents in that part of the site are affected by road noise. There are residential properties surrounding the site, which may be affected by noise and light pollution during the construction phase. A significant negative effect on this SA objective is therefore likely.
		Reduce air, water and soil pollution.	<ul style="list-style-type: none"> This site is directly adjacent to the AQMA at Scouthill, Dewsbury; therefore a significant negative effect on this SA objective is likely.
H1747	Land north of Bradley Road, Bradley, Huddersfield	<p>Protect local amenity including avoiding noise and light pollution.</p> <p>Secure the efficient and prudent use of land.</p> <p>Protect and enhance the character of Kirklees and the quality of the landscape and townscape.</p>	<ul style="list-style-type: none"> There are a number of existing residential properties in close proximity to the south of the site which may be affected by noise during the construction phase. In addition the site is adjacent to the M62 motorway which may mean that residents in that part of the site are affected by road noise in the longer term. This is a relatively large site (65.82ha) and the majority of the site is on greenfield land; therefore a significant negative effect on this SA objective is likely. The majority of site is also within an area of high quality agricultural land (the land is classed as grade 3 with a small area on the southern edge classed as urban). This is a relatively large site (65.82ha) and the majority of the site is on greenfield land. The majority of site is also within an area of high quality agricultural land (the land is classed as grade 3 with a small area on the southern edge classed as urban). The site lies mainly within LCA E2: Barkisland-Holywell Green, as identified in the 2015

Landscape Character Assessment for Kirklees. This area comprises steeply rising land with frequent tree and woodland cover. It is an urban fringe landscape. Some areas retain a relative tranquil, rural character despite the proximity of urban development. Increasing urbanisation on the LCA's fringes creates a landscape of transition. The area has an important visual relationship with the National Park.

H94	Land to the west of Henry Frederick Avenue, Netherton, Huddersfield	Maximise opportunities to protect and enhance biodiversity and geodiversity.	<ul style="list-style-type: none"> This site is adjacent to Dean wood Local Wildlife Site, approximately 625m from Delves Wood Local Wildlife Site, approximately 700m from Spring Wood Honley Local Wildlife Site, approximately 735m from Honley Wood Local Wildlife Site, approximately 770m from Bank Wood Local Wildlife Site and approximately 835m from Johnson Wellfield Quarries, Crosland Hill Local Wildlife Site.
H102	Land to the west of Netherton Moor Road, Netherton, Huddersfield	Maximise opportunities to protect and enhance biodiversity and geodiversity.	<ul style="list-style-type: none"> This site is approximately 70m north of Spring Wood Honley Local Wildlife Site.
H481	Land north of Blackmoorfoot Road, Crosland Hill, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> This site is directly adjacent to an industrial area (Johnsons Wellfield Quarries) which could result in future residents being exposed to noise pollution over the long term. A significant negative effect is therefore likely. There are also a number of existing residential properties within 100m to the north and west of the site, and these residents could be exposed to noise and light pollution during construction which reinforces the negative effect.
H660	Land east of Netherton Moor Road, Netherton, Huddersfield	Maximise opportunities to protect and enhance biodiversity and geodiversity.	<ul style="list-style-type: none"> This site is within 250 m of the Spring Wood Honley Wood Local Wildlife Site (LWS). It is also within approximately 850 m of the Honley Wood candidate LWS and 350 m of the Park Wood candidate LWS.
H1783	Land east of Thewlis Lane, Crosland Hill, Huddersfield	Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	<ul style="list-style-type: none"> The site is located within variable travel times of the nearest employment node. The northern and eastern parts of the site are located within 26-30 minutes travel time of the nearest employment node while the southern part is located more than 60 minutes from the nearest employment node. The site lies mainly within LCA E1: Holmfirth-Meltham, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a gently undulating plateau with considerable tree and woodland cover. Although the proximity of the urban centres exerts an influence on landscape character, with urban fringe land uses evident in many areas, there are pockets of

			<p>relative tranquillity away from the main settlements. There is a strong visual relationship with the moorlands of the National Park.</p> <ul style="list-style-type: none"> The site is in close proximity to Johnson Wellfield Quarries, Crosland Hill which is within 155m to the west and has been identified as a Local Geological Site. Delves Wood is within 45m to the south of the site and has been designated as a candidate Local Wildlife Site. To the west within 510m Beaumont Park, Huddersfield has been designated as a Local Geological Site. The proximity of the site to these designated biodiversity and geodiversity features may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. The effect is recorded as uncertain given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development.
		<p>Ensure education facilities are available to all.</p>	<ul style="list-style-type: none"> The site is located more than 60 minutes travel time from a primary school and more than 60 minutes travel time from a secondary school.
		<p>Secure the efficient and prudent use of land.</p>	<ul style="list-style-type: none"> This is a relatively large site (16.67ha) on mostly greenfield land (some of the site has been previously developed to the north west); therefore a significant negative effect on this SA objective is likely. The site lies on land which has been identified as Grade 4 Agricultural Land to the west and on Urban Land to the east.
		<p>Protect and enhance the character of Kirklees and the quality of the landscape and townscape.</p>	<ul style="list-style-type: none"> This is a relatively large site (16.67ha) on mostly greenfield land (some of the site has been previously developed to the north west); therefore development here could have a significant negative effect on this SA objective although this is uncertain depending on the design of the development. The site lies mainly within LCA E1: Holmfirth-Meltham, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a gently undulating plateau with considerable tree and woodland cover. Although the proximity of the urban centres exerts an influence on landscape character, with urban fringe land uses evident in many areas, there are pockets of relative tranquillity away from the main settlements. There is a strong visual relationship with the moorlands of the National Park.
		<p>Maximise opportunities to protect and enhance biodiversity and geodiversity.</p>	<ul style="list-style-type: none"> The site is in close proximity to Johnson Wellfield Quarries, Crosland Hill which is within 155m to the west and has been identified as a Local Geological Site. Delves Wood is within 45m to the south of the site and has been designated as a candidate Local Wildlife Site. To the west within 510m Beaumont Park, Huddersfield has been designated as a Local Geological Site. The proximity of the site to these designated biodiversity and geodiversity features may result in

			potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc and as such a significant negative effect is recorded for this SA objective. The effect is recorded as uncertain given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development.
H216	Land west of Shop Lane, Kirkheaton, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> The site is surrounded by a number of existing residential properties which could be affected by noise during the construction phase. In addition, there appears to be industrial areas immediately to the north and south west of the site.
H276	Land west of Moorside Road, Kirkheaton, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> There are a number of residential properties which surround the entire site which may be affected by noise during the construction phase.
H215	Land north of Edgerton Road, Edgerton, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> The site is bordered to the south by the A629 (Edgerton Road). The siting of residential development at this location may result in noise pollution affecting residents in the longer term.
H121	Land north of Edgerton Road, Edgerton, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> The southern boundary of this site is directly adjacent to the A640 (New Hey Road) which may mean that residents in that part of the site are affected by road noise. There are also a number of residential properties adjacent to the site to the north, east and west which may be affected by noise during the construction phase.
H202	Land north of New Hey Road, Salendine Nook, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> The site is bordered to the south by the A640. Siting residential development at this location may result in noise pollution affecting residents in the longer term.
H706	Land east of Halifax Road, Birchencliffe, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> This site is directly adjacent to the A629 (Halifax Road), and this could result in future residents being exposed to noise pollution over the long term, giving a significant negative effect. There are also a number of sensitive receptors within 100m north, west and south-east of this site, including existing residential properties and places of worship, and these receptors could be exposed to noise and light pollution during construction which reinforces the potential negative effect. This site is large (17.17ha) and on mostly greenfield land. This site is not in an area of high quality agricultural land. The site lies mainly in LCA E2: Barkisland-Holywell Green, as identified in the 2015 Landscape

			<p>Character Assessment for Kirklees. This area comprises steeply rising land with frequent tree and woodland cover. It is an urban fringe landscape. Some areas retain a relative tranquil, rural character despite the proximity of urban development. Increasing urbanisation on the LCA's fringes creates a landscape of transition. The area has an important visual relationship with the National Park.</p>
		Secure the efficient and prudent use of land.	<ul style="list-style-type: none"> This site is large (17.17ha) and on mostly greenfield land. This site is not in an area of high quality agricultural land.
		Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	<ul style="list-style-type: none"> This site is large (17.17ha) and on mostly greenfield land; therefore development here could have a significant negative effect on this SA objective although this is uncertain depending on the design of the development. The site lies mainly in LCA E2: Barkisland-Holywell Green, as identified in the 2015 Landscape Character Assessment for Kirklees. This area comprises steeply rising land with frequent tree and woodland cover. It is an urban fringe landscape. Some areas retain a relative tranquil, rural character despite the proximity of urban development. Increasing urbanisation on the LCA's fringes creates a landscape of transition. The area has an important visual relationship with the National Park.
H789	Land west of Tanyard Road, Salendine Nook, Huddersfield	Protect local amenity including avoiding noise and light pollution	<ul style="list-style-type: none"> The site is surrounded by residential properties which may be affected by noise during the construction phase. In addition, the A640 New Hey Road is within 90m north of the site which may result in noise pollution affecting residents of the development in the longer term. Therefore, a significant negative effect on this SA objective is predicted.
H1694	Land west of Lidgett Street, Lindley, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> The site is adjacent to existing residential properties on all sides: to the north on Temple Street; to the south on Kirkwood Drive; to the west on Farnlee; and to the east on Lidgett Street. These properties may be affected by noise from this site during the construction period and as such a significant negative effect on this SA objective is likely.
H101	Land north of Jackroyd Lane, Newsome, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> There are existing residential properties surrounding most of the site, which may be affected by noise during the construction phase. This is a relatively large site (5.06ha) on greenfield land; therefore a significant negative effect on the character of Kirklees and the quality of the landscape and townscape is likely.
		Secure the efficient and prudent use of land.	<ul style="list-style-type: none"> This is a relatively large site (5.06ha) on greenfield land; therefore a significant negative effect on this SA objective is likely. The site is not within an area of high quality agricultural land (the

		<p>land is classed as urban).</p> <p>Protect and enhance the character of Kirklees and the quality of the landscape and townscape.</p> <p>Protect and enhance the character of Kirklees and the quality of the landscape and townscape.</p>	<ul style="list-style-type: none"> This is a relatively large site (5.06ha) on greenfield land; therefore a significant negative effect on this SA objective is likely. The site is not within an area of high quality agricultural land (the land is classed as urban). This is a relatively large site (5.06ha) on greenfield land; therefore development here could have a significant negative effect on this SA objective although this is uncertain depending on the design of the development. The site lies in an area classed as ‘urban’ in the 2015 Landscape Character Assessment for Kirklees.
H1811	Land south east of Blue Bell Hill, Newsome, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> This site is adjacent to existing residential properties on all sides at Blue Bell Hill, Blagden Lane, Mansion Gardens and Bankfield Park Avenue. These properties may be affected by noise during the construction phase and a significant negative effect on this SA objective is therefore likely.
H1731a	Land Adjacent Orchard Terrace, Newsome, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> There are residential properties surrounding the site which may be affected by noise and light pollution during the construction phase. A significant negative effect on this SA objective is therefore likely
H1935	Land south of Cambridge Road, Huddersfield	Protect local amenity including avoiding noise and light pollution.	<ul style="list-style-type: none"> The south of the site is adjacent to the A62, which may result in noise pollution affecting residents of the development in the longer term. Therefore, a significant negative effect on this SA objective is predicted.
H2594a	Minerva Works Crossley Lane, Kirkheaton, Huddersfield	<p>Protect local amenity including avoiding noise and light pollution.</p> <p>Maximise opportunities to protect and enhance biodiversity and geodiversity</p>	<ul style="list-style-type: none"> This site is located adjacent to industrial areas located on Newland Road and School Lane. Dalton Bank is a Local Nature Reserve and Local Wildlife Site located 529m north of the site and Round Wood is a Local Wildlife Site located 220m south of the site. The close proximity of the site may result in potential detrimental impacts, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc.

APPENDIX 2

Table 2 Summary of Accepted Site Options Technical Appraisal: Housing Sites Huddersfield Sub Area (Appendix 2)

SD2	Site Ref	Address	Greenfield/ Brownfield	Dev Area	Site Capacity	Application Status (Apr 2017)	Is part of the site within the Green Belt?	Identified Constraints
1	H31	Land to the north west of Woodsome Drive, Fenay Bridge, Huddersfield	Greenfield	2.27	68	No Planning Application submitted	Yes	<ul style="list-style-type: none"> o Noise source near site. o Site close to area of archaeological interest. o Part/all of the site is within a High Risk Coal Referral area
2	H2684a	Land Adjacent Pennistone Road/Woodsome Park, Lepton, Huddersfield	Greenfield	8.13	286	No Planning Application submitted	Yes	<ul style="list-style-type: none"> o Additional mitigation on the wider highway network will be required. o Noise source near site. o Potentially contaminated land. o Site lies adjacent to UK BAP priority habitat. o Site lies adjacent to Wildlife Habitat Network o Site contains area of archaeological interest o Part/all of site is within a High Risk Coal Referral area o Part of the site is within a high flood risk area o This area of green belt maintains separation between Lepton and Kirkburton/Highburton. o Significant extension to the east is prevented by the presence of Lepton Great Wood. o The green belt in this location contains a watercourse and woodland tracts that are environmentally sensitive habitats. o The eastern half of this site has boundaries with properties at Woodsome Park, the disused railway line, woodland, field boundaries and the beck which although not ideal do form potential new green belt boundaries.
3	H2730a	Land south east of Hermitage Park, Lepton, Huddersfield	Greenfield	8.94	312	No Planning Application submitted	Yes	<ul style="list-style-type: none"> o Public right of way crosses the site o Site lies adjacent to Lepton Great Wood Local Wildlife Site o Site contains Habitats of Principal Importance o Protected trees on part of this site o Site is close to an area of archaeological interest o Part/all of site is within a High Risk Coal Referral area o This area of green belt maintains separation between Lepton and Kirkburton/Highburton. o Significant extension to the east is prevented by the presence of Lepton Great Wood. o The green belt in this location contains a watercourse and woodland tracts that are environmentally sensitive habitats. o The eastern half of this site has boundaries with properties at Woodsome Park, the disused railway line, woodland, field boundaries and the beck which although not ideal do form potential new green belt boundaries.
5	H616	Land west of Fenay Bridge Road, Lepton, Huddersfield	Greenfield	0.94	32	No Planning Application submitted	No	<ul style="list-style-type: none"> o Railway noise may affect receptors. o Part or all of the site lies within a high risk coal referral area.
6	H684	Land west of Oak Tree Road, Fenay Bridge, Huddersfield		3.53	123	No Planning Application submitted	No	<ul style="list-style-type: none"> o Site access topography issues. o Issue of road safety in vicinity of the site. o Also issue of proposed access and suitability, 3, third party land may be required for access. o Public right of way crosses site. o Noise source near site o Potentially contaminated land. o Part/all of site is within High Risk Coal Referral area. o Main river flood zone 1 -no objections raised to surface water flood risk or surface water drainage.

9	H1679	Land north of Fenay Lane, Almondbury, Huddersfield	7.83	274	No Planning Application submitted	Yes	<ul style="list-style-type: none"> o Public right of way crosses the site o Noise source near site o Site includes area of archaeological interest o Part of the site is within flood zone 3 o The site contributes to the setting of the Scheduled Monument at Castle Hill. o There is a current need for further primary places. o Part of site in flood zone 3 which has been removed from net area. o Fenay Beck, lowland mixed deciduous woodland and hedgerows are all present on this site and UK BAP priority habitats. o This site is contained on three sides by existing residential development, roads and tracts of trees and as such could be regarded as rounding off the settlement in this location. o Locally this area is separated from the wider green belt by Fenay Lane, limiting its relationship to the wider countryside. o Opportunities for settlement extension or rounding off are limited by the presence of steep and prominent slopes but Fenay Lane and Penistone Road provide strong defensible features beyond the current green belt boundary which would serve to prevent sprawl.
10	H87	Land west of Lower Quarry Road, Bradley, Huddersfield	0.87	30	No Planning Application submitted	No	<ul style="list-style-type: none"> o Site access achievable from Lower Quarry Road. Site safety issues, Lower Quarry Road, Leeds Road junction. o Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average. o There is a need for additional Primary school places. o Entertainment noise may affect new receptors. Air quality impact assessment, phase 1 contaminated land report and noise assessment required. o Powelines Cross Site
11	H351	Land north of Bradley Road, Bradley, Huddersfield	11.97	381	No Planning Application submitted	Yes	<ul style="list-style-type: none"> o Two access points required and third party land required for access. o Levels of obesity higher than the Kirklees average. o Increasing trends in primary and secondary but site capacity could impact on school place planning. o Layout and design to consider potential impacts on Grade II listed building to the north-west of this site. o Limited opportunities for surface water drainage. Connection to a nearby watercourse would require crossing third party land. o This area retains some character as countryside where new development could be an encroachment, although there is also a close association with the settlement edge. o This site is located within an area of green belt that performs the strategic role of preventing the further merger of Kirklees with Calderdale.
12	H519	Land north and west of Gernhill Avenue, Fixby, Huddersfield	10.79	377	No Planning Application submitted	Yes	<ul style="list-style-type: none"> o Levels of obesity are higher than the Kirklees average. o Rates of lonely and isolated in the under 65s are higher than the Kirklees average o There is a need for additional primary school places. o Potential impacts on nearby Grade II listed building and roman road may cross part of site. o Residents may be affected by road traffic noise. Site may also add to air quality issues in the area. o This site sits in a relatively narrow green belt gap separating Kirklees and Calderdale. However, the M62 motorway prevents any physical merger.
13	H734	Land to the east of Netheroyd Hill Road, Cowcliffe, Huddersfield - Brownfield	1.96	68	No Planning Application submitted	No	<ul style="list-style-type: none"> o Public rights of way cover parts of site. o Potentially contaminated land. o Site is adjacent to Habitat of Principal Importance. o Site is adjacent to a UK BAP priority habitat. o Site is within the Wildlife Habitat Network. o Levels of obesity are higher than the Kirklees average. o Rates of lonely and isolated in the under 65s are higher than the Kirklees average. o There is a need for additional primary school places.

14	H809	Land north of Ashbrow Road, Brackenhall, Huddersfield		4.65	162	Outline application approved	No	<ul style="list-style-type: none"> Part of the site contains a Habitat of Principal Importance. Part of the site is within the Wildlife Habitat Network. Lowland acid grassland and mixed deciduous woodland UK BAP priority habitat. 1.26ha to be removed from site area. Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average There is no need for Primary school places with in the catchments area. No immediate need for Secondary school places. Increasing trends for both Primary and Secondary school place.
15	H1647	Land north of Flint Street, Fartown, Huddersfield - Brownfield		1.29	45	No Planning Application submitted	No	<ul style="list-style-type: none"> Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average. There is a current need for further primary places in the locality (No immediate need for secondary). 11% of the site is in Flood Zone 2. Multiple sources of noise may affect receptors. Industry is nearby, Odour Assessment required. Part or all of the site lies within a high risk coal referral area.
16	H1656	Land south of St Thomas Gardens, Bradley, Huddersfield	Part Greenfield	0.54	18	No Planning Application submitted	No	<ul style="list-style-type: none"> Levels of obesity are higher than the Kirklees average. There is a current need for additional primary places in the locality. (There is no immediate need for further secondary places.) There is existing sewerage infrastructure crossing the site. (This will affect the layout of any development on this site.) West Yorkshire Ecology identify that there is lowland mixed deciduous woodland around the fringe on southern and eastern boundaries. Part or all of the site lies within a high risk coal referral area. Current use - Community centre with multi use games area and amenity space. Amenity space mainly grassed with some mature trees - assessed as medium value.
17	H1657	Land north of Deighton Road, Deighton, Huddersfield	Part Brownfield	2.52	88	No Planning Application submitted	No	<ul style="list-style-type: none"> Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average. There is a current need for additional primary places in the locality. (There is no immediate need for further secondary places.) 70% of the site is in the HSE outer zone and 30% in HSE middle zone. Entertainment noise may affect new receptors. Part or all of the site lies within a high risk coal referral area.

18 H1747 Land north of Bradley Road, Bradley, Huddersfield Greenfield 50.87 1,577 No Planning Application submitted Yes

- o Multiple access points required.
- o Third party land required for access.
- o Additional mitigation on the wider highway network may be required.
- o Levels of obesity are higher than the Kirklees average.
- o Likely to generate significant demand for 0-5 early learning / childcare places between 2019 and 2021.Places require one large resource or two average sized resources. After school provision (around 2026) required.
- o Layout and design to consider potential impacts on Grade II listed building to the north-west of this site.
- o The site is in flood zone 1. - Various ordinary watercourses throughout the site.
- o The eastern part of the site is on historic landfill. There is an active landfill site along the eastern boundary. The site is recorded as contaminated land therefore phase 1 and 2 contamination reports required.
- o More than 150 houses are being introduced to an area of poor air quality therefore an air quality impact assessment is required.
- o Nearby farm, therefore odour assessment required.
- o Woodland and ponds should be retained including a 10 metre buffer around the pond.
- o Part or all of the site lies within a high risk coal referral area.
- o Mine entrances are on the site.
- o Powerlines cross the site.
- o The part of this extensive site that is in the green belt encompasses Bradley Golf Course. Strategic gap between Kirklees and Calderdale is lessened.
- o To the east the site is located on elevated ground where development is likely to be prominent, although the trees to the immediate east will provide some screening from wider views.

19	H94	Land to the west of Henry Frederick Avenue, Netherton, Huddersfield	Greenfield	3.53	132	No Planning Application submitted	Yes	<ul style="list-style-type: none"> o Levels of obesity are higher than the Kirklees average. o Rates of lonely and isolated in the under 65s are higher than the Kirklees average. o The north of the site lies adjacent to Dean Wood Local Wildlife Site. o The site is an area of countryside and borders Dean Wood Local Wildlife Site to the north but is large enough to incorporate a buffer to protect sensitive environmental habitats. o Release of the site would constitute encroachment and would also leave an isolated field between the site and the settlement edge bordering the wood to the north but this should not be removed from the green belt in order to protect its woodland setting. o This is an extensive area of green belt, but does have restricted width to the overwashed settlement of South Crosland.
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20 H102 Land to the west of Netherton Moor Road, Netherton, Huddersfield Greenfield 3.53 123 No Planning Application submitted Yes

- o Speed limit would need to be lowered from 60mph to 30mph in the vicinity of the site access.
- o Pedestrian facilities required within the access arrangements.
- o Additional mitigation on wider highway network may be required
- o Levels of obesity are amongst the highest in the district.
- o Rates of respiratory emergency hospital admissions are amongst the highest in the district.
- o Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average.
- o The site impacts on the setting of Castle Hill.
- o Flood Management are aware of surface water flooding issues around the site and Hawkroyd Bank Road.
- o Air Quality Impact Assessment, Low Emission Travel Plan, Phase 1 Contaminated Land Report, Noise Assessment and Odour Assessment will be required due to Hinchcliffes farm shop located nearby.
- o This site is contained by existing residential development to the west and by Netherton Moor Road to the east. The existing buildings constituting Hinchcliffe's farm and shop are immediately to the south east and so the site appears to be infilling between built form. However, adjacent to 35 Lavender Court it cuts across a field for a short distance and the field boundary that marks the south eastern extent of the site is a very weak feature on the ground.

21	H481	Land north of Blackmoorfoot Road, Crosland Hill, Huddersfield		3.34	116	Discharge of Conditions application approved	No	<ul style="list-style-type: none"> Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average. There is a need for additional school places in this area. Development may affect setting of a number of listed buildings in near vicinity. Site may be affected by industrial noise. Noise Assessment and Phase 1 & 2 contamination report required.
22	H660	Land east of Netherton Moor Road, Netherton, Huddersfield	Greenfield	4.45	155	No Planning Application submitted	Yes	<ul style="list-style-type: none"> Speed limit would need to be lowered from 60mph to 30mph in the vicinity of the site access. Third party land required to achieve sufficient visibility splays. Pedestrian facilities will be required to be incorporated within the access arrangements. Additional mitigation on wider highway network may be required. Residents may be affected by industry noise and odour from nearby farm. Site lies within close proximity to ancient woodland a Habitat of Principal Importance. Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average.
23	H764	Land west of Sunningdale Road, Crosland Moor, Huddersfield	Greenfield	0.62	21	No Planning Application submitted	No	<ul style="list-style-type: none"> Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average. There is an additional need for Primary school places. (No additional need for Secondary school places. There is however an increasing trend for places). Dryclough Hotel adjacent to this site is a Grade II Listed Building. Part of the site includes play provision, area has been netted off.
24	H1783	Land east of Thewlis Lane, Crosland Hill, Huddersfield	Part Greenfield	14.11	243	No Planning Application submitted	No	<ul style="list-style-type: none"> Improvements would be required to the surrounding local highway network to accommodate a development of this scale. Other improvements may be required on the wider local highway network, depending on assignment and distribution, likely issues with Blackmoorfoot Road, Thewlis Lane, Crosland Hill Road and Deep Lane and associated junctions. There is a current need for additional primary places. 500 new dwellings is likely to have a significant impact. Site contains site of archaeological interest (PRN 12684) EA - On active landfill (north of site) and quarry opposite - Wellfield Quarry is currently permitted and allows the deposit of inert waste only. Although the permit should address noise dust mud etc these issues should be considered if housing is proposed in the vicinity of the site. The site is also still being quarried. Industry noise may affect new receptors. Lowland acid grassland and heathland on sections of this site are UK BAP priority habitat.
25	H216	Land west of Shop Lane, Kirkheaton, Huddersfield	Brownfield	1.41	48	Outline application pending (2014/60/92535/W)	No	<ul style="list-style-type: none"> Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average. Ranks number 1 on the IMD: Two separate watercourse converge in this former mill site, district overland flow routes cross site also for accident events. Mill pond present on site. Thorough research required on watercourses prior to even considering layout and no. of properties. 98% in the HSE middle zone. If industrial land to be retained to the north suggest small buffer zone. Received - 27 August 2014. Valided - 27 August 2014. <p>End of Public Consultation - 17 October 2017.</p>

26	H276	Land west of Moorside Road, Kirkheaton, Huddersfield	Greenfield	0.95	33	No Planning Application submitted	No	<ul style="list-style-type: none"> o Rates of respiratory emergency hospital admissions are amongst the highest in the district. o Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average. o Part/all of the site is within a High Risk Coal Referral Area o Site affected by hazardous installations o The site lies adjacent to UK BAP priority habitat. o Part or all of the site lies within a high risk coal referral area.
27	H439	Land south west of Cockley Hill Lane, Kirkheaton, Huddersfield	Greenfield	2.01	60	Outline application pending	No	<ul style="list-style-type: none"> o Rates of respiratory emergency admissions are higher than the Kirklees average. o Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average. o The provision of a pedestrian footway is required across the site frontage o Site affected by hazardous installations o Part/all of the site is within a High Risk Coal Referral Area o Site is of possible archaeological interest o Site of possible archaeological interest (PRN2344) Pre-det. Archaeological evaluation recommended. o 74% of the site is in HSE middle zone. o Part or all of the site lies within a high risk coal referral area.
28	H737	Land west of Stead Lane, Kirkheaton, Huddersfield	Greenfield	2.50	87	No Planning Application submitted	No	<ul style="list-style-type: none"> o Rates of respiratory emergency admissions are higher than the Kirklees average. o Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average. o Improvements to road width will be required. o Provision of pedestrian footway required along the site frontage. o Potentially contaminated land.
29	H215	Land north of Edgerton Road, Edgerton, Huddersfield	Greenfield	2.01	41	Full / RM application approved	No	<ul style="list-style-type: none"> o Part/all of the site is within a High Risk Coal Referral Area. o Site affected by hazardous installations. o There is a need for further primary places in the vicinity. There is no immediate need for extra secondary places. o Carnassarie Hazel Grove, the gate piers to 18 and 20 Edgerton Road, and the bus shelter are Grade II Listed Buildings. o The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. The site lies within the Edgerton Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area. o Small areas of flood risk. Several sewers on site require stand off distances. o Road traffic noise may affect new receptors. Noise assessment required o This site is reverting to woodland from semi-improved grassland. The 1990 survey showed areas adjacent to the Clayton Dike as wet grassland. Wet and neutral grassland/woodland mosaic. (Remove 1.13ha)
30	H121	Land north of New Hey Road, Salendine Nook, Huddersfield	Brownfield	0.43	15	No Planning Application submitted	No	<ul style="list-style-type: none"> o Site access achievable from New Hey Road. Bus stop lay-by on New Hey Road will need to be re-located in order to achieve access. o There is a need for extra primary places in the locality. There is no immediate need for secondary places. o Road Traffic Noise may affect new receptors. Noise Assessment required.
31	H201	Land east of Laund Road, Lindley, Huddersfield	Greenfield	0.82	21	Starts on site as of 01/04/2016	No	<ul style="list-style-type: none"> o There is a need for additional primary places in the vicinity. There is no immediate need for secondary places. o The site lies within a Source Protection Zone. o Road traffic noise may affect new receptors. o Noise source near site o Within a Source Protection Zone

32	H202	Land north of New Hey Road, Salendine Nook, Huddersfield	Greenfield	0.55	19	Outline application approved	No	<ul style="list-style-type: none"> Bus stop on New Hey Road may need to be re-located. Right turn lane may need to be provided. Noise source near site (Road traffic noise may affect new receptors.) Protected trees on part of the site. Salendine Nook Baptist Church to the west of this site is a Grade II Listed Building. The northern site boundary is an overland surface water flood route and should be kept clear, preferably open space so gardens don't become flood routes. There is a need for further primary places in the vicinity. There is no current need for secondary places.
33	H292	Land adjacent Hollyfield Avenue, Quarmby, Huddersfield	Greenfield	0.77	27	Outline application approved	No	<ul style="list-style-type: none"> There is a need for additional primary school places. The site is located within the Quarmby Fields Conservation Area. Site in Flood Zone 1. Parts of the site have surface water flooding.
34	H623	Land east of Weatherhill Road, Birchencliffe, Huddersfield	Greenfield	1.07	37	No Planning Application submitted	No	<ul style="list-style-type: none"> Provision of a pedestrian footway required along the site frontage on Weatherhill Road. Site access achievable from Weatherhill Road. Local highway improvements required relating to this site. Public rights of way cross the site Noise source near site (Road traffic noise may affect new receptors). There is a current need of extra primary places in the vicinity. There is no immediate need for secondary places. 12 and 13 Warren house Lane and the adjacent barn to the west of this area are a Grade II Listed Buildings. (The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings). Significant archaeological features excavated in adjacent field (PRN7325). Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.
35	H706	Land east of Halifax Road, Birchencliffe, Huddersfield	Part Greenfield	12.91	392	Full / RM application pending	No	<ul style="list-style-type: none"> Site access is achievable. Access is proposed via Yew Tree Road and Burn Road which is part adopted. (Highways England suggest the further mitigation will be required for the strategic road network prior to 2028). Public right of way crosses the site. There is a need for extra primary places in the locality. There is no immediate need for secondary places. However, a site of this size is likely to require school infrastructure improvements to accommodate growth Middle Burn Farmhouse and Lower Burn Farmhouse at the northern edge of this area are a Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.
36	H789	Land west of Tanyard Road, Salendine Nook, Huddersfield	Greenfield	0.75	26	No Planning Application submitted	No	<ul style="list-style-type: none"> There is a need for extra primary places in the vicinity. Part of site potential archaeologically significant (PRN6074) Potentially contaminated land Site includes area of archaeological interest.
37	H790	Land east of Fern Lea Road, Lindley, Huddersfield	Greenfield	0.84	29	No Planning Application submitted	No	<ul style="list-style-type: none"> Third party land required for access. Fern Lea Road would need to be upgraded to adoptable standards to allow site access. There is a current need for further primary places in the vicinity. (There is no immediate need for extra secondary places). Public right of way crosses the site. Potentially contaminated land.
38	H1694	Land west of Lidgett Street, Lindley, Huddersfield	Brownfield	0.58	20	Outline application approved	No	<ul style="list-style-type: none"> There is a need for additional primary school places. Development may affect the setting of adjacent listed buildings. No issues relating to air quality, noise or odour. Site contains Habitats of Principal Importance.

39	H101	Land north of Jackroyd Lane, Newsome, Huddersfield	Greenfield	4.29	150	No Planning Application submitted	No	<ul style="list-style-type: none"> o This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. o Soakaways on steeper sloping sites have a risk of re-emergence that cannot be adequately assessed off site. No known watercourses on site. o This site includes an area of lowland mixed deciduous woodland UK BAP priority habitat. (Proposed to remove this habitat from the proposed allocation and buffer the remaining woodland with 10m of additional locally native scrub planting) . o There is a woodland corridor running east-west which would benefit from locally native tree planting throughout any development of this site.
40	H1811	Land south east of Blue Bell Hill, Newsome, Huddersfield	Part Brownfield	2.38	82	No Planning Application submitted	No	<ul style="list-style-type: none"> o There is a public right of way crossing the site o Taylor Hill Working Men's Club is a Grade II Listed Building. o Lowland mixed deciduous woodland UK BAP priority habitat. Great crested newts 140m to north of allocation. Linked by good terrestrial habitat. Remove 1.42ha from developable area leaving 0.95ha. o Part or all of the site lies within a high risk coal referral area.
41	H1731a	Land Adjacent Orchard Terrace, Newsome, Huddersfield	Greenfield	0.53	18	No Planning Application submitted	No	<ul style="list-style-type: none"> o Public rights of way cross the site. o Part or all of the site lies within a high risk coal referral area.
42	H1935	Land south of Cambridge Road, , Huddersfield	Brownfield	1.27	44	No Planning Application submitted	No	<ul style="list-style-type: none"> o Site access can be achieved from Cambridge Road. The visibility splays to the right of the junction of Cambridge Road / Claire Hill are sub-standard and would require improvement. o There is a current need for extra primary places in the vicinity. o Multiple sources of noise may affect receptors. o Part or all of the site lies within a high risk coal referral area.
43	H3350	Land east of Shop Lane, Kirkheaton, Huddersfield	Part Greenfield	2.04	70	No Planning Application submitted	Yes	<ul style="list-style-type: none"> o Rates of respiratory emergency admissions are higher than the Kirklees average. o Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average. o Part of the site is in the HSE middle zone. o Part or all of the site lies within a high risk coal referral area. o This site is well proportioned and well configured relative to the settlement edge and although it would introduce development on the elevated slope adjacent to Cockley Hill Lane there is existing development already at that level.
44	H2594a	Minerva Works Crossley Lane, Kirkheaton, Huddersfield	Brownfield	6.33	194	Outline application approved (2015/60/90430/W)	No	<ul style="list-style-type: none"> o Rates of respiratory emergency admissions are higher than the Kirklees average. o Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average. o 6-10 Cold Royd Lane to the north of this area and 1-7 School Lane to the east are Grade II Listed Buildings. o Majority of the site is in HSE middle zone. Small part of site in high pressure gas pipeline inner zone. Industry noise may affect new receptors. o Decision Date - 14 March 2017. (Section 106 Outline Permission).
45	H3405	Land to the north west of Ruth Street, Newsome, Huddersfield	Part Greenfield	1.08	69	Outline application pending (2016/60/91479/E)	No	<ul style="list-style-type: none"> o Access can be achieved from Hart Street to the north of Ing Lane. However this section of road is unadopted and will require making up to adoptable standard along the site frontage in order to achieve access. o Newsome Mill is a grade 2 listed building. The significance & appearance of the Listed Newsome Mills will need to be respected. o On potentially contaminated land. o Part or all of the site lies within a high risk coal referral area. o Recieved - 06 May 2016 o Validated - 24th October 2016. o Decision Date 20 Jan 2017 o Decision - Refused
46	H1728a	Land Adjacent Plantation Drive, Newsome, Huddersfield	Greenfield	3.11	108	No Planning Application submitted	No	<ul style="list-style-type: none"> o Site may have impact on setting of Castle Hill. o Residents may be affected by noise from nearby school. Noise assessment required.
47	H2685	Stile Common Infant School, Plane Street, Newsome, Huddersfield	Brownfield	0.94	32	Outline application pending (2014/49/92925/W)	No	<ul style="list-style-type: none"> o Part or all of the site lies within a high risk coal referral area. <p>Application Received - 16 Sep 2014 Validated - 15 Jun 2015 Public Consultation End Date - 19 Aug 2015</p>