

Matter 41 – Denby Dale allocations

Issue – Are the proposed housing and safeguarded land allocations in Denby Dale justified, effective, developable/deliverable and consistent with national policy?

H3325a – Park Mill, Manor Road (122 dwellings) (Green Belt release)

Question a. Is the site suitable for the proposed use? In the case of housing allocations, 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.