



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

Issue – Are the proposed Green Belt release housing allocations in the Batley and Spennings Green Sub-Area justified, effective, developable/deliverable and consistent with national policy?

Site H442 – Land between Richmond Park & Sunnyside Avenue, Roberttown (250 dwellings)

Question a. Is the site suitable for the proposed use? Does the Plan provide clear guidance on requirements and constraints, and seek appropriate mitigation measures?

In terms of the suitability of the proposed site, Highways England would suggest that the council is best placed to answer this.

In terms of the requirements, constraints and appropriate mitigation measures, this site (at the quantum of development stated in the draft Allocations and Designations document) does not have a significant individual traffic impact on the strategic road network. However, by virtue of its location or proximity to other proposed developments, it may have a cumulative impact.

Therefore, development of this site will need to be phased in line with proposed Policy PLP4 that requires investment in infrastructure and new development to be coordinated.