

Kirklees Local Plan Examination

Stage 4 hearings Other Site Allocations

DEWSBURY AND MIRFIELD SUB-AREA (Matter 36)

MATTERS, ISSUES AND QUESTIONS (MIQs)

Council Response

Matter 36 – Dewsbury and Mirfield safeguarded land

- 1.1 This statement sets out the council's responses in relation to the Inspector's matters and issues Matter 36. 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 safeguarded land allocations in Dewsbury and Mirfield justified, effective and in line with national policy?

Table 1:

| Ref | Site | a) Are identified access/other constraints i) capable of being resolved, and ii) unlikely to be resolved until 2031 or beyond? | b) Is the site available for development, and is there evidence of an active landowner/developer who is seeking to bring forward the site? |
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| 1. | <ul style="list-style-type: none"> SL2168 – south of Tolston Street, Chickenley, Dewsbury | <p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case third party land would need to be acquired which is not currently available. A further assessment of the site constraints would be required at the review of the Local Plan. (BP29.1, page 158)</p> | <p>This site is available as shown by the Call for Sites submission.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031.</p> |
| 2. | <ul style="list-style-type: none"> SL2273 – south of junction of Leeds Road and Sugar Lane, Dewsbury | <p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. (BP29.1, page 159)</p> | <p>This site does not currently have a willing landowner.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031.</p> |

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| <p>3.</p> | <ul style="list-style-type: none"> • SL2201 – north of 42-90 Ravensthorpe Road, Thornhill Lees, Dewsbury | <p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case third party land would need to be acquired which is not currently available. A further assessment of the site constraints would be required at the review of the Local Plan (BP29.1, page 157)</p> | <p>The site is a Provisional Open Land site in the Unitary Development Plan. It is council owned land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031.</p> |
| <p>4.</p> | <ul style="list-style-type: none"> • SL2198 – land west of 241-299 Heckmondwike Road, Dewsbury Moor | <p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031.</p> <p>The site lies within HSE hazardous installation zones inner and middle. It is also adjacent to an existing industrial complex. Whilst consideration has been given to remove the affected area of the site in the inner zone, it is thought that over time changes within the adjacent industrial complex could occur which would allow the site to come forward post 2031 (BP29.1, page 158).</p> | <p>The site is a Provisional Open Land site in the Unitary Development Plan. There is limited evidence on a willing landowner.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031.</p> |

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| 5. | <ul style="list-style-type: none"> SL2302 – north of Sutcliffe Memorial Ground, Jackroyd Lane, Mirfield | <p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case third party land would need to be acquired which is not currently available. A further assessment of the site constraints would be required at the review of the Local Plan (BP29.1, page 156).</p> | <p>This site is available as shown by the Call for Sites submission.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031.</p> |
| 6. | <ul style="list-style-type: none"> SL2171 – west of 27-75 Greenside Road, Mirfield | <p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case third party land would need to be acquired which is not currently available. A further assessment of the site constraints would be required at the review of the Local Plan (BP29.1, page 156).</p> | <p>This site is available as shown by the Call for Sites submission.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031.</p> |
| 7. | <ul style="list-style-type: none"> SL2163 – Balderstone Hall Lane, Mirfield | <p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this</p> | <p>This site is available as shown by the Call for Sites submission, and in part has a planning application awaiting determination.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan</p> |

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| | <p>site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case third party land would need to be acquired which is not currently available. A further assessment of the site constraints would be required at the review of the Local Plan. (BP29.1, page 157)</p> <p>There is a current planning application on part of this site (2017/93935) – Erection of 61 dwellings with associated access, drainage, open space and landscaping – yet to be determined.</p> | <p>period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031.</p> |
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