

Kirklees Local Plan Examination

Stage 4 hearings Other Site Allocations

DEWSBURY AND MIRFIELD SUB-AREA (Matter 35)

MATTERS, ISSUES AND QUESTIONS (MIQs)

Council Response

Matter 35 – Dewsbury and Mirfield employment, housing and mixed use 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 35. 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, housing and mixed-use allocations in the urban areas of Dewsbury/Mirfield justified, effective, developable/ deliverable and in line with national policy?

Table 1:

	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? For mixed-use schemes, how was the mix/proportion of uses determined?	c) Is the site available and deliverable in the timescales envisaged? ¹
1.	<ul style="list-style-type: none"> E1899 - land to the north and east of 1-3 Greaves Road, Dewsbury (2,367 m²) 	<p>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. Part of this site has planning permission for a single storey industrial unit (Use Class B2) (2015/91564), this has not yet been implemented, and conditions were discharged February 2017 (2017/90118). The plan provides clear guidance on the requirements and constraints, page 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</p>	<p>An indicative capacity is provided (2,367 sq m); this capacity is based on a gross site area. 484 sq. m of floorspace has already been given planning permission on 0.35 Ha. Therefore leaving 0.33 Ha still to be developed, indicative floorspace capacity on the remainder of the site is 1,155 sq. m.</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</p>	<p>Given that part of the site has planning permission, it is considered that this site is available and deliverable in the timescales envisaged.</p>

¹ For dwellings, as set out in the Council’s housing trajectory.

		<p>planning application and the reports 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>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 appropriate and take account of a broad range of constraints outside of those already identified and netted off from the developable area.</p> <p>Potential modification: Amend site capacity from 2,367 sq. m to 1,639 sq. m to reflect 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 Assessment provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p> <p>Proposed modification to site text box reports required: <u>Transport Assessment</u></p>	
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<p>2.</p>	<ul style="list-style-type: none"> E1879 – land south of Tilcon Coal Yard, Bretton Street, Dewsbury (2,904 m2) 	<p>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 and is located within an existing industrial area, sandwiched between the Calder and Hebble Canal and a railway line.</p> <p>The plan provides clear guidance on the requirements and constraints, page 9 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 required to accompany the submission of a planning application. Mitigation measures are also specified, the proximity of the site to residential properties (other side of the canal) has been taken into account and appropriate mitigation will be considered.</p> <p>The majority of the site is located in Flood Zone 2, with a very small proportion in Flood Zone 3a. As such a Sequential Test would be required, as</p>	<p>An indicative capacity is provided (2,904 sq m); this capacity is based on a gross site area. The council considers this 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 appropriate and take account of a broad range of constraints outside of those already identified and netted off from the developable area.</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</p>	<p>This site is an existing UDP Business and Industry allocation; it has been assessed in the Kirklees Employment Market Strength Assessment (LE11). This study concluded that the site may be attractive to the market but recognition is afforded to the fact the site is an existing UDP allocation that has yet to be developed. The market assessment also noted constraints in relation to the potential access/topographical issues, however the Council’s response to Matter 31 b) demonstrates that these constraints can be overcome and is unlikely to make the site economically unviable.</p> <p>Previous planning history does exist on this site; in particular an outline application for the erection of B1, B2 and B8 units (2004/94817) was approved. The approval of this application demonstrates that it is capable of being developed without any significant constraints and access can be achieved from Bretton Street.</p>
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		this is an employment allocation; it would not need to pass the exception test as this is a less vulnerable use.	the nature and scale of any mitigation measures required. Proposed modification to site text box reports required: <u>Transport Assessment</u>	The council own a strip of land within the site that fronts onto Bretton Street; as such this is considered as available.
3.	<p>E1879</p> <p>Additional Question:</p> <p>i. Has the impact of the proposal on heritage assets been adequately assessed and addressed?</p> <p>The impact of the proposal on heritage assets has been adequately assessed and addressed, through the technical site assessment. The bridge over the Calder & Hebble Navigation is a Grade II Listed Building; Historic England has been consulted and considers this allocation to be sound. They welcome the inclusion of the reference within the constraints section (page 9, SD2) that this site lies close to a Listed Building and the requirement for the production of a Heritage Impact Assessment.</p> <p>They go on to say:</p> <p><i>'This will make those preparing schemes for the development of this site and those considering the appropriateness of any proposals which do come forward aware of the need to take account of the Plan's Policies for the historic environment and the duties under the Planning (Listed Buildings and Conservation Areas) Act, 1990. It should ensure that the redevelopment of this area takes place in a manner which will safeguard the special architectural or historic interest of this Listed Building.'</i></p>			
4.	<ul style="list-style-type: none"> H367 – Magma Ceramics. Preston Street, Earlsheaton, Dewsbury (40 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	<p>The site capacity of 40 dwellings is appropriate as it recognises the on-site constraints of a lowland mixed deciduous woodland UK BAP habitat with a total of 0.25ha removed from the total site area.</p> <p>High level site access and local highway constraints have been considered within</p>	<p>The site is available. It is owned by a willing landowner identified through the call for sites process.</p> <p>There has been a recent discharge of conditions application on planning</p>

		<p>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). In this case, page 59.</p> <p>This site is suitable for housing subject to improvements to the local highway network commensurate with the development and submission of the reports listed in the site allocations box including a coal mining risk assessment and contamination report.</p>	<p>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>Proposed modification to site text box: Insert in reports: <u>Transport Statement</u></p>	<p>permission granted for the erection of new industrial units (2013/90497).</p> <p>This has been taken into account. Therefore the delivery of site is scheduled to start later in plan period, 2027/8. (EX30.2, page, 50)</p>
5.	<ul style="list-style-type: none"> • H813 – land to the west of School Street, Chickenley, Dewsbury (49 dwellings) 	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23). There were no constraints identified. This site has planning permission for residential use (2015/92628) and is under construction.</p>	<p>The indicative site capacity (49 dwellings) is appropriate taking account of provision of the necessary infrastructure. This site has planning permission (2016/92811) covering the whole site.</p>	<p>The site is available as evidenced by the planning permission (2015/92628, Quality Social Housing). As set out in EX30.2, page 50 the site is deliverable (scheduled to start in 2017/18). The site is now under construction.</p>
6.	<ul style="list-style-type: none"> • H1937 – Cliffe Street, Dewsbury (47 dwellings) 	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocations box (SD2, page 61) including consideration of noise and potentially contaminated land.</p>	<p>The site capacity of 47 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity.</p> <p>High level site access and local highway constraints have been considered within</p>	<p>The site is council owned and has been identified through the asset review process. As set out in EX30.2, page 50 the site is deliverable and scheduled to start in 2019/20.</p>

		<p>The assessment of this site by the council and technical consultees identifies that there is a reasonable prospect that such constraints can be overcome to enable the delivery of the site.</p>	<p>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 to site text box: Insert in reports: <u>Transport Statement</u></p>	
7.	<ul style="list-style-type: none"> H2148 – Providence Street, Earlsheaton, Dewsbury (30 dwellings) 	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocations box (SD2, page 61/62) including consideration of listed buildings and contaminated land.</p> <p>The assessment of this site by the council and technical consultees identifies that there is a reasonable prospect that such constraints can be overcome to enable the delivery of the site.</p> <p>The highways assessment has identified that access can be provided from Town Street or Providence Street. Providence Street is a narrow road and that provision of a footway is required along the site frontage which highlighted in the constraints.</p>	<p>The site capacity of 30 dwellings is appropriate as it recognises the on-site constraints of a lowland mixed deciduous woodland UK BAP priority habitat with a total of 0.737 ha removed from the total site area.</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 to site text box: Insert in reports: <u>Transport Statement</u></p>	<p>The site is available. It is partly owned by a willing landowner identified through the call for sites process and by the council. As set out in EX30.2, page 50 the site is deliverable and scheduled to start in 2019/20.</p>

<p>8.</p>	<p>H2148</p> <p>Additional Question:</p> <p>i. Has the impact of the proposal on heritage assets been adequately assessed and addressed?</p> <p>The impact of the proposal on the heritage asset has been appropriately assessed and addressed in accordance with the NPPF (NE1, chapter 12). The site has been assessed and whilst the site is within the settings of several listed buildings, no objections have been received from Historic England, West Yorkshire Archaeology Advisory Service (WYAAS) or the council’s Conservation and Design Team (BP29.1, page 47). Site constraints (SD2, page 61) highlight that the site is close to listed buildings and a Heritage Impact Assessment is listed under reports required. As such Policy PLP35 is considered the appropriate mechanism to secure mitigation measures at the time of the determination of the planning application.</p>			
<p>9.</p>	<ul style="list-style-type: none"> H776 – land between Oxford Road and Reservoir Street, Dewsbury (26 dwellings) 	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocations box (SD2, page 62) including consideration of coal mining and contamination.</p> <p>Part of the site is within a High Risk Coal Referral area and it is close to a conservation area.</p> <p>The assessment of this site by the council and technical consultees identifies that there is a reasonable prospect that such constraints can be overcome to enable the delivery of the site.</p>	<p>The site capacity of 26 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity.</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 to site text box: Insert in reports: <u>Transport Statement</u></p>	<p>The site is council owned and has been identified through the asset review process. As set out in EX30.2, page 50 the site is deliverable and scheduled to start in 2019/20.</p>
<p>10.</p>	<ul style="list-style-type: none"> H778 – land off Huddersfield Road, 	<p>This site was assessed as suitable for housing using the Local Plan site</p>	<p>The indicative site capacity (11 dwellings) is appropriate taking account of the site</p>	<p>The site is available as evidenced by the planning permission</p>

	Dewsbury dwellings) (11	allocations methodology (BP23). The Plan provides clear guidance on the constraints (SD2, page 62). Such constraints have been overcome as this site has outline planning permission for residential use (2013/93196).	constraints and provision of the necessary infrastructure. This site has outline planning permission (2013/93196) covering the whole site. 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.	(2013/93196, C Ghioloni and J Pye). As set out in EX30.2, page 50 the site is deliverable and scheduled to start in 2018/2019. A reserved matters application (2017/92947) has been submitted, yet to be determined.
11.	<ul style="list-style-type: none"> • H1664 – Red Laithes Court, Ravensthorpe, Dewsbury (15 dwellings) 	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocations box (SD2, page 63) including consideration of contamination and coal mining.</p> <p>The assessment of this site by the council and technical consultees identifies that there is a reasonable prospect that such constraints can be overcome to enable the delivery of the site.</p>	<p>The site capacity of 15 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site 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 a planning application will inform and direct the nature and scale of any mitigation measures required.</p>	The site is council owned and has been identified through the asset review process. As set out in EX30.2, page 50 the site is deliverable and scheduled to start in 2019/20.
12.	<ul style="list-style-type: none"> • H85 – land north of 10 Kimberley 	This site was assessed as suitable for housing using the Local Plan site	The site capacity of 22 dwellings is appropriate as there are no on-site	The site is available. It is owned by a willing landowner identified

	<p>Street, Thornhill Lees, Dewsbury (22 dwellings)</p>	<p>allocations methodology (BP23) subject to the reports listed in the site allocations box (SD2, page 64) including consideration of surface water, coal mining and contamination.</p> <p>The assessment of this site by the council and technical consultees identifies that there is a reasonable prospect that such constraints can be overcome to enable the delivery of the site.</p> <p>Majority of the site is in flood zone 2 therefore a flood risk assessment is required.</p> <p>Proposed modification to site text box: Insert in constraints: <u>Part of the site is in flood zone 2</u> Insert in reports: <u>Flood Risk Assessment</u></p>	<p>constraints which would lead to a reduction in the site capacity.</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 to site text box: Insert in reports: <u>Transport Statement</u></p>	<p>through the call for sites process. As set out in EX30.2, page 50 the site is deliverable and scheduled to start in 2019/20.</p>
<p>13.</p>	<ul style="list-style-type: none"> H95 – land east of The Combs, Hall Lane, Thornhill, Dewsbury (18 dwellings) 	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocations box (SD2, page 65) including consideration of heritage, an</p>	<p>The site capacity of 18 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity.</p> <p>High level site access and local highway</p>	<p>The site is available. It is owned by a willing landowner identified through the call for sites process. The land has been identified as being available immediately. As set out in</p>

		<p>archaeological site and noise.</p> <p>The assessment of this site by the council and technical consultees identifies that there is a reasonable prospect that such constraints can be overcome to enable the delivery of the site.</p>	<p>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 to site text box: Insert in reports: <u>Transport Statement</u></p> <p>The site allocation text box identifies that the site is close to an area of archaeological interest. West Yorkshire Archaeological Advisory Service made no objection subject to recommending a pre-determination archaeological evaluation which is also outlined in the Plan.</p> <p>Appropriate mitigation if required will be considered at the planning application stage.</p>	<p>EX30.2, page 50 the site is deliverable and scheduled to start in 2019/20.</p>
<p>14.</p>	<p>H95</p> <p>Additional Questions:</p> <p>i) Have the impact of the proposals on heritage assets been adequately assessed and addressed? Should protection and mitigation measures linked to the Heritage Impact Assessment (LE69) be specified in the Plan?</p> <p>The impact of the proposal on the heritage asset has been appropriately assessed and addressed in accordance with the NPPF (NE1, chapter 12). The site has been assessed and Historic England have highlighted that the site is within 30 metres of a Scheduled Monument and there are a number of Grade II listed buildings to the South. They advised that development could harm elements which contribute</p>			

	<p>to their significance therefore a Heritage Impact Assessment has been undertaken. The report (LE69, paragraph 6.3) highlights that the site has been identified as having moderate significance. It states that ‘this land has been assessed and it is the opinion of this report that any harm will be less than substantial and can be mitigated. This mitigation is required in order to retain views identified from Hall Lane and to retain the agricultural setting’. As such Policy PLP35 is considered the appropriate mechanism to secure mitigation measures at the time of the determination of the planning application.</p> <p>ii) What is the relationship between sites H95 and H3379? Is there a need for the sites to be comprehensively planned?</p> <p>Site H3379 has an extant planning permission (2014/92815) granted on 25/1/2016 for the demolition of hostel buildings and outline application for residential development and was owned by the council. There have been no planning applications on site H95 which is privately owned. There is no need for the sites to be comprehensively planned, however, there may be an opportunity for the sites to be developed together.</p>			
15.	<ul style="list-style-type: none"> H192 – Headfield Mills, Savile Road, Savile Town, Dewsbury (35 dwellings) 	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocations box (SD2, page 65) including consideration of flooding, noise and coal mining.</p> <p>The assessment of this site by the council and technical consultees there is a reasonable prospect that such constraints can be overcome to enable the delivery of the site.</p>	<p>The site capacity of 35 dwellings is appropriate as it recognises the on-site constraints with a total of 0.16 ha removed from the total site area.</p> <p>0.16ha was removed to recognise the UK BAP priority habitat which includes the area of the site in flood zone 3.</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 to site text box: Insert in reports: <u>Transport Statement</u></p>	<p>It is considered that there is a reasonable prospect that the site will be available within the plan period and there is an absence of evidence to suggest that it would not be available.</p> <p>As set out in EX30.2, page 50 the site is deliverable and scheduled to start in 2019/20.</p>

<p>16.</p>	<ul style="list-style-type: none"> • H269 – land north-west of Forge Lane, Thornhill Lees, Dewsbury (93 dwellings) 	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocations box (SD2, page 66) including consideration of surface water, noise, air quality, heritage and coal mining.</p> <p>The assessment of this site by the council and technical consultees there is a reasonable prospect that such constraints can be overcome to enable the delivery of the site.</p> <p>The site requires a surface water drainage report as identified in the site text box as there is ponding outside of the existing building. As the site is adjacent to a cement works and land fill site as such a noise assessment is required.</p>	<p>The site capacity of 93 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity.</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 available. It is owned by a willing landowner identified through the call for sites process.</p> <p>As set out in EX30.2, page 50 the site is deliverable and scheduled to start in 2019/20.</p>
<p>17.</p>	<p>H269 Additional Questions:</p> <p>i) Is the proposal in line with paragraph 74 in the National Planning Policy Framework (NPPF)?</p> <p>The council recognise that there is a small area of open space within site boundary which would need to be retained or replaced by</p>			

	<p>equivalent or better provision in terms of quantity or quality in a suitable location.</p> <p>ii) Has the impact of the proposal on heritage assets been adequately assessed and addressed?</p> <p>The impact of the proposal on the heritage asset has been appropriately assessed and addressed in accordance with the NPPF (NE1, chapter 12). The site has been assessed and whilst the site is within the settings of several listed buildings, no objections have been received from Historic England, West Yorkshire Archaeology Advisory Service (WYAAS) or the council's Conservation and Design team (BP29.1, page 55). Site constraints (SD2, page 66) highlight that the site is close to listed buildings and a Heritage Impact Assessment is listed under reports required. As such Policy PLP35 is considered the appropriate mechanism to secure mitigation measures at the time of the determination of the planning application.</p>			
<p>18.</p>	<ul style="list-style-type: none"> H1754 – land off Smithy Parade, Dewsbury (21 dwellings) 	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocations box (SD2, page 66/67) including coal mining and contamination.</p> <p>The assessment of this site by the council and technical consultees there is a reasonable prospect that such constraints can be overcome to enable the delivery of the site.</p>	<p>The site capacity of 21 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site 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 a planning application will inform and direct the nature and scale of any mitigation measures required.</p>	<p>The site is available and is owned by Kirklees Council. As set out in EX30.2, page 50 the site is deliverable and scheduled to start in 2019/20.</p>
<p>19.</p>	<ul style="list-style-type: none"> H1660 – land east of Heckmondwike 	<p>This site was assessed as suitable for housing using the Local Plan site</p>	<p>The site capacity of 62 dwellings has not taken account of the protected trees on</p>	<p>The site is available and is owned by Kirklees Council. As</p>

	<p>Road, Dewsbury Moor (62 dwellings)</p>	<p>allocations methodology (BP23) subject to the reports listed in the site allocations box (SD2, page 68) including surface water drainage and coal mining.</p> <p>The assessment of this site by the council and technical consultees there is a reasonable prospect that such constraints can be overcome to enable the delivery of the site.</p> <p>The site may require third party land to achieve a drainage solution therefore a surface water drainage report is required.</p> <p>As there are mine entrances present and part of site is within a High Risk Coal Referral Area therefore a coal mining risk assessment is required.</p>	<p>site which should have been netted off.</p> <p>Therefore 0.25 ha should be removed from the developable area and the site capacity amended to 53 dwellings.</p> <p>Proposed modification: Delete and insert text:</p> <p>Net Site Area (Ha): 1.79 <u>1.54 ha</u></p> <p>Indicative capacity: 62 <u>53 dwellings</u></p> <p>Constraints: <u>Protected trees on part of site</u></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>set out in EX30.2, page 50 the site is deliverable and scheduled to start in 2019/20.</p>
<p>20.</p>	<p>H1660</p> <p>Additional Question:</p> <p>i. Is the proposal in line with paragraph 74 in the NPPF?</p> <p>The existing children’s play area on the site has been included in the council’s Open Space Study (LE145) Appendix 2.2, which has not been subject to an open space assessment subject to its size. However, the existence of this play facility has been taken into account in the site allocations box (SD2, page 68).</p>			

	<p>Proposed modification: Delete and insert text</p> <p>Other site specific considerations: Children's playground which could be incorporated into layout of housing site <u>The children's playground should be retained within the site or mitigation measures of equivalent value will be required to meet local needs.</u></p>			
<p>21.</p>	<ul style="list-style-type: none"> • H2646 – Lock Street, Thornhill, Dewsbury (104 dwellings) 	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23). The Plan provides clear guidance on the constraints. Such constraints have been overcome as this site now has outline planning permission for residential use (2013/90249).</p>	<p>The indicative site capacity (104 dwellings) is appropriate taking account of the site constraints and provision of the necessary infrastructure. This site has outline planning permission (2013/90249) covering the whole site, granted in 17/4/2015.</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 available as evidenced by the planning permission (2013/90249, Blackmores (D) Ltd). As set out in EX30.2, the site is deliverable and scheduled to start in 2019/2020.</p>
<p>22.</p>	<ul style="list-style-type: none"> • H3379 – land north of Hall Lane, Thornhill, Dewsbury (38 dwellings) 	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23). The Plan provides clear guidance on the constraints. Such constraints have been overcome as this site now has outline planning permission for</p>	<p>The site capacity of 38 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity.</p> <p>High level site access and local highway constraints have been considered within</p>	<p>The site is available as evidenced by the planning permission (2014/92815, Kirklees Council). As set out in EX30.2, page 50 the site is deliverable and scheduled to start in 2019/2020.</p>

		residential use (2014/92815).	<p>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 to site text box: Insert in reports: <u>Transport Statement</u></p> <p>The site allocation text box identifies that the site is close to an area of archaeological interest. West Yorkshire Archaeological Advisory Service made no objection subject to recommending a pre-determination archaeological evaluation which is also outlined in the Plan.</p> <p>Appropriate mitigation if required will be considered at the planning application stage.</p>	
23.	<p>H3379 Additional Questions:</p> <p>i. Have the impact of the proposals on heritage assets been adequately assessed and addressed? Should protection and mitigation measures linked to the Heritage Impact Assessment (LE69) be specified in the Plan?</p>			

	<p>The impact of the proposal on the heritage asset has been appropriately assessed and addressed in accordance with the NPPF (NE1, chapter 12). The site has been assessed and Historic England have highlighted that the site is within 30 metres of a Scheduled Monument and there are a number of Grade II listed buildings to the South. They advised that development could harm elements which contribute to their significance therefore a Heritage Impact Assessment has been undertaken. The report (LE69, paragraph 6.3) highlights that the site has been identified as having moderate significance. It states that ‘this land has been assessed and it is the opinion of this report that any harm will be less than substantial and can be mitigated. This mitigation is required in order to retain views identified from Hall Lane and to retain the agricultural setting’.</p> <p>English Heritage (now Historic England) stated in their consultation response to planning application (2014/92815) ‘We are satisfied that subject to building heights being restricted to low rise the scheme will not have a detrimental impact on the significance of either of these heritage assets or the wider Conservation Area of Thornhill. The scheduled monument lies within Thornhill Park which has a strong edge boundary with development site. This is enhance by the presence of mature trees. This strong boundary should be maintained to retain the distinct separation of the sites.’</p> <p>ii. What is the relationship between sites H95 and H3379? Is there a need for the sites to be comprehensively planned?</p> <p>Site H3379 has an extant planning permission (2014/92815) granted on 25/1/2016 for the demolition of hostel buildings and outline application for residential development and was owned by the council. There have been no planning applications on site H95 which is privately owned. There is no need for the sites to be comprehensively planned, however, there may be an opportunity for the sites to be developed together.</p>			
24.	<ul style="list-style-type: none"> • H197 – former allotments, Leeds Road, Mirfield (22 dwellings) 	<p>The site is suitable for housing using the Local Plan Site Allocations Methodology (BP23). No significant constraints have been identified, subject to the reports listed in the site allocations box.</p>	<p>The site capacity of 22 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity. High level site access and local highway constraints have been considered within the context of the site capacity. The</p>	<p>The site is available and has a willing landowner identified through the call for sites process. The land has been identified as being available immediately. The site is deliverable as set out in EX30.2</p>

		The assessment of this site by the council and technical consultees conclude there is a reasonable prospect that such constraints can be overcome to enable the delivery of the site.	Transport Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required. Proposed modification to site text box: Insert in reports: <u>Transport Statement</u>	(scheduled to start in 2019/20).
25.	<ul style="list-style-type: none"> H794 – Flash Lane, Mirfield (60 dwellings) 	<p>The site is suitable for housing using the Local Plan Site Allocations Methodology (BP23). No significant constraints have been identified, subject to the reports listed in the site allocations box.</p> <p>The assessment of this site by the council and technical consultees conclude there is a reasonable prospect that such constraints can be overcome to enable the delivery of the site.</p>	<p>The site capacity of 60 dwellings is appropriate as it recognises the on-site constraints with a total of 0.26ha removed from the total site area due to a BAP priority habitat being located on site.</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>	The site is council owned and has been identified through the asset review process. The site is deliverable as set out in EX30.2 (scheduled to start in 2019/20).
26.	<ul style="list-style-type: none"> MX1929 – land at Slipper Lane, Mirfield (166 dwellings and 17,234 m²) 	The site is suitable for mixed use using the Local Plan Site Allocations Methodology (BP23). MX1929 has an extant planning permission 2014/90688 Outline application for erection of commercial floorspace	<p>MX1929 has an extant planning permission that comprehensively plans for the site 2014/90688 (BP29.1, page 146), the indicative capacity is taken from the planning permission.</p> <p>High level site access and local highway</p>	The site is available and deliverable evidenced by the planning permission 2014/90688. Discharge of conditions are actively being worked through (2015/92679) As set out in EX30.2, page 55 the

		<p>(B1c, B2, B8) including details of engineering operations to form serviced employment plots and full application for the erection of 166 dwellings. Discharge of conditions are actively being worked through (2015/92679 – approved 19 July 2017) (BP29.1, page 146).</p>	<p>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>site is deliverable and scheduled to start in 2018/2019</p>
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