

Kirklees Local Plan Examination

Stage 4 – Initial Hearings

BATLEY AND SPEN SUB-AREA (Matter 37)

MATTERS, ISSUES AND QUESTIONS (MIQs)

Council Response

Matter 37 – Batley and Spen housing allocations: Green Belt releases

- 1.1 This statement sets out the council's responses in relation to the Inspector's matters and issues Matter 37 – Batley and Spen housing allocations: Green belt releases. 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 sites are included in this response:
 - H662 – Land rear of 52 Upper Batley, Low Lane, Batley
 - H193 – Land north of Holme House, Oxford Road, Gomersal
 - H531 – Land south-west of Sourby Cross Way, east Brierley
 - H218 – Bluehills Farm, Whitehall Road, Birkenshaw
 - H49a – Land adjacent to Brick Hill Farm, Oddfellows Street, Scholes
 - H69 – Merchant Fields, Hunsworth Lane, Cleckheaton
 - H508 – Land west of Whitechapel Middle School, Whitechapel Road, Cleckheaton
 - H2066 – Warren Cottage, 916 Halifax Road, Scholes, Cleckheaton
 - H198 – Land south of Second Avenue, Hightown, Liversedge
 - H242 – Land north of 72 Peep Green Road, Hartshead
 - H278 – Land off Lands Beck Way, Liversedge
 - H442 – Land between Richmond Park and Sunnyside Avenues, Roberttown
 - H489 – Land at 7 Church Lane, Gomersal, Cleckheaton
 - H567 – Stublely Farm, Leeds Road, Heckmondwike
 - H591 – Land west of Cliffe Mount, Ferand Lane, Gomersal
 - H2537 – Land adjacent at Halifax Road, Hightown, Liversedge
 - H2667 – Land at former Gomersal Primary School, Oxford Road, Gomersal

- 1.4 The council's responses on the general and site-specific questions are grouped and ordered by the above list.

Batley and Spennings housing allocations: Green belt releases

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 capacity appropriate, taking account of constraints and the provision of necessary infrastructure?	c) Is the site available and deliverable in the timescales set out in the Council's housing trajectory?	d) What effect would the proposed boundary change and allocation have on the Green Belt and the purposes of including land within it? Are there exceptional circumstances that justify altering the Green Belt? If, so what are they?
H662	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box including contamination report, pre-determination archaeological report, coal mining risk assessment and health impact assessment.</p> <p>There is a requirement for a health impact assessment as a result of comments from public health relating to higher than average rates of respiratory emergency admissions in this area. Environmental Health colleagues however, do not</p>	<p>The site capacity of 33 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity. The indicative capacity is therefore, appropriate based on the developable area using the approach set out in EX30.2.</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 was identified through the call for sites process and has a willing landowner.</p> <p>The site is deliverable as the identified constraints can be overcome. H662 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy constraint on this site. The phasing is therefore, appropriate in accordance with the approach set out in EX30.2.</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing</p>

	<p>have an objection to the site allocation on the basis of air quality.</p> <p>The site box contains reference to a drainage masterplan. This is desirable but not a requirement. In practice this would be achieved primarily through the implementation of Policy PLP5 (Masterplanning) and Policy PLP28 (Drainage) (See Matter 26 i).</p> <p>The assessment of the 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>			development on the site outweigh the loss of this part of the green belt.
H193	<p>The site is suitable for housing subject to the reports listed in the site allocations box including consideration of noise, air quality and coal mining risk assessment.</p> <p>The assessment of the 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 21 dwellings is appropriate as it recognises the on-site constraints with a total of 0.64ha removed from the total site area.</p> <p>0.2 ha was removed to protect an open water course and 0.04ha removed to recognise areas of protected trees.</p> <p>No further constraints have been identified which would result in a reduction to the developable area. The indicative capacity is</p>	<p>The site was identified through the call for sites process and has a willing landowner.</p> <p>The site is deliverable as the identified constraints can be overcome. H193 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy constraint on this site. The phasing is therefore, appropriate in accordance</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable</p>

		<p>therefore, appropriate based on the remaining developable area using the approach set out in EX30.2</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>	with the approach set out in EX30.2	development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
H531	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box including transport statement, contamination report, low emission travel plan, flood risk assessment and heritage impact assessment.</p> <p>The site promoter has submitted the following in support of the allocation:</p> <ul style="list-style-type: none"> • Heritage statement • Low emission travel plan • Flood and drainage report • Phase 1 preliminary site assessment. 	<p>The site capacity of 59 dwellings is appropriate as it recognises the on-site constraints with a total of 0.1 ha relating to the area running along the recreation area removed from the total site area.</p> <p>No further constraints have been identified which would result in a reduction to the developable area. The indicative capacity is therefore, appropriate based on the remaining developable area using the approach set out in EX30.2</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</p>	<p>The site was identified through the call for sites process and has a willing landowner.</p> <p>The site is deliverable as the identified constraints can be overcome. H531 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy constraint on this site. The phasing is therefore, appropriate in accordance with the approach set out in EX30.2</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing</p>

	<p>The assessment of the 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>planning application will inform and direct the nature and scale of any mitigation measures required.</p>		<p>development on the site outweigh the loss of this part of the green belt.</p>
H218	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box including transport assessment, travel plan, air quality impact assessment, noise assessment, contamination report, odour assessment, pre-determination archaeological assessment, flood risk assessment, surface water drainage report, coal mining risk assessment, heritage impact assessment.</p> <p>The assessment of the 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 123 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity. The indicative capacity is therefore, appropriate based on the developable area using the approach set out in EX30.2</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 was identified through the call for sites process and has a willing landowner.</p> <p>The site is deliverable as the identified constraints can be overcome. H218 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy constraint on this site. The phasing is therefore, appropriate in accordance with the approach set out in EX30.2</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.</p>

218 i)	<p>Have the impact of the proposals on the historic environment been adequately assessed and appropriate mitigation measures put in place?</p> <p>Yes, all sites were assessed by the Council’s heritage team, West Yorkshire Archaeology Service and Historic England as outlined in the Local Plan Site methodology (BP23). SD7 Section 2 sets out the process of Historic England’s approach in assessing site allocations. The heritage screening process undertaken as part of the site selection process has directly informed site scoring within the Sustainability Appraisal (as set out within the assumptions for SA objective 13). SD7, Section 2.22 (iii) states that a heritage impact assessment was not undertaken for H218 as the site was considered ‘sound’ by Historic England in its consultation response to the Publication Draft Local Plan (PDLP_AD3732) which additionally, states that “we (Historic England) welcome the inclusion of the reference within the Constraints Section that this site lies close to a Listed Building.</p> <p>The site allocation box for H218 identifies that a Heritage Impact Assessment will be required. 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.</p>			
H49a	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box including contamination report, health impact assessment.</p> <p>The assessment of the 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 34 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity. The indicative capacity is therefore, appropriate based on the developable area using the approach set out in EX30.2</p>	<p>The site was identified through the call for sites process and has a willing landowner.</p> <p>The site is deliverable as the identified constraints can be overcome. H49a is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy constraint on this site. The phasing is therefore, appropriate in accordance with the approach set out in EX30.2</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of</p>

				facilitating housing development on the site outweigh the loss of this part of the green belt.
H49a i)	<p>Is there evidence that third party land can be secured for access?</p> <p>Yes, The council refers to the Planning Representations Report prepared by George F White Planning Consultants. Within the Planning Representations Report it states: <i>“There is an existing access to the Site in the north eastern corner onto Oddfellows Street. The attached, Initial Highways Assessment concludes that access on to Oddfellows Street could be achieved and would enable the access to serve the whole site. Our Client’s inform me that they own to the centre of Oddfellows Street along the northern boundary of the Site.”</i></p> <p>Further to this, the site promoter has submitted additional information as part of their response to Matter 37 which confirms that they own/control the land to access the site without the requirement for third party land. The council therefore considers that this provides enough evidence that third party land can be secured.</p> <p>The site allocation text box identifies that improvements to the local highway links may be required which may include improvements to the Oddfellow Street/Scholes Lane Junction. The council considers that the issue could be dealt with at the planning application stage, as a transport statement would be required which would include the consideration of traffic volumes, speed surveys. Appropriate mitigation measures could be identified at the time of a planning application and could include traffic calming measures and/or physical improvements to junction itself. Improvements to the visibility splays at the junction could be accommodated without the need for third party land. The council therefore, considers that there is a reasonable prospect of the site being delivered.</p> <p>To provide clarification and to update on the control of the access, the council propose a modification to delete reference to “third party land required to achieve sufficient visibility splays” and to add to the reports required “Transport Statement” to provide clarity on how the highway improvements will be considered..</p> <p>Proposed Modification Delete reference to “third party land required to achieve sufficient visibility splays” from the constraints box</p> <p>Proposed Modification Add reference to “Transport Statement” in the reports required text box</p>			

<p>H69</p>	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box including transport assessment, travel plan, flood risk assessment, air quality impact assessment, contamination report, noise assessment, pre-determination archaeological assessment, health impact assessment, ecological assessment and coal mining risk assessment.</p> <p>The site promoter has submitted a masterplan, transport assessment, noise assessment, landscape and visual assessment and an ecological appraisal to support delivery of the site allocation (SS6-H69).</p> <p>The assessment of the 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 413 dwellings is appropriate as it recognises the on-site constraints with a total of 0.28 ha relating to an area of priority habitat removed from the total site area.</p> <p>No further constraints have been identified which would result in a reduction to the developable area. The indicative capacity is therefore, appropriate based on the remaining developable area using the approach set out in EX30.2</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 was identified through the call for sites process and has a willing landowner and a housebuilder.</p> <p>The site is deliverable as the identified constraints can be overcome. H69 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy constraint on this site. The phasing is therefore, appropriate in accordance with the approach set out in EX30.2</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.</p>
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H69 i)	<p>Does the plan provide sufficient detail regarding constraints and mitigation measures, relating to issues such as biodiversity, Public Rights of Ways (PROW) and landscape setting? Can the north-east section of the site be developed without significant harm?</p> <p>Biodiversity Yes, West Yorkshire Ecological Services has identified a priority habitat within and immediately adjacent to the site. These habitats are Nann Hall Beck and hedgerows. Nann Hall Beck forms the eastern boundary of the north-east section of H69, and hedgerows are found throughout the site. The site allocations constraint box identifies that part of the site lies within a priority habitat and a Wildlife Habitat Network. The net area box also indicates that the site area has been reduced to accommodate the above.</p> <p>Public Right of Way The site has been developed with a Masterplan in line with Policy PLP5. The Masterplan and the associated opportunities and constraints plan, both submitted as part of the site specific evidence (SS6-H69) show the existing Public Rights of Way and associated links to them. In addition the council will expect issues such as links to public rights of way to be addressed through Policy PLP 23 Core walking and cycling network. “Proposals that may prejudice the function, continuity or implementation of the core walking and cycling network will not be permitted. Proposals shall seek to integrate into existing and proposed cycling and walking routes as identified in the core walking and cycling network by providing connecting links where appropriate; and regard shall also be had to linking to Strategic Green Infrastructure networks as identified on the Policies Map”. It is envisaged that this will take place at application stage.</p> <p>In summary the Plan does not need to specify particular mitigation measures for this site as this is dealt with under Policy PLP5 at allocation stage and will be dealt with under Policy PLP 23 at application stage.</p> <p>However, the council considers that for clarity a reference to the Public right of way could be incorporated within the site allocation boxes for plan consistency.</p> <p>Proposed Modification Insert reference to “Public Right of Way crosses the north-eastern corner of the site”.</p> <p>Landscape setting Yes. The council has undertaken a Landscape Character Assessment of the district as part of the Evidence base for the Local Plan. The site promoter has produced a Landscape and Visual Assessment to support the allocation of the site (SS6 – H69). The developable area of the site has been reduced to safeguard and enhance the function and connectivity of the Wildlife Habitat Network which in accordance with PLP30 Biodiversity and Geodiversity takes into account the local and wider landscape-scale. The Kirklees Local Plan Strategy and Policies document (SD1) also contains a range of policies which would protect the landscape setting</p>
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	<p>including PLP5 Masterplanning, PLP24 Design, PLP30 Biodiversity and Geodiversity and PLP32 Landscape.</p> <p>Can the north-east section of the site be developed without significant harm</p> <p>Yes. The site box specifically requires an Ecological Assessment which could comprise either a Preliminary Ecological Appraisal Report or Ecological Impact Assessment. These reports will identify any significant ecological effects and propose suitable mitigation measures, which will allow the proposals to be assessed against policy PLP 30. A validation checklist is being developed separately which will identify situations where supporting ecological evidence is required. The site promoter has produced an Ecological Assessment to support the site allocation (SS6 – H69).</p>			
H69ii)	<p>Are there phasing or other implications arising from potential mitigation to the Strategic Road Network?</p> <p>There are no phasing implications (for H69) arising from potential mitigation to the Strategic Road Network. This is due to the fact that H69 is modelled by Highways England as generating a less than significant impact on the Strategic Road Network (including at Junction 26 of the M62/M606 - Chain Bar) until 2027 at the earliest. Development of H69 is therefore not considered by Highways England to have the potential to generate a significant impact upon the Strategic Road Network (including at Junction 26 of the M62/M606 - Chain Bar) until this time. For this reason development is not dependent upon construction of a committed scheme and will not need to be phased to take place following scheme opening. Furthermore, Highways England considers H69 to be sound notwithstanding the postponement of the RIS Scheme at Junction 26 of the M62/M606 (Chain Bar). This is established within the Kirklees Council and Highways England Joint Position Statement – SC008 (18.01.18). As regards other implications, the site allocation box for H69 in Part 2 of the Plan enables the Council to require measures that reduce and mitigate significant impacts on the M62 and contributions to additional schemes identified by Highways England if a Transport Assessment demonstrates that committed schemes will not provide sufficient capacity to deal with the additional demand generated by H69. Any contributions will be sought in accordance with Paragraphs 204 and 173 of the NPPF.</p>			
H508	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box including transport assessment, travel plan, contamination report, noise assessment, flood risk assessment, health impact assessment, coal mining risk assessment and heritage</p>	<p>The site capacity of 170 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity. The indicative capacity is therefore, appropriate based on the developable area using the approach set out in EX30.2</p> <p>High level site access and local highway constraints have been considered within the context of</p>	<p>The site was identified through the call for sites process and has a willing landowner.</p> <p>The site is deliverable as the identified constraints can be overcome. H508 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy constraint on this site. The</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt</p>

	<p>impact assessment.</p> <p>The assessment of the 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. The Transport Assessment provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p> <p>Please note Proposed Modification AD-MM33 in SD4.</p>	<p>phasing is therefore, appropriate in accordance with the approach set out in EX30.2</p>	<p>alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.</p>
H508 i)	<p>Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should protection and mitigation measures linked to the Heritage Impact Assessment (LE73) be specified in the Plan?</p> <p>Yes, the impact of the proposal on the heritage asset has been appropriately assessed and addressed in accordance with the NPPF (NE1). This approach is set out in the HIA for H508 (LE73). Section 6 of the HIA demonstrates that identified impacts can be mitigated, and refers to retaining land to the west of the church as open land. It is, however, considered appropriate to allow a range of mitigation measures to be considered at the design stage of the planning application and not be specified in the local plan. One option could be to consider the provision of open space on this area of land as part of the detailed scheme. Policy PLP35 provides the framework to secure mitigation measures in the context of the planning application, with document LE73 a reference document at the time of the determination of the planning application.</p> <p>The requirement for a Heritage Impact Assessment is set out in the site allocation box.</p>			
H2066	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box including noise assessment, contamination report, air quality impact assessment, health impact assessment and coal mining risk assessment.</p>	<p>The site capacity of 17 dwellings is appropriate as it recognises the on-site constraints with a total of 0.08 ha relating to an existing house removed from the total site area. The indicative capacity is therefore, appropriate based on the developable area using the approach set out in EX30.2</p> <p>High level site access and local highway constraints have been</p>	<p>The site was identified through the call for sites process and has a willing landowner.</p> <p>The site is deliverable as the identified constraints can be overcome. H2066 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all</p>

	<p>The assessment of the 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>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>constraint on this site. The phasing is therefore, appropriate in accordance with the approach set out in EX30.2</p>	<p>relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.</p>
H198	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box including transport assessment, travel plan, contamination report, flood risk assessment, heritage impact assessment and pre-determination archaeological assessment.</p> <p>The site box contains reference to a drainage masterplan. This is desirable but not a requirement. In practice this would be achieved primarily through the implementation of Policy PLP5 (Masterplanning) and Policy PLP28 (Drainage) (See Matter 26 i).</p>	<p>The site capacity of 125 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity. The indicative capacity is therefore, appropriate based on the developable area using the approach set out in EX30.2</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>Please note Proposed Modification AD-MM34 in SD4.</p>	<p>The site is council owned and identified through the asset review process.</p> <p>The site is deliverable as the identified constraints can be overcome. H198 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy constraint on this site. The phasing is therefore, appropriate in accordance with the approach set out in EX30.2</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part</p>

	<p>The assessment of the 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>of the green belt.</p>
<p>H198i)</p>	<p>Is the proposal consistent with paragraph 74 in the National Planning Policy Framework (NPPF) in relation to the potential loss of open space and sports facilities?</p> <p>Yes, however, the council considers that a Proposed Modification to clarify that replacement facilities or mitigation measures of an equivalent value would be required, would add clarity.</p> <p>Proposed Modification:</p> <p>Insert the following text with the other site specific considerations box: “Replacement recreation facilities or mitigation measures of equivalent value will be required to meet local needs having regard to the most up-to-date evidence for sport and recreational needs.”</p>			
<p>H198ii)</p>	<p>Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should the proposal seek to provide links to and enhancement to the adjoining PROW, in line with the mitigation measures in the Heritage Impact Assessment?</p> <p>The impact of the proposal on the heritage asset has been appropriately assessed and addressed in accordance with the NPPF (NE1, paragraph 135). This approach is set out in the HIA for H198 (LE71). Section 6 of the HIA demonstrates that identified impacts can be mitigated, however it is considered appropriate to allow a range of mitigation measures to be considered at the design stage of the planning application and not be specified in the local plan. As such Policy PLP35 is considered the appropriate mechanism to secure mitigation measures and would address the issue of the links to and enhancement to the adjoining PROW, with document LE71 a reference document at the time of the determination of the planning application.</p> <p>The requirement for a Heritage Impact Assessment is outlined in the site allocation box.</p>			

H242	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box including contamination report and noise assessment.</p> <p>The assessment of the 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 15 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity. The indicative capacity is therefore, appropriate based on the developable area using the approach set out in EX30.2</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 was identified through the call for sites process and has a willing landowner.</p> <p>The site is deliverable as the identified constraints can be overcome. H242 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy constraint on this site. The phasing is therefore, appropriate in accordance with the approach set out in EX30.2</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.</p>
H278	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box including contamination report, coal mining risk assessment and surface water drainage report.</p>	<p>The site capacity of 27 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity. The indicative capacity is therefore, appropriate based on the developable area using the approach set out in EX30.2</p> <p>High level site access and local highway constraints have been</p>	<p>The site was identified through the call for sites process and has a willing landowner.</p> <p>The site is deliverable as the identified constraints can be overcome. H278 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After</p>

	<p>The assessment of the 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>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>current green belt policy constraint on this site. The phasing is therefore, appropriate in accordance with the approach set out in EX30.2</p>	<p>due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.</p>
H442	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box including transport assessment, travel plan, air quality impact assessment, contamination report, coal mining risk assessment, flood risk assessment and heritage risk assessment.</p> <p>The site promoter has produced the following reports to support the allocation:</p> <ul style="list-style-type: none"> • Green belt analysis • Built form concept plan • Land use framework • Movement framework 	<p>The site capacity of 250 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity. The indicative capacity is therefore, appropriate based on the developable area using the approach set out in EX30.2</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 has a willing landowner and site promoter.</p> <p>The site is deliverable as the identified constraints can be overcome. H442 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy constraint on this site. The phasing is therefore, appropriate in accordance with the approach set out in EX30.2</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site</p>

	<ul style="list-style-type: none"> • Parameters plan • Place making framework • Drainage strategy • Ecology appraisal • Flood risk assessment • Landscape and visual assessment (SS8-H442) <p>The assessment of the 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>outweigh the loss of this part of the green belt.</p>
H442i)	<p>Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should the protection and mitigation measures linked to the Heritage Impact Assessment (LE72) be specified? Are there implications for the capacity?</p> <p>Yes, the impact of the proposal on the heritage asset has been appropriately assessed and addressed in accordance with the NPPF (NE1). This approach is set out in the HIA for H442 (LE72). Section 6 of the HIA demonstrates that identified impacts can be mitigated, and refers to the retention of the footpath and field boundaries, the area of land directly adjacent to the heritage asset and design requirements to be considered as part of the site design. While Paragraph 5.4 states that with the loss of this land there is a potential for it to cause less than substantial harm to the asset, the paragraph concludes that if the area is carefully designed the harm could be mitigated.</p> <p>The site promoter has produced a Landscape and Visual Assessment (SS8 – H442) which identifies a number of mitigation measures aimed at integrating the proposed development and reinforcing the nature of views. These measures include: retention of existing green gap on the approach to Roberttown along Roberttown Lane, enhancement of existing PROW and accessibility within the site, retain a north-south channelled view linking the allocation site with the countryside to the north and improve and augment existing vegetation on southern boundary to create a strong and visual boundary. These and other mitigation measures can be addressed at the design stage of the planning application and not be specified in the local plan. Policy PLP35 provides the framework to secure mitigation measures in the context of the planning application, with document LE72 a reference document at the time of the determination of the planning application.</p> <p>The requirement for a Heritage Impact Assessment is outlined in the site allocation box.</p>			

H442ii)	<p>Does the site have value as an open space which provides structural and landscape benefits and opportunities for informal recreation?</p> <p>The council recognises there is informal recreational use along Public Rights of Way through the site, however this site does not have sufficient structural and landscape benefits to help prevent the coalescence of settlements or does have sufficient open space qualities as its visual amenity benefits are limited to Roberttown Lane and Sunnyside Avenue and the council's view is that this site does not have sufficient open space characteristics to meet the definition of open space in NPPF (Annex 2: Glossary) and therefore protection as open space against NPPF paragraph 74.</p> <p>PROW are identified in the site allocation text box. The site promoter has produced a Landscape and Visual Assessment (SS8 – H442) which considers the impact on visual amenity. Areas identified as having a high impact are Sunnyside Avenue and from Roberttown Lane. Within the assessment, a number of mitigation measures are outlined at 6.4 of the report aimed at integrating the proposed development and reinforcing the nature of views. These measures include: retention of existing green gap on the approach to Roberttown along Roberttown Lane, enhancement of existing PROW and accessibility within the site, retain a north-south channelled view linking the allocation site with the countryside to the north and improve and augment existing vegetation on southern boundary to create a strong and visual boundary. The consideration of mitigation measures can be addressed at the planning application stage and in accordance with Plan policies. It is the council's view that with mitigation such as outlined above the site can provide for informal recreation through measures to enhance PROW and to address visual amenity.</p>			
H489	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box including contamination report and coal mining risk assessment.</p> <p>The assessment of the 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 22 dwellings is appropriate as it recognises the on-site constraints with a total of 0.04 ha relating to an existing house removed from the total site area. The indicative capacity is therefore, appropriate based on the developable area using the approach set out in EX30.2</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</p>	<p>The site was identified through the call for sites process and has a willing landowner.</p> <p>The site is deliverable as the identified constraints can be overcome. H489 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy constraint on this site. The phasing is therefore, appropriate in accordance with the approach set out in EX30.2</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics</p>

		required.		of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.
H567	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box including contamination report, flood risk assessment, heritage impact assessment and coal mining risk assessment.</p> <p>The assessment of the 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 46 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity. The indicative capacity is therefore, appropriate based on the developable area using the approach set out in EX30.2</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</p> <p>Insert reference to Transport Statement in the site allocations box</p>	<p>The site was identified through the call for sites process and has a willing landowner.</p> <p>The site is deliverable as the identified constraints can be overcome. H567 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy constraint on this site. The phasing is therefore, appropriate in accordance with the approach set out in EX30.2</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.</p>

<p>H567 i)</p>	<p>Have the impact of the proposals on the historic environment been adequately assessed and appropriate mitigation measures put in place?</p> <p>Yes, all sites were assessed by the Council’s heritage team, West Yorkshire Archaeology Service and Historic England as outlined in the Local Plan Site methodology (BP23). SD7 Section 2 sets out the process of Historic England’s approach in assessing site allocations. The heritage screening process undertaken as part of the site selection process has directly informed site scoring within the Sustainability Appraisal (asset out within the assumptions for SA objective 13). The council considers that development, can take place with no substantial harm to the historic environment assets. It is further considered that appropriate mitigation measures can be considered at the planning application stage in the context of the detailed scheme and layout. The site allocation box for H218 identifies that a Heritage Impact Assessment will be required.</p>			
<p>H591</p>	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box including transport assessment, travel plan, contamination report, noise assessment, flood risk assessment, heritage impact assessment.</p> <p>The site promoter has submitted the following evidence to support the allocation:</p> <ul style="list-style-type: none"> • Additional supporting evidence which includes Appendix 1 master plan, Appendix 2 transport appraisal, Appendix 3 green belt review, Appendix 4 Heritage Impact Assessment, Appendix 5 	<p>The site capacity of 135 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity. The indicative capacity is therefore, appropriate based on the developable area using the approach set out in EX30.2</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 was identified through the call for sites process and has a willing landowner and site promoter.</p> <p>The site is deliverable as the identified constraints can be overcome. H591 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy constraint on this site. The phasing is therefore, appropriate in accordance with the approach set out in EX30.2</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.</p>

	<p>Preliminary Ecological Appraisal, Appendix 6 Arboricultural report, Appendix 7 Drainage and floodrisk report, Appendix 8 Geo-Environmental report, Appendix 9 Noise.</p> <ul style="list-style-type: none"> • Drainage and Floodrisk Assessment (SS5-H591) <p>The assessment of the 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>			
H591 i)	<p>Have the impact of the proposals on the historic environment been adequately assessed and appropriate mitigation measures put in place?</p> <p>Yes, all sites were assessed by the Council's heritage team, West Yorkshire Archaeology Service and Historic England as outlined in the Local Plan Site methodology (BP23). SD7 Section 2 sets out the process of Historic England's approach in assessing site allocations. The heritage screening process undertaken as part of the site selection process has directly informed site scoring within the Sustainability Appraisal (asset out within the assumptions for SA objective 13). SD7, Section 2.22 (iv) states that H591 was screened out from requiring HIA by Kirklees internal heritage team, due to the provision of a heritage statement by the site promoter, which Kirklees Council consider to be satisfactory evidence to demonstrate that development, can take place with no substantial harm to the historic environment assets. The council considers that the 'agricultural' nature of the treatment to Ferrand Lane should be maintained and supplemented. It is considered that appropriate mitigation measures can be determined at the time of a planning application. The site allocation box for H218 identifies that a Heritage Impact Assessment will be required.</p>			
H2537	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box</p>	<p>The site capacity of 23 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity. The indicative capacity is therefore, appropriate based on the developable area using the</p>	<p>The site was identified through the call for sites process and has a willing landowner.</p> <p>The site is deliverable as the identified constraints can be</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt</p>

	<p>including contamination report.</p> <p>The assessment of the 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>approach set out in EX30.2</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>overcome. H2537 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy constraint on this site. The phasing is therefore, appropriate in accordance with the approach set out in EX30.2</p>	<p>boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.</p>
H2537 i)	<p>Are mitigation measures relating to the northern section of the site necessary to protect the character of the locality?</p> <p>Land to the north has planning permission (2016/93968) for 5 flats. It is considered that appropriate mitigation measures to protect the locality of the area can be considered at the time of a detailed planning application in accordance with policies such as PLP24 Design.</p>			
H2667	<p>This site has been assessed as suitable for housing development in accordance with the Local Plan site allocations methodology (BP23) subject to the reports listed in the site allocation text box including contamination report, coal mining risk assessment and flood risk assessment.</p> <p>The assessment of the site by the council and technical</p>	<p>The site capacity of 45 dwellings is appropriate as there are no on-site constraints which would lead to a reduction in the site capacity. The indicative capacity is therefore, appropriate based on the developable area using the approach set out in EX30.2</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The Transport</p>	<p>The site is a council owned site.</p> <p>The site is deliverable as the identified constraints can be overcome. H2667 is phased to deliver new homes from 2020/21 which is a realistic timescale as it reflects the current green belt policy constraint on this site. The phasing is therefore, appropriate in accordance</p>	<p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement.</p> <p>Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt</p>

	<p>consultees conclude there is a reasonable prospect that such constraints can be overcome to enable the delivery of the site.</p>	<p>Statement provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p> <p>Proposed Modification</p> <p>Insert reference to Transport Statement in the site allocations box</p>	<p>with the approach set out in EX30.2</p>	<p>alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.</p>
H2667 i)	<p>Is the proposal consistent with paragraph 74 in the NPPF in relation to the potential loss of open space and sports facilities? Is the proposed modification ADMM35 necessary for soundness reasons and compliant with paragraph 74?</p> <p>Yes, the council considers that the proposal is consistent with NPPF paragraph 74 which allows for the development of open space, sport and recreation facilities providing that the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. The Proposed Modification AD-MM35 provides clarification that replacement playing pitch provision or mitigation measures of an equivalent value will be required to meet local needs having regard to the most up to date evidence for sport and recreational needs.</p>			
H2667 ii)	<p>Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should protection and mitigation measures linked to the Heritage Impact Assessment (LE97) be specified in the Plan?</p> <p>Yes, the impact of the proposal on the heritage asset has been appropriately assessed and addressed in accordance with the NPPF (NE1). This approach is set out in the HIA for H2667 (LE97). Section 6 of the HIA identifies the areas of the site which have high significance include the boundary walls and the access to the footpath to the rear of the church and that these should be retained and incorporated into the design of the scheme. Paragraph 6.6 demonstrates that identified impacts can be mitigated. Additionally, Historic England consider that the original schools buildings should be retained and reused in any development proposal for this site.</p> <p>The council considers that the appropriate time to consider mitigation measures and the potential for retaining the school buildings is at the planning application stage in the context of a detailed application where the balance of harm against public benefit can be assessed. Policy PLP35 provides the framework to secure mitigation measures in the context of the planning application, with document LE97 a reference document at the time of the determination of the planning application.</p>			

Matter 37: Impact of the allocation on the Green Belt and the purposes of including land within it

Batley and Spen

Green Belt Review tests 2 and 3

The edge reference and value reflects the Green Belt Review outcomes (SD19 and SD20)

Tests 2a to 2c are site specific assessments of the degree to which land performs a green belt role and function following the methodology for those tests set out in the Green Belt Review (SD19)

Test 2d defaults to 'green - no impact' in all cases. This follows Stage 1 hearing discussions and is set out in the Council's note; Green Belt Review (SD19) Test 2d Reassessment (ID17). Struck-through text removes reference to the setting of historic assets.

Test 3: One of the purposes of including land in the green belt is “to assist in urban regeneration, by encouraging the recycling of derelict and other urban land” (Green Belt Review page 17). By constraining the potential for the expansion of built-up areas the green belt will direct development pressure towards opportunities to recycle land within urban areas and thereby achieve urban regeneration. The green belt is considered to support this green belt purpose equally throughout Kirklees. Test 3 is not included within the Green Belt Review matrix (Green Belt Review Appendix 1) and the Test 3 column is therefore neutral.

Site Allocation Methodology

Site specific assessment of the ability of the site to present a strong new green belt boundary and its relationship to the existing settlement form, following the assessment methodology set out in BP23 Local Plan Methodology Statement Part 2

		Green Belt Review					Site allocation methodology		
		Test 2				Test 3			
Option	Edge ref and value	2a: merger	2b: sprawl	2c: encroachment	2d: historic towns	urban regeneration	Suitability of potential boundary	Relationship to settlement	Assessment set out in BP29.1
H662 Upper Batley Low Lane	BE2_4	Some impact on strategic gap with Batley	Well contained	Limited relationship to countryside	No impact		Opportunity to create stronger new boundary	Settlement extension	This small site restricted to the extent of the 'garden' would have limited impact on openness. It is already enclosed and is separate from and different in character to the agricultural land around it. Removal of the site from the green belt allows an opportunity to create a new strong green belt boundary and its location and extent would not significantly erode the undeveloped nature of Upper Batley Low Lane.
H193 Holme House Gomersal	GS10_2	No impact	Well contained	Limited relationship to countryside	No impact		Present but not strong to north	Some perception of infill with group of properties to west	Although this site is within a narrow gap between Gomersal and Birkenshaw the M62 prevents the merger of the settlements. The site is screened from the surroundings by the line of protected trees on the frontage to Oxford Road. It has only limited relationship with the wider countryside. Existing development and the road present strong new defensible boundaries but the boundary to the north although present is not a strong feature on the ground.
H531 East Bierley	B/EB9_3	Reinforce - ment of ribbon develop - ment	Reasonably contained by field boundaries	Some relationship to countryside - urban fringe	No impact		Good	Settlement extension. Additional land release required	This site is reasonably well related to the settlement and is contained by road, track and field boundaries. The extent of the site does not encroach onto Birkenshaw. It would join with ribbon development on Hunsworth Lane but there is already an existing access at this point and the recreation ground would maintain the existing open approach to the village, but which would need to be removed from the green belt.
H218 Bluehills Farm Birkenshaw	B/EB13_2	No impact	Well contained but northern part prominent on rising land	Limited relationship to countryside	No impact		Good	Rounding off	This site is contained on three sides by urban features including the M62 and on the fourth by farm buildings. As such it is completely contained and presents no risk of sprawl, nor is it a significant part of the wider countryside. The slope towards the north may make development prominent but there is existing built form already at that level.
H49a Oddfellows Street Scholes	SCL5_3	No impact	Well contained	Countryside character limited by relationship to settlement	No impact		Present but not strong to east	Settlement extension but some degree of rounding off	This site is well related to the settlement edge, is contained on three sides and represents rounding off of this part of Scholes. The eastern boundary while not strong, is present so a new green belt boundary can be found which would prevent sprawl. The site appears as countryside but its relationship with the wider countryside is limited by its containment.

H69 Merchant Fields	CK10_2	No impact	Well contained	Part of wider countryside but limited by relationship to settlement	No impact		Good	Infill. Minor additional land release required	This is a contained area which is well related to the existing settlement and presents an opportunity for rounding off. The site follows features on the ground, including the line of Nann Hall Beck to the east. The size of the site presents opportunities to retain the setting of the beck and its associated important wildlife habitats. The site is agricultural but its containment and the degree of overlooking by existing development limits its appearance as countryside, particularly at its western extent. The north east of the site is on rising ground and could therefore be prominent.
H508 White -chapel Road Cleck- heaton	CK18_2	No impact	Well contained	Relationship to wider countryside limited by urban land uses	No impact		Good	Rounding off. Removal of adjacent playing fields desirable	This is an isolated area of green belt between the urban edge and the M62 which separates the site from the wider countryside. The motorway would present a strong new boundary to the west in this location. Significant tree belt screens the site from the adjacent school and would create an acceptable new boundary.
H2066 Warren Cottage	CK19_3	No impact	Well contained	Not part of countryside	No impact		Good	Existing residential use. Minor additional land release required	This site is a house and its garden on the edge of the urban area and distinctly different in character from the open agricultural land beyond it. The boundary of the residential property would present a strong and defensible boundary and the enclosed nature of the existing site means that there is no risk of sprawl or further encroachment or significant impact on openness. There has already been a degree of encroachment in this area as 900A has been built in the green belt. There is also therefore the opportunity to create a strong new boundary.
H198 Second Avenue Hightown	HT7_3	No impact	Well contained	Some visual link to adjacent land with countryside character	No impact		Opportunity to create strong new boundary. No ground feature currently present	Minor settlement extension	The green belt element of this site would represent a small scale extension into the green belt where impact on openness would be limited. The existing green belt boundary with the now demolished school does not follow a feature on the ground and this option would present the opportunity to create a strong new green belt edge
H242 Peep Green Road Hartshead	HH5_2	No impact	Well contained	Some relationship to countryside - urban fringe	No impact		Good	Some degree of infill with properties to west	The site is contained by existing development and Peep Green Road to three sides and a strong treed boundary on the north side. As such there is no risk of sprawl or further encroachment. This would be a small scale development well related to the settlement
H278 Lands Beck Way Liversedge	LV4_B Slope	No impact	Some degree of sprawl to south but contained on southern boundary	Some visual impact on top of slope	No impact		Good	Settlement extension	The part of this site that projects into the green belt represents a small scale settlement extension. It is located on a south facing slope but should not result in prominent development because in this location the degree of slope is less severe and the site is contained by a natural hedge/tree boundary which will prevent sprawl. This should also ensure that new development is no more prominent than the extent of the existing allocation to the north.
H442 Robert town	RT6_3	Reinforce - ment of coalesc - ence with Liversedge	Large site but well contained.	Countryside character - istics not compromised by proximity to urban area. May be prominent	No impact		Good	Infill but removal of additional land desirable	While the strategic role of this parcel of green belt is not strong, as Roberttown and Liversedge are already merged to some extent south of the site, the green belt overwashes Roberttown Lane in order to include this area of open land within the green belt. This is a well contained site bounded by the existing settlement, Roberttown Lane and the cricket ground and so there is no risk of sprawl.
H489 Church Lane Gomersal	GS5_5	Minor impact on strategic gap	Well contained	Limited relationship to countryside	No impact		Good	Infill/rounding off	Although the overall area in which this site lies is a restricted area of green belt separating Gomersal and Birstall, the site itself is small in relation to the size of the strategic gap and is well related to the settlement. The site is entirely bounded by trees which separates the site from its wider setting and its degree of containment means there is no risk of sprawl or encroachment and impact on openness would be limited.

H567 Stubley Farm Leeds Road	LV15_2	No impact	Well contained	Some relationship to countryside	No impact	
H591 Ferrand Lane	GS13_2	No impact	Well contained although western boundary less well defined	Some relationship to wider countryside	No impact	
H2537 Halifax Road Hightown	LV3_2	No impact	Reasonably contained	Limited relationship to countryside	No impact	
H2667 Former Gomersal Primary school	GS5_5	Some impact on strategic gap	Well contained	Some relationship to countryside	No impact	

Present but not strong to north over short distance	Rounding off	This paddock is bounded on two sides by residential development, to the north by a farm complex and to the west by Stubley Farm Road. The site rises slightly up to Stubley Farm but is largely screened from views except from the north east along Leeds Road, from where the existing edge formed by properties on Stubley Road is already clearly visible. As the site is behind existing houses on Leeds Road which are not in the green belt there would be no reduction in the extent of the gap to the north of Leeds Road. Stubley Farm Road would present a clear and defensible new boundary to the east. The boundary behind 85 and 87 Stubley Road would be less easy to define, but only over a short distance. Development could be achieved without significant impact on openness and without compromising or reducing in length the strong boundary along Leeds Road. The farm house and buildings should remain in the green belt.
Good	Settlement extension and part rounding off.	The site is contained by existing buildings on three sides and by Ferrand Lane to the north which would present a strong new green belt boundary. The containment provided by strong boundaries and existing development presents no risk of sprawl. This is an area of countryside but while visually linked to the wider countryside beyond Ferrand Lane to the north the strength of existing containment limits the relationship. The western extent of the option would begin to consolidate with the area of urban fringe where there is existing residential and other development at Throstle Nest, which could lead to pressure for further encroachment.
Weak to south but opportunity to create a stronger boundary than existing	Settlement extension	This is an area of green belt that appears contained by settlement form and land use features. It slopes upwards towards the north so any development on the northern extent could be prominent. This appears to be in part a brownfield site with fixed surface infrastructure from its use as a car park. National planning guidance allows for the redevelopment of such sites provided that openness is maintained but given the lack of buildings on this site this would be unlikely to be achievable as appropriate development in the green belt. The site is different in character from the agricultural land to its west and appears as a underused parcel of land on the edge of the urban area well contained and screened by trees. As such it could be removed from the green belt with little impact on openness and without undermining the role and function of the green belt in this area. The existing green belt boundary in this location is poorly defined leaving adjacent land vulnerable to encroachment. The site would be an improvement to the existing situation if amended to follow landlines on its southern boundary.
Good	Settlement extension. Part rounding off	The location, configuration and degree of containment of this site means that it could be released without undermining the strategic role of this area of green belt. It is bounded to the north and west by existing development and to the east and south by strong boundary features, meaning that there is no risk of further sprawl or encroachment.