

**Hearing Statement – Barratt Homes & David Wilson Homes**

**Matter 4 – Housing Land Supply & Delivery**

***Issue – Is the identified overall housing requirement in the Plan (31,140 dwellings) justified, deliverable and consistent with national policy?***

**INTRODUCTION**

- 1.1 We write on behalf of our client Barratt Homes and David Wilson Homes (BDW) to provide their hearing statement to Matter 4 of the Kirklees Local Plan Examination in Public. The comments made in this statement should be considered alongside BDW's representations to the Publication Draft Kirklees Local Plan (PDLP) dated November 2016.
- 1.2 BDW want a sound Local Plan to be in place. They believe that this is paramount in achieving the Borough's housing and economic objectives. Particularly given that Kirklees Council is a Green Belt authority. Importantly, BDW believe that a sound Local Plan can be achieved through the modifications process.
- 1.3 BDW's current land interests and their position in respect of the Local Plan are as follows: -
- Soothill Lane, Batley – Site Ref. H586 – Site **not** currently proposed as a residential land allocation.
  - Windsor Farm, Chidswell – Site Ref. H559 – Site currently proposed as a residential land allocation.
  - Scotgate Road, Honley – Site Ref. H664 – Site currently proposed as a residential land allocation.
  - Whitechapel Road, Cleckheaton – Site Ref. H508 - Site currently proposed as a residential land allocation.
- 1.4 Each of BDW's land interests represent deliverable residential development sites. In order to deliver Kirklees' housing needs over the plan period it is of paramount importance that the proposed allocations of Site Ref. H559; Site Ref. H664; & Site Ref. H508 is maintained. However, it is BDW's view that Site Ref. H586 is required to be allocated for residential development as well.

**Hearing Statement Summary**

The Local Plan provides the platform in which the quantitative and qualitative housing needs of the District can be met over the plan period. Whilst BDW support large elements of the Local Plan, they believe that additional housing sites need to be released from the Green Belt for development to ensure the delivery of the District's Objectively Assessed Housing Needs for a 15-year period post the adoption of the Local Plan. Particularly, their land interest at Soothill Lane, Batley (Ref. H586).

They support the proposed housing allocation of Site Ref. H559; Site Ref. H664; and Site Ref. H508 and believe it is imperative that such allocations are maintained in order to ensure that the housing needs of the District are met.

A synopsis of our client's response to the Matter 4 Questions to which this statement relates is as follows: -

- a) The Council should consider an uplift in the proposed housing requirement to provide additional affordable housing in order to meet the District's housing needs established in the SHMA.

- b) The overall housing requirement of 31,140 homes should be expressed as a minimum as there are a number of unknowns associated with the ability to deliver this figure at present. Most notably associated with placing a high requirement on windfall allowance and concerns associated with the deliverability of a number of the proposed housing land allocations. A flexibility range of 10% should also be added to ensure market flexibility.
- c) The effect of the windfall allowance on the Council's housing supply calculations is a reduction in the number of "known" and "deliverable" housing land allocations in the Plan. Instead of relying on a tangible supply of housing sites to maintain a 5-year housing land supply over the plan period, the Council relies too heavily on a theoretical and historical windfall allowance figure.
- f) One of the main risks associated with the delivery of the housing requirements in Kirklees over the plan period are the number of site allocations which have deliverability concerns which will impede their potential to provide the number of homes currently anticipated in the Plan Period.
- h) We consider the windfall rate of 450 dwellings per annum to be unjustified and not supported by compelling local evidence. The figure is based on historical evidence of windfall site delivery in the transition period between the delivery of the previous UDP housing allocations and the release of emerging Local Plan housing allocations, and also prior to the undertaking of a comprehensive SHLAA.
- j) The estimated delivery and phasing rates of a number of the proposed site allocations is not robustly based. Especially in relation to the proposed site allocations which are not currently located in the Green Belt and thus would have come forward before now if they were truly deliverable.

BDW are keen to ensure that a sound Local Plan is delivered and consequently request that the modifications suggested in this statement are considered as Main Modifications to be consulted on prior to the adoption of the Local Plan.

#### **RESPONSE TO QUESTION A**

- 2.1 Our client **objects** to the identified number of new homes which are proposed to be delivered over the course of the Local Plan period 2013-2031. BDW consider the annual housing requirement of 1,730 new homes per annum to be insufficient.
- 2.2 The latest Strategic Housing Market Assessment (SHMA) published in October 2016 identifies that the annual dwelling requirement calculated on the basis of the baseline dwelling requirement from the 2014 based CLG household projections of 1,584 dwellings each year, increased to 1,730 dwellings each year to take account of the need to deliver additional dwellings to support jobs growth.
- 2.3 The latest SHMA maintains the need to deliver 1,049 affordable homes per annum, yet the Local Plan's annual housing figure does not include any further upward adjustment to meet this need. Relevant planning guidance and recent high court judgements confirm the requirement to take into account affordable housing when determining the Objectively Assessed Needs (OAN) of the District.
- 2.4 The impact of meeting the affordable housing need identified in the SHMA, at the likely rate of delivery, would represent an overall figure far in excess of the population projections and that which could realistically be delivered. But, this does not mean that an increase in the overall

housing number shouldn't be considered where it could help meet the need for affordable housing (as stated in National Planning Practice Guidance). National Planning Practice Guidance (PPG) is clear that an increase in the overall housing number should be considered where it could help deliver the required amount of affordable housing, however, recent High Court Judgments have been mixed in terms of exactly how affordable housing needs should be incorporated in full OAN.

- 2.5 In light of the affordable housing requirements set out within Draft Policy PLP11, we consider that an appropriate uplift to cater for affordable housing needs within the District's annual housing requirement would be at least 20%. Though an uplift of 20% of 1,730 homes would only equate to an extra 346 homes per annum (and 703 homes per annum fewer than the Council's SHMA would dictate) we consider this to be an appropriate starting point which aligns with the Council's proposed strategy in respect of the provision of affordable housing within development sites. Indeed, if the Council progressed with a strategy that didn't take into account affordable housing need within their OAN then the desire to achieve a 20% provision of affordable housing on the District's housing sites could be considered erroneous.
- 2.6 Taking the above evidence into consideration it is therefore our view that the Kirklees Local Plan should seek to deliver **2,076 homes per annum** as its baseline OAN.
- 2.7 Consequently, our client's site at Soothill Lane, Batley should be allocated for residential development in order to meet the corrected housing needs of the District.
- 2.8 Within our previously submitted representations we provided evidence to demonstrate that our client's Soothill Lane, Batley site represents a sustainable and deliverable residential development site, which could deliver new homes within the first 5-year period of the Local Plan.
- 2.9 The site is located within a sustainable location and is well located in terms of accessing jobs, shops and services via non-car modes of transport. The site is located to the east of the town of Batley, within the Batley & Spen Sub-Area where a significant level of new housing allocations are due to be located, commensurate with the number of settlements located within the Sub-Area; the number of services and facilities available within the Sub-Area's settlements; the area's location in respect of the strategic transport network; and its overall capacity for sustainable growth.
- 2.10 The Soothill Lane, Batley site is situated in a **suitable** and highly sustainable location in respect of existing settlement form and there are no technical or environmental (built and natural) constraints that would preclude the development of the site. The site is **available** now as it is under the control of a national house builder who is actively seeking to secure planning permission for the residential development of the site. The site can also be considered **achievable** as our clients can deliver new homes on the site within the next 5 years.

#### **RESPONSE TO QUESTION B**

- 3.1 Our first point of concern associated with the overall housing requirement for the District is the proposed plan period 2013 to 2031. Paragraph 157 of the National Planning Policy Framework (the Framework) identifies that Local Plans should be drawn over an appropriate timescale and "*preferably a 15-year time horizon*". In addition, given that the role of the Local Plan will also be to redefine the boundaries of the Kirklees Green Belt, it can be argued that a plan period of 15 years post adoption should be considered a minimum in order to ensure greater permanence

can be provided to the Green Belt. Safeguarded Land would then of course be required in order to provide longer term permanence to the Green Belt.

- 3.2 Accordingly, we believe that the Local Plan's proposed plan period should be increased to at least 2033/2034 to enable a 15-year time horizon from the proposed adoption date of 2018. Whilst the Local Plan is anticipated to be adopted in 2018, we consider the monitoring year 2018/2019 would be more appropriate in order to allow for flexibility associated with the timescales related to the Examination in Public process and the final adoption of the document.
- 3.3 On account of our response to Question A above, this would increase the overall housing requirement by a further 6,228 homes (3 years at 2,076 homes per annum). Or based on the current proposed target would be 5,190 homes (3 years at 1,730 homes per annum).
- 3.4 Furthermore, we believe that any housing requirement established within the Local Plan should be treated as a minimum, in accordance with national planning guidance.
- 3.5 The ability of the Local Plan to meet its current identified housing needs is highly reliant on a number of "unknown" or "undeliverable" sources of supply. The unknown element relates to the proposed windfall supply (discussed further below). The reference to undeliverable sources of supply relate to identified deliverability concerns associated with a number of the proposed site allocations (discussed further below). Accordingly, the treatment of the housing requirement as a minimum will allow the Council to release additional sites in order to ensure that the identified housing needs of the District (including affordable housing needs) can be met. Especially in light of Kirklees being a Green Belt authority.
- 3.6 However, to ensure that housing needs are met and to ensure that the Local Plan can respond to market signals, we believe a flexibility rate should also be applied. Our client strongly **objected** to the removal of the 5% flexibility rate "*to ensure choice and competition in the market for land*" from the Draft Local Plan. At present the Draft Local Plan does not include any flexibility in respect of the delivery of housing allocations. Accordingly, should the Council's identified sources of housing supply fail to meet their full objectively assessed housing needs, this would potentially trigger the release of safeguarded land, followed by a review of the Local Plan. Matters that should be planned to be avoided. This point is especially pertinent given that the Council's identified objectively assessed housing need does not seek to include an uplift to meet the District's current affordable housing needs or market signals.
- 3.7 BDW therefore believe that a flexibility rate should be re-introduced within the Local Plan. Whilst BDW objected to the removal of a 5% flexibility rate, they believe that an appropriate figure would actually be **10%**. Such an approach would be consistent with national planning guidance. Particularly in respect of taking into account market signals.
- 3.8 National Planning Practice Guidance (NPPG) identifies that the identified housing need number suggested by household projections (the starting point) should be adjusted to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings (Paragraph: 019 Reference ID: 2a-019-20140306). Furthermore, the guidance identifies that market signals are affected by a number of economic factors, and plan makers should not attempt to estimate the precise impact of an increase in housing supply. Rather they should increase planned supply by an amount that, on reasonable assumptions and consistent with principles of sustainable development, could be expected to improve affordability, and monitor the response of the market over the plan period (Paragraph: 019 Reference ID: 2a-019-20140306).

- 3.9 The Local Plan Expert Group's (LPEG) recommendations presented in their paper "*Local Plans: Report to the Communities Secretary and to the Minister of Housing and Planning*" published on 16 March 2016, included a recommendation for a single and simplified approach to calculating housing needs. The idea being to establish a specific way in calculating OAN to simplify the process, speed up the planning system and to also reduce the need for LPA's to continue to look at housing numbers on a recurring basis.
- 3.10 With specific regard to the "amount" of flexibility that should be considered with regards to market signals, the LPEG's proposed methodology identified clear guidance on the approach to be taken to the market signals adjustment, with this being distinct from any adjustment to household formation rates. The LPEG's approach to the assessment would be based on two straightforward measures of absolute housing affordability in each local authority, with clear stepped increments of up lift to the demographic starting point to improve affordability. The LPEG stated that using measures of absolute affordability will help to avoid the current situation where no/too little uplift is applied on the basis that an authority does not perform any worse than its neighbour's/comparator areas even though it may be among the least affordable areas (if all Local Plans continue to be prepared on this basis, at the national level there would be no collective effect on improving affordability). Since the NPPG was first issued in 2013, a number of Inspectors have interpreted its existing guidance on market signals by endorsing the principle of broad percentage uplifts (of 10% and 20%), and, for example, the latest OAN evidence for Cambridge puts forward a 30% uplift for the City in response to affordability.
- 3.11 The LPEG made some illustrative suggestions for how the adjustment might apply in their recommended detailed amendments to the NPPG with banding thresholds for uplifts of 0%, 10%, 20% and 25% in relation to an LPA's identified House Price Ratio and/or Rental Affordability Ratio.
- 3.12 The latest Kirklees SHMA identifies that in 2015 the District's House Price Ratio (HPR) is 5.2 and the Rental Affordability Ratio (RAR) is 25.9. In such circumstances, the LPEG's methodology recommends an uplift to the OAN of 10% based on the recommendation that "*where HPR is at or above 5.3 and less than 7.0 AND/OR the RAR is at or above 25% and less than 30%, a 10% uplift should be applied*".
- 3.13 On this basis, we believe that a flexibility rate of 10% should be applied to the OAN for Kirklees to provide further flexibility in order to take account of market signals. Particularly given that the current OAN does not include an uplift for affordable housing. Such an approach would also deliver a sufficient buffer should the Council's current identified sources of housing supply fail to deliver the number of homes anticipated. Which is important given that this statement presents BDW's concerns associated with the deliverability of some of the Council's identified sources of housing land supply.

#### **RESPONSE TO QUESTIONS C & H**

- 4.1 The effect of the windfall allowance on the Council's housing supply calculations is a reduction in the number of "known" and "deliverable" housing land allocations in the Plan. Instead of relying on a tangible supply of housing sites to maintain a 5-year housing land supply over the plan period, the Council relies too heavily on a theoretical and historical windfall allowance figure.

- 4.2 The Framework defines windfall sites as those **“sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.”** The key wording being “*not been specifically identified as available in the Local Plan process*” and thus prior to the adoption of a site allocations Local Plan there would obviously be a larger proportion of sites that will have been granted planning permission on un-allocated or previously un-identified sites. Particularly in the transition period between the previous plan being rendered out of date and the adoption of a new Local Plan.
- 4.3 Accordingly, the historical figures of windfall development within this transition period would be significantly higher than following the publication of a Local Plan and the release of housing allocations.
- 4.4 This point creates four issues for consideration: -
- 1) To plan for the inclusion of windfall sites within a Local Plan suggests that the Council’s approach to safeguarding other uses will fail (specifically employment uses)
  - 2) The delivery of the District’s housing needs will rely on unknown sites coming forward for development at an unknown point in time.
  - 3) Windfall sites are usually small in size and below the threshold size required to deliver affordable housing, meaning that 990 affordable homes (20% of the 4,950 homes from Windfall sites) may not be delivered.
  - 4) Windfall sites may not be located in the areas of the District which have strong developer interest, meaning that even if they did come forward there would be no way of knowing whether they are truly deliverable. Rendering the purpose of the Framework’s residential deliverability tests redundant.
- 4.5 Accordingly, it is our view that the Council should seek to meet all of the District’s housing needs through identifiable sites in order to ensure that they can be met. Windfall sites can then be used to supplement the land supply and their quantum should be analysed on an annual basis as part of the SHLAA process and the Council’s five-year land supply work. In the same way in which the Council would assess all other existing planning permissions. Such an approach would also aid in delivering permanence to the Green Belt as the identified Safeguarded Land sites would not potentially be needed for release within the plan period.
- 4.6 The Council’s current heavy reliance on Windfall sites to deliver a substantial proportion of the District’s housing needs could have the following implications if the identified housing supply from this source does not come into fruition: -
- The overall OAN for the District would not be met;
  - A five-year supply of deliverable housing land would not be maintained;
  - Affordable housing needs across the District would not be delivered; &
  - The Local Plan would need to be reviewed earlier than currently anticipated to release further housing land from the Green Belt.
- 4.7 It is our view that meeting the OAN of the District is too important to be placed in the hands of sites which both the Council and the development industry are not certain of if/when they will become available; whether they are sufficient in size to deliver affordable housing and whether they would be located in areas of the District where there would be market interest.



- 4.8 Consequently, it is our view that the anticipated supply from Windfall sites should be significantly reduced and replaced by additional housing land allocations. Including the allocation of our client's site at Soothill Lane, Batley.

#### RESPONSE TO QUESTION F & J

- 5.1 One of the main risks associated with the delivery of the housing requirements in Kirklees over the plan period are the number of site allocations which have deliverability concerns which will impede their potential to provide the number of homes currently anticipated in the Plan Period.
- 5.2 We believe that additional housing allocations to those currently proposed by the Council will need to be identified in order to meet the District's housing needs over the plan period.
- 5.3 Within our previous representations for the Soothill Lane, Batley site, we undertook an assessment of the deliverability of proposed housing allocations within the Batley & Spen Sub-Area, focusing on those of circa 100 homes in size, those which are existing UDP housing allocations and those which are currently located within the Green Belt.
- 5.4 However, on account of the removal of the Sub-Area housing targets from the Publication Draft Local Plan, we now consider it appropriate to include a similar assessment of the proposed housing allocations located in the Dewsbury & Mirfield Sub-Area, given that they largely share the same housing market area. The full deliverability assessment tables for each Sub-Area are appended to our letter dated 16<sup>th</sup> December 2016 submitted in support of BDW's Soothill Lane, Batley site. The assessment is enclosed with this statement for ease of reference.
- 5.5 Our deliverability assessment of each site utilised the Framework's residential deliverability tests in respect of suitability, availability and achievability. The assessment also considered the proposed lead in times and annual build out rates of each of the assessed sites.
- 5.6 The previously submitted assessment provided further evidence to justify the release of the Soothill Lane, Batley site in order to meet the District's housing needs. The submitted deliverability assessment of a selected number of draft housing allocations has identified a potential **shortfall of 2,409** homes against those currently identified by the Council in the Batley & Spen and Dewsbury & Mirfield Sub-Areas. Accordingly, the Soothill Lane, Batley site can meet a significant proportion of this shortfall through the delivery of 500 homes, including 100 affordable homes.
- 5.7 Importantly, of the 3,361 deliverable homes identified in our assessment, 1,556 homes are identified as being delivered from existing Kirklees UDP housing allocations. Allocations which are now 17 years old and thus we also have concerns over the deliverability of these sites as they would have been developed by now if they were truly deliverable sites. Should these sites still prove to be un-developable then this would increase the potential shortfall from those sites assessed above to 3,965 homes. Which we believe provides further weight towards the need to allocate additional deliverable sites such as the Soothill Lane, Batley site.
- 5.8 In conclusion, it is our clear view that the Council should identify the Soothill Lane, Batley site as a draft housing allocation within future versions of the Kirklees Local Plan in order to contribute to the potential shortfall of homes on account of: -
- The number of proposed of allocations identified within the Strategy & Policies document being too low to meet the identified housing requirement.

- Deliverability concerns associated with a number of the current draft allocations located within the Batley & Spen Sub-Area and the Dewsbury & Mirfield Sub-Area.
- 5.9 There is, therefore, a compelling case for the release of additional land as housing allocations within the emerging Kirklees Local Plan in order to meet the District's full objectively assessed housing needs. Sites such as our client's development proposals at Soothill Lane, Batley can make an important contribution to meeting these needs.
- 5.10 As identified above, the Soothill Lane, Batley site is situated in a **suitable** and highly sustainable location in respect of existing settlement form and there are no technical or environmental (built and natural) constraints that would preclude the development of the site. The site is **available** now as it is under the control of a national house builder who is actively seeking to secure planning permission for the residential development of the site. The site can also be considered **achievable** as our clients can deliver new homes on the site within the next 5 years.



**Barratt Homes – Kirklees Local Plan – Allocations Deliverability Assessment**

<b>Batley &amp; Spennethorpe Sub Area – Site Deliverability Assessment</b>					
<b>Site Ref</b>	<b>No. Dwellings</b>	<b>Existing Use</b>	<b>Kirklees SHLAA</b>	<b>BDW Comments</b>	<b>BDW No. Dwellings</b>
H69 - Merchant Fields, Hunsworth Lane, Cleckheaton	413	Green Belt	0-5 Years & 359 Dwellings	Site looks to have no technical issues and is well located in respect of settlement form.	<b>359</b>
H758 - Land off, Soothill Lane, Lower Soothill, Batley	393	UDP Housing Allocation	6-10 Years & 403 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. BDW have reviewed the site previously to consider its development. Due to the site's topography, it was not considered to be an achievable residential development site due to significant abnormal costs. Should the site come forward we would advise that less than 50% of the site's area is developable.	<b>200</b>
H323 – Land to the west and south of Lady Anne Business Park, Lady Anne Road, Soothill, Batley	97	UDP Housing Allocation	6-10 Years & 59 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. The SHLAA identifies potential access issues associated with the beck to the east. Parts of the site also lie within Flood Risk Zones 2 & 3. Due to constraints, we have used the SHLAA capacity as a precaution.	<b>59</b>
H760 – Land Adjacent, Halifax Road, Staincliffe	23	UDP Housing Allocation	6-10 Years & 19 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. The SHLAA identifies issues associated with the low market strength and neighbouring issues.	<b>23</b>
H138 – Land South of Mill	262	UDP Employment Allocation	0-5 Years & 229 Dwellings	Subject to the Council providing sufficient justification that the existing	<b>262</b>

Street, Birstall, Batley				employment allocation is no longer needed, given the draft Local Plan seeks to safeguard employment sites, then BDW have no comments. However, the site also has an existing playing pitch located within it and thus this use would need to be either retained; relocated; or evidence provided that it was no longer needed.	
H531 - Land south west of, Soureby Cross Way, East Bierle	59	Green Belt	0-5 Years & 49 Dwellings	No identified constraints.	<b>59</b>
H761 - Land Adjacent, Raikes Lane, Birstall	75	UDP Housing Allocation	6-10 & 70 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. The SHLAA identifies issues in respect of access and the conservation area.	<b>75</b>
H796 – Land Adjacent, Old Lane, Birkenshaw	28	UDP Housing Allocation	6-10 Years & 34 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. The SHLAA identifies issues in respect of 3 <sup>rd</sup> party landownership in respect of the access. Which renders the site potentially unavailable.	<b>0</b>
H218 – Bluehills Farm, Whitehall Road West, Birkenshaw	123	Green Belt	6-10 Years & 99 Dwellings	The SHLAA identifies concerns in respect of problems of noise from the motorway, electric lines and of high-level of contamination on part of site. Site lies in a prominent position in respect of the landscape with no northern defensible boundary and thus would have a greater impact on the Green Belt than the Soothill Lane, Batley site.	<b>123</b>
H508 – Land to the west of Whitechapel Middle School, Whitechapel Road, Cleckheaton	170	Green Belt & POL	0-5 Years & 111 Dwellings	Our client has recently submitted a pre-application enquiry to Kirklees Council for the development of the site for 160 homes and associated infrastructure. As a national house builder is seeking to progress with the	<b>160 on account of Barratt Homes Pre-Application Request</b>

				development of the site, we consider this site to be deliverable.	
H762 – Land Adjacent to Rooks Avenue, Cleckheaton	58	UDP Housing Allocation	6-10 & 50 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time.	<b>58</b>
H810 - Land Adjacent, Moorfield Avenue, Scholes, Cleckheaton	17	UDP Housing Allocation	Site Not Identified in the SHLAA	As the site isn't included within the SHLAA there is no available evidence to assess in respect of the site's current position. The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. What technical justification is available for the delivery of homes above an underground reservoir.	<b>17</b>
MX3349 - Land Adjacent, Westgate, Cleckheaton	223	UDP Housing Allocation	6-10 Years - Site with Outline Planning Permission for 217 Homes	Southern parcel of the site located within Flood Risk Zones 2 & 3. Also, there looks to be existing employment uses on the site currently. This may be the reason why the site hasn't come forward over the 17 years it has been allocated. Due to the above and the lapsing of the outline planning approval (hence the site's identification as an allocation and not an existing consent) it is our view that the site cannot be considered developable.	<b>0</b>
H783 – Land Adjacent, Dale Lane, Heckmondwike	17	UDP Housing Allocation	6-10 Years & 15 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time.	<b>17</b>
H198 – Land to the South of, Second Avenue, Hightown, Liversedge	125	Green Belt	6-10 Years & 101 Dwellings	No identifiable constraints other than potential housing market issues.	<b>125</b>
H278 – Land Off, Lands Breck Way, Liversedge	27	UDP Housing Allocation	0-5 Years & 17 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the	<b>17</b>

				site's deliverability. If it was deliverable, then why has the site not come forward over this time. SHLAA capacity used as a precaution.	
H442 - Land between, Richmond Park Avenue and Sunnyside Avenue, Roberttown	250	Green Belt	0-5 years & 6-10 years – 237 Dwellings	The SHLAA identified potential issues associated with contamination in the north of the site and overhead powerlines cross the site. Potential issues of coalescence may exist as well.	<b>250</b>
H591 - Land to the west of Cliffe Mount, Ferrand Lane, Gomersal	135	Green Belt	0-5 Years & 105 Dwellings	The site assessment identifies 3 <sup>rd</sup> part land issues associated with site access. Unless evidence is provided that this issue has/can be overcome then the site isn't currently available. The SHLAA identifies potential topographical issues. SHLAA capacity used as a precaution.	<b>0</b>
<b>LPA Total</b>	<b>2,495</b>			<b>BDW Total</b>	<b>1,804</b>

<b>Dewsbury &amp; Mirfield Sub-Area – Site Deliverability Assessment</b>					
<b>Site Ref</b>	<b>No. Dwellings</b>	<b>Existing Use</b>	<b>Kirklees SHLAA</b>	<b>BDW Comments</b>	<b>BDW No. Dwellings</b>
H2089 - Land to the south of, Ravensthorpe/Lees Road, Dewsbury	2,310	UDP Housing Allocation, Provision Open Land & Green Belt		We are concerned that the site will simply not prove deliverable due to the number of constraints identified by the Council, multiple land ownerships and also concerns in respect of the housing market in this area of the District and the desire of national housebuilders to build homes at the required scale at the site. Evidence of the concern associated with the market strength of the site is visible through the fact that an element of the site has benefited from an existing UDP allocation for 17 years and remained undeveloped at this time.	<b>Maximum 1,000 in the Plan Period</b>
MX1929 - Land at, Slipper Lane, Leeds Road, Mirfield	166	UDP Employment Allocations	6-10 years;11-15 years & 189 Dwellings	Subject to the Council providing sufficient justification that the existing employment allocation is no longer needed, given the draft Local Plan seeks to safeguard employment sites, then BDW have no comments. The site scored poorly in the SHLAA on account of the desire for the site to be retained in employment use.	<b>166</b>
H307 - Land to the east of, Long Lane, Earlsheaton, Dewsbury	15	Green Belt	11-15 Years & 16 Dwellings	The Council's assessment identifies issues associated with Flood Risk Zone 3 and a UK BAP habitat area. The SHLAA scores the site poorly due to there being access constraints.	<b>0</b>

H813 – Chickenley Lane/School Street, Chickenley, Dewsbury	49	UDP Housing Allocation	Outline Planning Permission for 44 dwellings.	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. The fact that a previous planning consent has now lapsed at the site (as the site is considered as an allocation and not included as an extant permission) provides further weight to question the deliverability of the site.	<b>0</b>
H2148 – Providence Street, Earlsheaton, Dewsbury	30	UDP Housing Allocation	6-10 Years & 52 Dwellings in total (2 sites)	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. The Council's assessment identifies issues associated with a UK BAP habitat area. The SHLAA identifies issues associated with contamination. There are two landowners which could be another reason for the site failing to come forward.	<b>0</b>
H776 – Oxford Road, Dewsbury	26	UDP Housing Allocation	6-10 Years & 19 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. SHLAA capacity used as a precaution.	<b>19</b>
H778 - Land off Huddersfield Road, Dewsbury	11	UDP Housing Allocation	0-5 Years & 11 Dwellings	The site's allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site's deliverability. If it was deliverable, then why has the site not come forward over this time. The Council's assessment identifies issues associated with flood risk, noise and contamination. SHLAA capacity used as a precaution.	<b>11</b>



H269 – Land north west of, Forge Lane, Thornhill Lees, Dewsbury	93	Existing Employment Use	6-10 Years & 74 Dwellings	Subject to the Council providing sufficient justification that the existing employment allocation is no longer needed, given the draft Local Plan seeks to safeguard employment sites, then BDW have no comments. The Council's assessment identifies issues associated with bats, noise and contamination. SHLAA capacity used as a precaution.	<b>74</b>
H1660 - Land east of, Heckmondwike Road, Dewsbury Moor, Dewsbury	62	Provisional Open Land	6-10 Years & 48 Homes	Third party land may be required to achieve drainage solution & Potentially contaminated land. Identified low market area. Given the site's current designation as POL we would question what the site has not been brought forward already unless the identified constraints could not be overcome.	<b>0</b>
2646 - Lock Street, Thornhill, Dewsbury	104	Employment Site	No SHLAA Reference	Third party land required for access & potentially contaminated land. What evidence is there providing sufficient justification that the existing employment allocation is no longer needed.	<b>0</b>
H46 - Land to the South West of, Dewsbury Rams RLFC, Owl Lane, Shaw Cross	206	Green Belt	11-15 Years – 204 Dwellings	The SHLAA identified that the site is located on level 1 potentially contaminated land and a former a landfill site. Subject to the Council providing sufficient justification that the existing the identified landfill/contamination issues can be overcome then BDW have no comments.	<b>206</b>
H40 – Land to the south west of, Sheep Ings Farm, Granny Lane, Mirfield	74	Green Belt	0-5 Years & 48 Dwellings	The Council's assessment identifies issues associated with flood risk zones 2 & 3 and gas zones. No capacity has been identified as a precaution due to the flood risk area located on the northern boundary of the site where the access would be taken from.	<b>0</b>

H205 – Land East of Slipper Lane, Mirfield	21	Green Belt	0-5 Years & 12 Dwellings	Site can only be considered suitable in respect of settlement form following the development of Site Ref.MX1929	<b>21</b>
H333 - Land to the east of, Northorpe Lane, Mirfield	48	Green Belt	11-16 Years & 157 Dwellings – Part of a larger site area.	SHLAA identifies issues associated with access constraints. Our review of the site corroborates this view. No dwellings have been included in our assessment until an access position can be identified.	<b>0</b>
H794 – Flash Lane, Mirfield	60	UDP Housing Allocation	6-10 Years & 67 Dwellings	The site’s allocation for housing is circa 17 years old. This alone raises serious concerns in respect of the site’s deliverability. If it was deliverable, then why has the site not come forward over this time. SHLAA identified issues in respect of contamination.	<b>60</b>
<b>LPA Total</b>	<b>3,275</b>			<b>BDW Total</b>	<b>1,557</b>