

# HEARING STATEMENT



Kirklees Local Plan Hearings

Matter 34 – Dewsbury and Mirfield housing and mixed use allocations: Green Belt releases

Sites H649 and 653 – Land off Kitson Hill Road, Mirfield

Date; Jan 2018

Ref; SP23

## 1.0 Introduction

### Consideration of Rejected sites at Kitson Hill Road, Mirfield

- 1.1 These comments are made in respect of rejected housing sites H649 and H653 on behalf of Darren Smith Homes and Dave Stevenson.
- 1.2 The site has been promoted throughout the Local Plan process (see Publication Draft representation below). In rejecting the site the only red in the traffic light assessment related to lack of information to demonstrate defensible boundaries to the north (see below).



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## David Storrie Planning Town Planning Consultants

### Comments

Event Name	DLP Rejected Site Options	01/02/16 10:56
Comment by	David Storrie Planning (Mr David Storrie)	
Comment ID	DLP_RS01292	
Response Date	01/02/16 10:56	
Consultation Point	Rejected site options report ( <a href="#">View</a> )	
Status	Submitted	
Submission Type	Web	
Version	0.1	

Please submit a separate comment form for each paragraph or site

If your comment relates to a specific paragraph or site please enter the number/reference H649 and H653 Land at Kitson Hill Road, Mirfield

Please add your comment here:

We represent to land owner and an interested house builder (Darren Smith Homes) regarding the above sites.

We have been promoting the sites as housing allocations through the Local Plan process and are disappointed that they have been rejected. From looking at the 'traffic light' assessment, the only red relates to the fact that the sites lie within designated Green Belt.

The Council acknowledge that the Green Belt is too tightly drawn within Kirklees and needs to be reviewed to meet future housing needs and the Council's aspiration for growth. Mirfield is one of Kirklees's larger settlements in a very sustainable location. Given this, we are surprised to see a low level of housing allocations in the draft plan for Mirfield. We believe that Mirfield could be providing more housing than currently proposed given its location and services it provides. We believe that the above sites represent a logical extension of the urban area without undermining any of the purposes of the Green Belt.

They are in a very sustainable location with excellent transport links and better located to the proposed employment allocations in the draft Local Plan than the proposed, furthermore the sites are not at risk of flooding unlike proposed housing allocation H40 that was flooded on Boxing Day.

The sites are available and achievable to meet the housing needs of the district. We would ask the Council to reconsider the matter and allocate the site for housing, or, at the very least, identify the sites as Safeguarded Land (without prejudice to our case that the sites should be allocated for housing.



MSB	Site is in Green belt	Green/Brownfield	Settlement Position	Gross Area (ha)
<b>Land north of, Kitson Hill Road, Mirfield</b>			Employment Floorspace	Housing Capacity 325
Transport	Green	Site access achievable from Stocks Bank Road and Kitson Hill Road, visibility splay required. No highway safety issues have been raised.		
Public Health	Orange	Levels of physical activity are lower than the Kirkstall average.		
Education	Orange	No immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary places.		
Historic Env	Orange	Development may impact the setting of several Listed Buildings.		
Flood/Drainage	Green	Main river flood zone 3. No objection. No objections raised to surface water flood risk or surface water drainage.		
Env Protection	Orange	Firms within close proximity to site. Air Quality Impact Assessment, Low Emission Travel Plan and Phase 1 Contaminated Land Report required.		
Biodiversity	Orange	Lowland mixed deciduous woodland UK BAP priority habitat. 2.4Mha to be removed from developable area leaving 6.52ha.		
Other constraints	Orange	Part or all of the site lies within a high risk coal referral area.		
Open space	N/A			
Green belt	Red	The option as presented does not follow any existing feature on the ground along much of its northern boundary and in addition bisects a tract of trees. Its eastern extent would leave land between the site and the settlement edge somewhat cut off from the wider green belt and therefore vulnerable to encroachment contrary to the purposes of including land in the green belt.		
Green belt edge	Amber	This is a reasonably extensive area of green belt that is separated from the wider green belt by the line of Leeds Road but which retains a countryside character. It is contained on three sides by existing residential development and to the fourth by Leeds Road. It serves no strategic role in terms of preventing the merger of settlements and represents an area of urban fringe where there are a number of properties in the green belt close to the settlement edge. The fragmented land use, field patterns and tracts of trees present numerous opportunities for settlement extension without significantly impacting on openness. The land rises to the north and east where development could be more prominent.		
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.		
Conclusion		The option as presented does not follow any existing feature on the ground along much of its northern boundary and in addition bisects a tract of trees. Its eastern extent would leave land between the site and the settlement edge somewhat cut off from the wider green belt and therefore vulnerable to encroachment contrary to the purposes of including land in the green belt.		

1.3 The only red above relates to the Green Belt. It states:

**Green belt** *The option as presented does not follow any existing feature on the ground along much of its northern boundary and in addition bisects a tract of trees. Its eastern extent would leave land between the site and the settlement edge somewhat cut off from the wider green belt and therefore vulnerable to encroachment contrary to the purposes of including land in the green belt. RED*

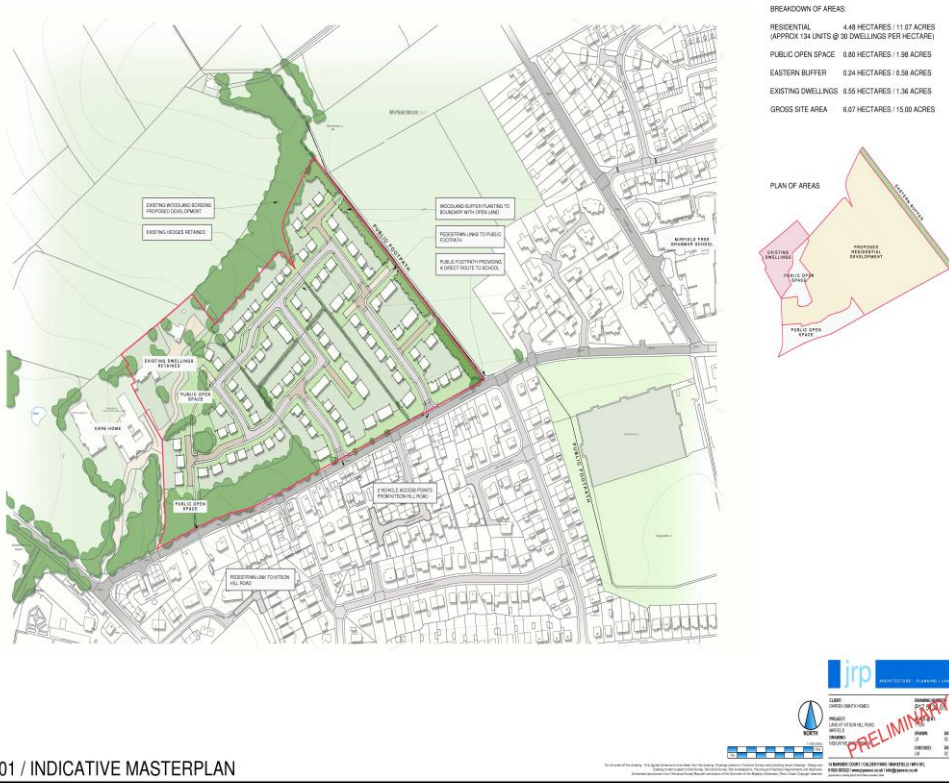
**Green belt edge** *This is a reasonably extensive area of green belt that is separated from the wider green belt by the line of Leeds Road, but which retains a countryside character. It is contained on three sides by existing residential development and to the fourth by Leeds Road. It serves no strategic role in terms of preventing the merger of settlements and represents an area of urban fringe where there are a number of properties in the green belt close to the settlement edge. The fragmented land use, field patterns and tracts of trees present numerous opportunities for settlement extension without significantly impacting on openness. The land rises to the north and east where development could be more prominent. AMBER*



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- 1.4 In response we took on board the comments, reduced the area proposed and submitted an indicative layout plan to show how the site could be developed, and how defensible boundaries could be sustained (see plan below). We have had no response from the Council.



01 / INDICATIVE MASTERPLAN

- 1.5 The site is in a sustainable location with good links to schools, employment and the M62. The site is well related to existing residential development in the locality and its removal from the Green Belt would not undermine the purpose of the remaining Green Belt or result in coalescence. We believe that the site provides a better development opportunity than other proposed housing allocations in the Draft Local Plan that, despite their proposed designation, raise a number of unresolved issues and question marks over delivery in the plan period.
- 1.6 The site is available with a willing land owner and a development partner on board and could bring forward much needed housing in the early phases of the Plan.
- 1.7 We respectfully request that the identified site be identified as a



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housing allocation in the Local Plan. Failing that, consideration should be given to identifying it as safeguarded land.



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