

HEARING STATEMENT



Kirklees Local Plan Hearings

Matter 41 –: Denby Dale allocations and rejected sites

Sites H689 (allocated) and site H332 (rejected) 653 – Land north of Wood Nook, Denby Dale












Date; Jan 2018

Ref; SP54

1.0 Introduction

Consideration of Allocation H689 and Rejected Site H332 – Wood Nook, Denby Dale

- 1.1 These comments are made in respect of on behalf of David Kistell and Conroy Homes.
- 1.2 The site has been promoted throughout the Local Plan process. Site H689 has the benefit of a planning permission and it is in the process of being implemented whilst part of site H332 is in the same ownership/land interest as site H689 and has a contiguous boundary. The remaining land owner is also promoting development of the site for housing.
- 1.3 The land is well-contained and presents a suitable opportunity for rounding-off the settlement, with no risk of either Denby Dale merging with other settlements, or urban sprawl.
- 1.4 The reasons given for rejecting the site are set out below.

Kirklees Publication Draft Local Plan - Rejected Sites: Housing				Kirklees Rural				
H332	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	7.23
Land at, Wood Nook / Cumberworth Lane, Denby Dale					Employment Floorspace		Housing Capacity	216
Transport		Access sought from Wood Nook in 2013/93271 planning application, this is still to be determined. Site frontage to Cumberworth Lane but visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Potential impact on Wesleyan Methodist Church grade II listed building to east of site.						
Flood/drainage		No objections raised.						
Env Protection		Potential noise issues from industrial premises to north east of site.						
Biodiversity		Potential noise issues from industrial premises to north east of site.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Woodland protected by TPO comprising area of mixed deciduous trees,						
Green belt		This site is contained by woodland to the west and Cumberworth Lane to the east with existing development to three sides. The site slopes up from the south to the north and given its size would represent a prominent extension to the settlement that may undermine the role of the green belt in this location. Development would sever East Hill Beck and its associated woodland habitat from the wider countryside contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt which maintains separation between existing villages. In this location there is potential for rounding off or limited extension because the area is contained between the edge of the settlement and the line of Cumberworth Road which would prevent sprawl to the east. There are numerous opportunities for containment from the fragmented land use pattern. However, there is a topographical constraint to the west where the difference in levels would mean that development would not be well related to the edge of the settlement.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is contained by woodland to the west and Cumberworth Lane to the east with existing development to three sides. The site slopes up from the south to the north and given its size would represent a prominent extension to the settlement that may undermine the role of the green belt in this location. Development would sever East Hill Beck and its associated woodland habitat from the wider countryside contrary to the purposes of including land in the green belt. Woodland protected by TPO comprising area of mixed deciduous trees,						

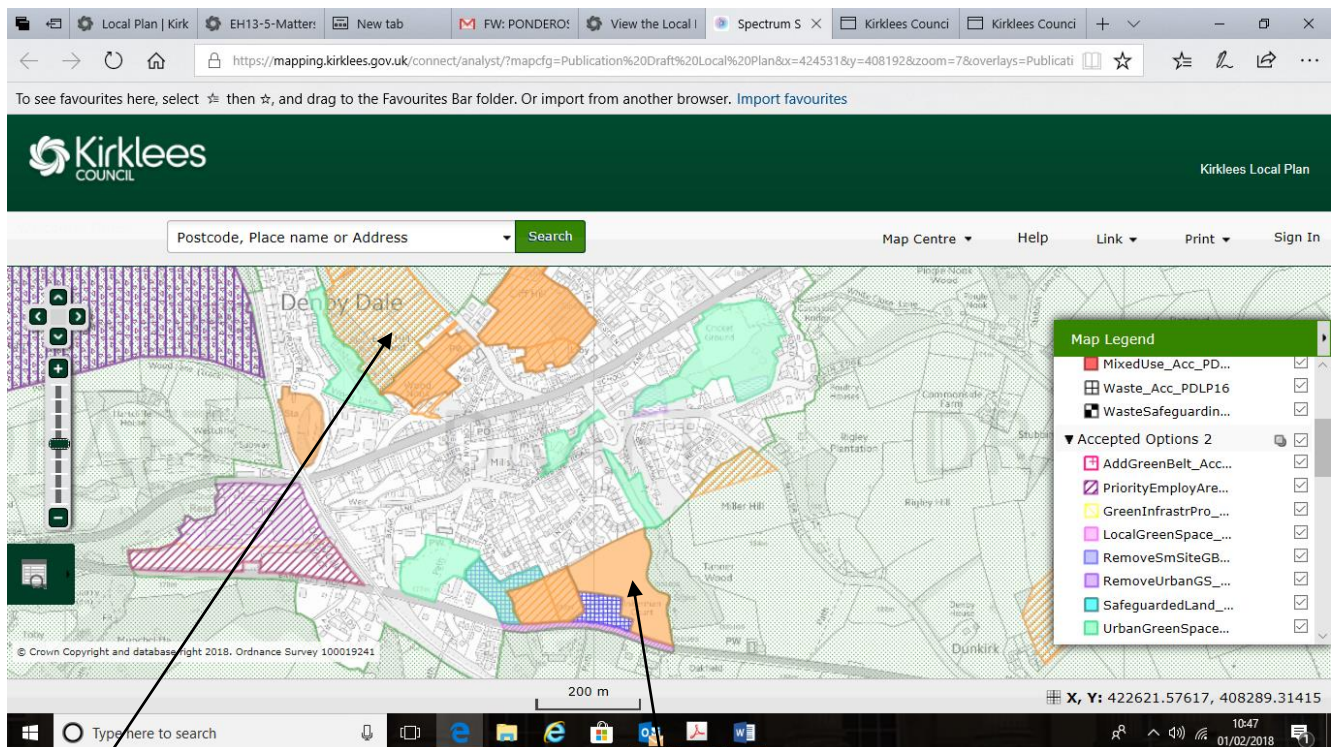


1.5 It can be seen from the above that there are only two reds in the site assessment carried out by the Council. The TPO'd trees would not be affected by any development of the site. The boundaries on all sides are clearly defined and Cumberworth Lane represents a strong physical feature capable of forming recognisable and permanent new Green Belt boundary. The Council recognise this in its Rejected Site Options report (p326), where it is stated:

“This is an extensive area of Green Belt which maintains separation between existing villages. In this location there is potential for rounding off or limited extension because the area is contained between the edge of the settlement and the line of Cumberworth Road which would prevent sprawl to the east.”

1.6 We believe that our site relates more to the centre of Denby Dale and its facilities than accepted sites H233 and H634, representing a more logical rounding off of the settlement with clear defensible boundaries. In terms of the Inkerman proposed allocations, the new Green Belt boundary would not result in a satisfactory rounding-off of the settlement in this location. It would instead create an angular 'dog-leg' boundary running east-west along Barnsley Road, then north-south along the edge of Tanner Wood. This compares with the proposed relatively clear and straight boundary along Cumberworth Lane, whereby all boundaries would be more clearly recognisable (and hence permanent).





Rejected Site

Compared allocation (Green Belt release)

1.7 In conclusion, the land including rejected sites' H322a, H322 & H475 is considered to represent a better opportunity to supply new housing for Denby Dale. Such land would also more effectively round-off the settlement of Denby Dale when compared with options H233 & H634 (Inkerman Way), creating materially less harm to the key purposes of Green Belt (NPPF paragraph 80). Therefore, if exceptional circumstances to release Green Belt sites east and west of Inkerman Way exist, we argue they must



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also exist for the land west of Cumberworth Lane.

- 1.8 Given the above, we respectfully request that sites H322a, H322 & H475 are allocated for housing in the Kirklees Local Plan.



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