

Kirklees Local Plan Examination

Stage 4 hearings Other Site Allocations

KIRKLEES RURAL SUB-AREA (Matter 45)

MATTERS, ISSUES AND QUESTIONS (MIQs)

Council Response

Matter 45 – Kirkburton allocations

- 1.1 This statement sets out the council's responses in relation to the Inspector's matters and issues Matter 45. 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 table (table 1) sets out the response to each question against the site reference.

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

Table 1: Matter 45 – Kirkburton allocations

Stocksmoor	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?	b) Is the indicative site capacity appropriate, taking account of constraints and the provision of necessary infrastructure?	c) Is the site available and deliverable in the timescales envisaged?	d) For sites currently in the Green Belt - 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?
H44 – land south of Cross Lane, Stocksmoor (east) (17 dwellings)	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23). The Plan provides clear guidance on the constraints including surface water issues.</p> <p>The constraints have been overcome as the site now has full planning permission (2015/90200) and is under construction</p> <p>Proposed modification:</p> <ul style="list-style-type: none"> • Add “Transport Statement” to the Reports required section of the site box. 	The indicative site capacity is appropriate as there are no identified constraints which would result in a reduction to the developable area of the site. This site also has planning permission (2015/90200) for 17 dwellings covering the whole site which is under construction.	The site is available as evidenced by the planning permission (2015/90200, Conroy Brook Developments Ltd). As set out in EX30.2, the site is deliverable and phased to start in 2018/19. This is a realistic timescale as the site is now under construction.	N/A
<p>H44 – land south of Cross Lane (east)</p> <p><u>(i) Should the proposal make provision for future access to site SL3357?</u></p> <p>Site H44 has planning permission (2015/90200, approved 10/08/15) which is now under construction and the approved layout does not provide for access to the adjacent site SL3357. As such, there is no reasonable prospect of achieving a shared access between H44 and SL3357.</p>				

<p>H538 – land south of Cross Lane, Stocksmoor (west) (25 dwellings)</p>	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23). The Plan provides clear guidance on the constraints including third party land required to achieve drainage a solution and the need to achieve sufficient visibility splays at the access point to Cross Lane. The site box includes the relevant detailed reports required which would advise on mitigation measures. Access to the public sewer for a drainage solution can be achieved through Yorkshire Water requisition powers.</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> <ul style="list-style-type: none"> • Add “Transport Statement” to the Reports required section of the site box. 	<p>No constraints or infrastructure requirements have been identified which would result in a reduced developable area. The indicative capacity is therefore appropriate in accordance with the approach set out in EX30.2 (Housing Supply Topic Paper)</p>	<p>The site is available as identified through the Call for Sites process.</p> <p>The site is phased to start and deliver some development later in the 2019/20 period. This is an appropriate timescale as the landowner indicated the site to be available and this timescale allows for a planning application to be submitted and determined.</p>	<p>N/A</p>
<p>SL3357 – land to the west of Fulstone Road, Stocksmoor (Green Belt release)</p>	<p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or</p>	<p>No site capacity has been assigned to safeguarded land options in the Local Plan as this would be determined through a review of the Local Plan.</p>	<p>The site is available as identified through the Call for Sites process.</p> <p>There is a reasonable prospect that site specific 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>This site is required to</p>

	<p>developable during the Local Plan period, however there is a reasonable prospect that site specific constraints can be overcome and the site is capable of coming forward for development post 2031. In this case third party land would need to be acquired which is not currently available.</p>		<p>overcome and the site is capable of coming forward for development post 2031.</p>	<p>meet longer-term development needs stretching well beyond the plan period and as such exceptional circumstances exist to amend the green belt boundary in order to facilitate future development. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns and the role and function of the green belt it is deemed that in this instance the benefits of facilitating future development on the site outweigh any adverse effects on the green belt.</p>
<p>SL3358 – land to the north-east of Shepley Road, Stocksmoor (Green Belt release)</p>	<p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case third party land would</p>	<p>No site capacity has been assigned to safeguarded land options in the Local Plan as this would be determined through a review of the Local Plan.</p>	<p>The site is available as identified through the Call for Sites process.</p> <p>There is a reasonable prospect that specific site constraints can be overcome and the site is capable of coming forward for development post 2031.</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>This site is required to meet longer-term development needs stretching well beyond the plan period and as such exceptional circumstances exist to</p>

	need to be acquired which is not currently available and further consideration of the scale of development in relation to the local road network.			amend the green belt boundary in order to facilitate future development. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns and the role and function of the green belt it is deemed that in this instance the benefits of facilitating future development on the site outweigh any adverse effects on the green belt.
Shepley	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?	b) Is the indicative site capacity appropriate, taking account of constraints and the provision of necessary infrastructure?	c) Is the site available and deliverable in the timescales envisaged?	d) For sites currently in the Green Belt - 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?
H70 – land north of Long Lane, Shepley (12 dwellings)	This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23). The Plan provides clear guidance on the constraints which in this case is surface water drainage and the plan sets out the relevant reports required.	The indicative site capacity was assessed as appropriate as there were no site constraints or infrastructure requirements identified which would result in a change to the developable	The site is available as shown by the planning permission (2017/90098) on the south-western part of the site (which allows access to the north-eastern portion of the site). The north-eastern portion of the	N/A

	<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>The constraints have been resolved through the planning permission (2017/90098) (under construction) and there is a reasonable prospect that the remainder of the site can be built out. Application 2017/90098 also shows access to the remainder of the site.</p> <p>Proposed modification:</p> <ul style="list-style-type: none"> • Add “Transport Statement” to the Reports required section of the site box. 	<p>area. The western part of the site has planning permission for 8 dwellings (2017/90098).</p>	<p>site is available as identified through the Call for Sites process.</p> <p>This site is scheduled to deliver homes from 2017/18 which is appropriate as this site is now under construction.</p>	
<p>H339 - land east of Abbey Road North, Shepley (Eastfield Mills) (16 dwellings) (Green Belt release)</p>	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23). The Plan provides clear guidance on the potential constraints affecting this site and there is a reasonable prospect of such constraints being overcome to allow the development of this site.</p> <p>This includes the potential requirement for third party land to achieve visibility splays, culverted watercourse, presence of a Source Protection Zone, potentially contaminated land, noise source (factory) near the site, protected trees and priority habitat.</p>	<p>The site capacity is appropriate as the developable area has been reduced to remove the protected trees (also Priority Habitat) resulting in a developable area of 0.46ha. The capacity of this remaining land has been calculated in accordance with the approach set out in EX30.2 (Housing Supply Topic Paper).</p>	<p>The site is available as identified through the Call for Sites process.</p> <p>The phasing of this site has considered the proximity of the adjacent H652. It is phased to start delivery in 2023/24 taking into account the potential to use H652 for site access and the need to re-locate the existing business.</p>	<p>This is a predominantly brownfield site in the green belt.</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</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. To mitigate potential impacts on the Source Protection Zone a Hydrological Risk Assessment and Construction Environment Management Plan are required. Mitigation measures will be considered in relation to potential noise from the factory adjacent to this site through a Noise Assessment. The protected trees and Priority Habitat have been removed from the developable area but an assessment is required to avoid negative impacts.</p> <p>Proposed modification:</p> <ul style="list-style-type: none"> • Add “Transport Statement” to the Reports required section of the site box. 			<p>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>H652 – land to the north-west of Eastfield Mills, Abbey Road North, Shepley (91 dwellings) (Green Belt release)</p>	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23). The Plan provides clear guidance on the potential constraints affecting this site and there is a reasonable prospect of such constraints being overcome to allow the development of this site.</p> <p>High level site access and local highway constraints have been considered within the context of the site capacity. The</p>	<p>The site capacity is appropriate as the developable area has been reduced to remove the protected trees, a Priority Habitat pond and existing residential properties in the eastern part of the site. This results in a developable area of 2.61ha. The capacity of this remaining</p>	<p>The site is available as identified through the Call for Sites process. Newett Homes (PDLP_AD978) and the landowner (PDLP_AD762) have both expressed support for this allocation through representations on the Publication Draft Local Plan.</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</p>

	<p>Transport Assessment provided with a planning application will inform and direct the nature and scale of any mitigation measures required.</p> <p>To mitigate potential impacts on the Source Protection Zone (which covers the south-western part of this site) a Hydrological Risk Assessment and Construction Environment Management Plan are required. Mitigation measures will be considered in relation to potential noise from the factory adjacent to the south-western part of this site through a Noise Assessment. A small number of protected trees and the Priority Habitat pond have been removed from the developable area as has an existing residential area in the eastern part of the site.</p> <p>The development of this site would be considered in the context of the surface water drainage requirements of Policy PLP28 (SD1).</p>	<p>land has been calculated in accordance with the approach set out in EX30.2 (Housing Supply Topic Paper).</p>	<p>Taking into account the willing landowner the phasing of this site to start delivery in 2020/21 is appropriate in accordance with the approach set out for the phasing of sites currently in the green belt in EX30.2.</p>	<p>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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H339/H652

i) What is the relationship between sites H339 and H652? Should a joint proposal be included in the Plan and comprehensive development required?

Sites H339 and H652 are in different landownerships and exhibit different characteristics. Site H339 is a brownfield site containing an existing business which has stated an intention to re-locate whereas H652 is a predominantly greenfield site. The sites are separated by protected trees (partly in a row and partly as a group). There is a reasonable prospect of site access being achieved for these sites independently and both allocations have been assessed as suitable using the Local Plan site allocations methodology (BP23). The phasing approach has considered the close proximity of these sites and has been adjusted accordingly which resulted in H339 being phased to start later than H652 which will also provide time for the relocation of the existing business. The council do not believe that a joint proposal would be required to ensure the delivery of these sites to the timescales envisaged.

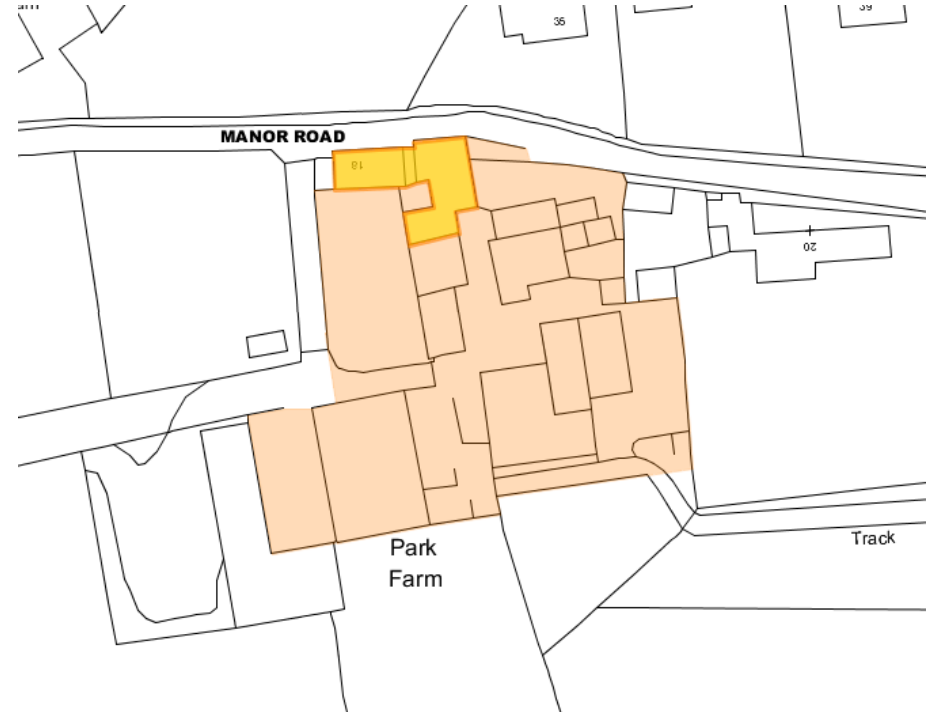
Farnley Tyas	a) Is the site suitable for the proposed use? In the case of housing allocations, does the Plan provide clear guidance on requirements and constraints, and seek appropriate mitigation measures?	b) Is the indicative site capacity appropriate, taking account of constraints and the provision of necessary infrastructure?	c) Is the site available and deliverable in the timescales envisaged?	d) For sites currently in the Green Belt - 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?
<p>H120 – Park Farm, Manor Road, Farnley Tyas (7 dwellings) (part Green Belt release)</p>	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23). The Plan provides clear guidance on the potential constraints affecting this site and the further detailed assessments required.</p> <p>Planning permission has now been granted so the constraints on this site have been overcome through the planning applications process (2015/90759).</p> <p>Proposed modification:</p> <ul style="list-style-type: none"> • Add “Transport Statement” to the reports required section of the site box. 	<p>The indicative site capacity is appropriate as it reflects the planning permission which includes the conversion of an existing building on the site so there was no requirement to reduce the developable area.</p>	<p>The site is available as identified through the Call for Sites process.</p> <p>This site also now has planning permission (2015/90759). The site is deliverable and has been phased as delivering dwellings from 2018/19 which is appropriate given the recent planning permission on this site.</p>	<p>This site option includes a very small amount of land which is currently in the green belt.</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</p>

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.

H120 – Park Farm, Manor Road, Farnley Tyas

(i) What/where is the listed building on the site, and has a Heritage Impact Assessment been undertaken?

The listed building on H120 is a Grade II listed barn located as shown on the plan in yellow. This site has planning permission (2015/90759) for residential development including the conversion of the listed barn and the erection of 6 dwellings. A heritage statement was submitted with the planning application.



<p>H518 – land at Yew Tree Farm, The Village, Farnley Tyas (16 dwellings) (part Green Belt release)</p>	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23). The Plan provides clear guidance on the potential constraints including the presence of listed buildings, conservation area, potential area affecting the setting of Castle Hill and third party land required for access. 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 promoter has submitted a Heritage Impact Assessment for this site which has been reviewed by the council's heritage officer. The areas of heritage sensitivity (including the listed buildings) identified in the HIA are within the part of the site removed from the developable area due to the presence of existing buildings. Policy PLP35 is considered the appropriate mechanism to secure mitigation measures through the determination of the planning application.</p> <p>The council have commissioned a Castle Hill Setting Study (LE63). In the context of this evidence the allocation remains justified as the site is beyond the identified ridgeline and the listed buildings in the northern part of this site would be retained as part of the redevelopment of the site.</p>	<p>The developable area of this site has been reduced to take account of the buildings in the northern part of the site (mostly listed) and the areas of heritage significance identified in the Heritage Impact Assessment. The capacity is appropriate as it has been calculated based on the approach in EX30.2 (Housing Supply Topic Paper) for the remaining developable area.</p>	<p>The site is available as identified through the Call for Sites process.</p> <p>The site is deliverable and has been phased as delivering dwellings from 2020/21 which is appropriate in accordance with the approach set out in EX30.2 for sites which do not yet have a planning application.</p>	<p>This site option includes a small amount of land which is currently in the green belt.</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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Grange Moor	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?	b) Is the indicative site capacity appropriate, taking account of constraints and the provision of necessary infrastructure?	c) Is the site available and deliverable in the timescales envisaged?	d) For sites currently in the Green Belt - 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?
<p>H128 – land north-west of Urban Terrace, Denby Lane, Grange Moor (22 dwellings)</p>	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23). The Plan provides clear guidance on the potential constraints including public sewers crossing the site, potentially contaminated land and presence of mine entrances. The required reports are also set out including the need for a contamination report.</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. As mine entrances may be present an assessment will be required to determine if mitigation is required and appropriate conditions added to the planning permission.</p> <p>Proposed modification:</p> <ul style="list-style-type: none"> • Add “Transport Statement” to the Reports required 	<p>The site capacity is appropriate as no constraints were identified which would lead to a reduction in the developable area. The presence of a sewer within the site is unlikely to impact on the site capacity as this could form part of the open space or garden areas. As such, the developable area is appropriate in accordance with the approach in EX30.2 (Housing Supply Topic Paper).</p>	<p>This site is owned by Kirklees Council and is available for development.</p> <p>The site is phased to deliver homes in the latter part of 2019/20 which is appropriate as there is a willing landowner and no indication that the constraints would prevent this timescale being achieved.</p>	<p>N/A</p>

<p>H2576 - land south of Red Deer Park Lane, Grange Moor (42 dwellings) (Green Belt release)</p>	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23). The Plan provides clear guidance on the potential constraints including provision of pedestrian footway, presence of a combined sewer, public right of way and potentially contaminated land. The relevant reports required are set out including a contamination report.</p> <p>The Public Right of Way follows the western boundary of this site and dissects the site in the north but could be accommodated into a development scheme.</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 capacity is appropriate as no constraints have been identified which would lead to a reduction in the developable area. The presence of a sewer within the site is unlikely to impact on the site capacity as this could form part of the open space or garden areas if necessary. As such, the developable area is appropriate in accordance with the approach in EX30.2 (Housing Supply Topic Paper).</p>	<p>The site is available as identified through the Call for Sites process.</p> <p>The site is phased to deliver homes in the latter part of 2020/21 which is appropriate as there is a willing landowner and it accords with the approach set out for the phasing of sites currently in the green belt 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>SL2182 – west of Back Lane, Grange Moor</p>	<p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or</p>	<p>No site capacity has been assigned to safeguarded land options in the Local Plan as this would be determined through a review of the Local</p>	<p>This site has been tested as a Local Plan option as it was Provisional Open Land in the UDP.</p> <p>There is a reasonable prospect that site specific constraints</p>	<p>N/A</p>

	<p>developable during the Local Plan period, however there is a reasonable prospect that site specific constraints can be overcome and the site is capable of coming forward for development post 2031. In this case third party land would need to be acquired which is not currently available.</p>	<p>Plan.</p>	<p>can be overcome and the site is capable of coming forward for development post 2031.</p>	
Kirkburton	<p>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?</p>	<p>b) Is the indicative site capacity appropriate, taking account of constraints and the provision of necessary infrastructure?</p>	<p>c) Is the site available and deliverable in the timescales envisaged?</p>	<p>d) For sites currently in the Green Belt - 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?</p>
<p>H313 – land to the south of Burton Acres Lane, Kirkburton (138 dwellings)</p>	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology (BP23). The Plan provides clear guidance on the constraints and the reports required.</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 indicative site capacity was appropriate at the time of the assessment as there were no constraints identified which would lead to a reduction in the developable area.</p> <p>Since the assessment of this site, planning permission has been</p>	<p>This site is available as shown by the planning permission (2016/93688, Redrow Homes). The remainder of the site is no longer believed to have a willing landowner.</p> <p>This site is deliverable and is phased to start delivery in 2018/19 which is realistic as the site is now under construction.</p>	<p>N/A</p>

	<p>These have been overcome through the planning process as the majority of this site has planning permission (2016/93688). The remainder of the site is no longer believed to have a willing landowner.</p>	<p>granted for 97 dwellings on the majority of this site (now under construction) with no access provided to the remainder of the site.</p> <p>On the basis that there is no longer believed to be a willing landowner for the remaining land to the south and that access is not shown within the planning permission (under construction), the indicative capacity of this site should reflect the planning permission.</p> <p>Proposed modification:</p> <p>Amend site capacity from 138 dwellings to 97 dwellings</p>	<p>Proposed modification:</p> <p>Amend phasing capacity for this site from 138 dwellings to 97 dwellings</p>	
<p>• MDGB2134 – land at Storthes Hall (505 dwellings)</p>	<p>This site is a previously developed site in the green belt and has been assessed as appropriate to accommodate housing within the green belt.</p> <p>The Plan provides clear guidance on the constraints including the requirement for 2-3 access points, improvements to the local</p>	<p>A significant area of land has been removed from the developable area to take account of the listed buildings and protected trees. The remaining capacity for this site takes account</p>	<p>The southern part of this site is available as identified through the Call for Sites process and planning permission (2016/90711). The northern part of this site is also available as shown on the masterplan and design principles</p>	<p>This site is a major developed site in the green belt and as such would not be removed from the green belt</p> <p>The consideration of this proposal against NPPF</p>

	<p>highway network links, footway improvements and the presence of protected trees and listed buildings. It also sets out the more detailed reports required to be submitted with a planning application.</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. The site box for MDGB2134 states that “Development proposals will need to fully assess any impact on the junction of Storthes Hall Lane and Penistone Road, and if necessary include improvement to that junction”</p> <p>The southern part of the site has planning permission for residential development (2016/90711) which demonstrates that the constraints for that part of the site have been overcome through the planning process including access to that part of the site from a single access point.</p> <p>For the northern part of the site there are already two access points which serve the existing use (student accommodation), the protected trees on the site and the listed buildings in the north of the site have been removed from the developable area.</p>	<p>of this reduction to the developable area and also the approved capacity on the southern part of the site.</p>	<p>document (SS10) which includes the area of MDGB2134 and some green belt land not within the site boundary.</p> <p>The site is deliverable and there is expected to be delivery on this site from 2018/19 which is appropriate given the planning permission (2016/90711) and discharge of conditions which have occurred.</p>	<p>paragraph 89 is set out in the detailed answer to the Inspector’s question (v) below.</p>
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MDGB2134 – land at Storthes Hall

- (i) Does the proposal provide sufficient detail relating to the key buildings and features that should be retained in the northern part of the site?

The MDGB2134 site allocations box (SD2, page 259) states that there are listed buildings within this site which is considered to be a sufficient level of detail for inclusion within the local plan. In this case the listed buildings are the Grade II listed lodge building and the listed gates adjacent to the lodge both located in the north-east of the site. The area containing these buildings has been removed from the developable area as set out in the site box as have the protected trees which form part of the setting. A planning application for the re-development of MDGB2134 would be considered in accordance with policy PLP35 (Historic Environment, SD1, page 144).

- (ii) Does the proposal provide sufficient detail on the extent of the developable area, and the protection and enhancement of biodiversity and key habitats?

The areas of priority habitat within this site coincide with the areas of protected trees which have been removed from the developable area. This allows for the development of the central part of both the northern and southern areas of this site. The Landscape Character Assessment (LE134, page 17) shows the location of the protected trees and refers to future development being sympathetic to the character the trees create. The southern part of the site is within the Wildlife Habitat Network. This area of the site has planning permission for 300 dwellings and a residential care home. There were no objections raised by West Yorkshire Ecology in relation to site MDGB2134 as proposed. Policy PLP30 (biodiversity and geodiversity) will be applied in considering planning applications on this site.

- (iii) Does the proposal provide sufficient detail regarding links between the northern and southern sections of the site, access points, and necessary improvements to the local highways network?

The southern part of this site is a brownfield site where the buildings have now been demolished whereas the northern part of the site is currently operating as student accommodation. As such they are likely to be delivered to different timescales. The southern part of the site has established an acceptable access through the planning application process (2016/90711).

The masterplan has been submitted in support of the northern part of this allocation (SS10) shows a spine road through the site linking the existing accesses providing two options to enter/exit the site. The Council considers this sufficient detail to support the Local Plan and that further detail will emerge through the requirement for a detailed Masterplan under Policy PLP5 and then through a planning application.

The site box for MDGB2134 (SD2, page 259) states that: “*Development proposals will need to fully assess any impact on the junction of Storthes Hall Lane and Penistone Road, and if necessary include improvement to that junction*”. The masterplanning policy (PLP5) set out in the Strategy and Policies document (SD1) will enable agreed masterplans to be used as the basis by which planning applications

submitted on that site will be determined. In broad terms, masterplans provide design guidance for areas that are likely to undergo some form of change. They will describe and map the overall vision and concept for the proposed development including proposed land uses, urban design, landscaping, built form, movement and access and infrastructure and service provision providing a clear and cohesive framework for development. They will also set out the intended implementation and phasing of development.

Local and Strategic highway schemes to support the delivery of the Local Plan are emerging and developing in conjunction with the progression of the Local Plan. In some cases the final design is not yet finalised. The Council considers that the Masterplanning policy allows for detail on any highway schemes to be provided at the time of application.

The Council considers that this, in conjunction with the wording in the site box for MDGB2134 (SD2, page 259) provides sufficient detail regarding necessary improvements to the local highway network.

(iv) Has the impact of the proposal on heritage assets been adequately assessed and appropriate mitigation measures put in place?

This site was assessed in accordance with the Local Plan site allocations methodology which included seeking internal and external views on the impact of proposals on historic assets. This highlighted the presence of the buildings and that impacts on them could be mitigated through design and layout. As stated in i) above the area containing these buildings has been removed from the developable area as set out in the site box as have the protected trees which form the setting of these structures. A planning application for the re-development of MDGB2134 would be considered in accordance with policy PLP35 (Historic Environment, SD1, page 144).

(v) Would the proposal accord with paragraph 89 in the NPPF?

Paragraph 89 of NPPF states that: "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt". Exceptions to this include: "limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development".

MDGB2134 is brownfield as the site as a whole meets the definition of previously developed (brownfield) land as set out in NPPF Annex 2 (Glossary). The northern half of the site is currently occupied by blocks of student accommodation and associated facilities so any application for redevelopment on that part of the site would accord with paragraph 89 if the proposed scheme were deemed not to have a greater impact on the openness of the green belt than the existing development. The southern half of the site has been cleared of buildings but as the surface infrastructure is still clearly visible the site continues to meet the definition of brownfield land. As such, while redevelopment may be acceptable in principle, impact on openness must still be a consideration. The southern half of the site benefits from a valid planning permission for redevelopment (2016/90711; reserved matters application for the erection of a continuing care retirement community).

Following the Stage 3 Local Plan hearing sessions the Council proposed a modification to PLP 59 (SD1, page 191) in relation to Storthes Hall. The modified PLP 59 would state: “*Land at Storthes Hall has been designated in the Local Plan in order to recognise it as a major brownfield site in the Green Belt with the capacity to accommodate approximately 500 houses. Development proposals should be accompanied by a full and comprehensive masterplan with special attention paid to the impact of any proposal on the openness of the Green Belt.*”

<p>• SL2195 – north-west of Turnshaws Road, Kirkburton</p>	<p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific constraints can be overcome and the site is capable of coming forward for development post 2031. In this case there is insufficient evidence to assess the significance of impacts on protected trees and heritage assets.</p>	<p>No site capacity has been assigned to safeguarded land options in the Local Plan as this would be determined through a review of the Local Plan.</p>	<p>This site has been tested as a Local Plan option as it was Provisional Open Land in the UDP. There has been past landowner interest on part of this site. There is a reasonable prospect that this site will become available to allow delivery of this site beyond 2031.</p> <p>There is a reasonable prospect that site specific constraints can be overcome and the site is capable of coming forward for development post 2031.</p>	<p>N/A</p>
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SL2195 – north-west of Turnshaws Road, Kirkburton

i) Have mitigation measures associated with TPO loss been explored?

The associated housing option has been rejected on the basis of access issues caused by the presence of a number of groups of protected trees and Habitat of Principal Importance which the council did not consider were minor or could be outweighed by mitigation. On this site there are three groups of protected trees on the potential southern site access to Turnshaws Road and a large group of protected trees in the eastern part of the site close to Turnshaws Road. Through the Local Plan sites consultation with internal consultees and external bodies (in this case West Yorkshire Ecology), the importance of these trees has been highlighted as TPO trees and Habitats of Principle Importance (lowland mixed deciduous woodland) which are a priority habitat. As such, the council do not feel that mitigation could be provided unless the site could be delivered using an alternative access.

The southern potential access (which is a residential curtilage) had planning permission refused for three detached dwellings within the current residential curtilage (2012/90403) with the reasons for refusal including that “*the proposed development would have a significant detrimental impact*”

on the viability of protected trees, including loss of multiple individuals. Their loss would be detrimental to visual amenity and the character of the adjacent Conservation Area” and for reasons relating to layout. The subsequent appeal was dismissed (APP/Z4718/A/13/2193196).

<p>SL2164 – north-west of Netherfield Close, Kirkburton</p>	<p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific constraints can be overcome and the site is capable of coming forward for development post 2031. In this case a significant amount of third party land would need to be acquired which is not currently available.</p>	<p>No site capacity has been assigned to safeguarded land options in the Local Plan as this would be determined through a review of the Local Plan.</p>	<p>The site is available as identified through the Call for Sites process but there is no evidence that suitable access points to the site are available.</p> <p>There is a reasonable prospect that site specific constraints can be overcome and the site is capable of coming forward for development post 2031.</p>	<p>N/A</p>
<p>Flockton</p>	<p>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?</p>	<p>b) Is the indicative site capacity appropriate, taking account of constraints and the provision of necessary infrastructure?</p>	<p>c) Is the site available and deliverable in the timescales envisaged?</p>	<p>d) For sites currently in the Green Belt - 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?</p>
<p>H583 – land north of Barnsley Road, Flockton (47</p>	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology. The Plan provides clear guidance on the constraints including surface water drainage, noise</p>	<p>The indicative site capacity is appropriate taking account of the site constraints and provision of the necessary</p>	<p>The site is available as evidenced by the planning permission (2016/92811, Charles Church). As set out in EX30.2, the site is</p>	<p>N/A</p>

<p>dwelling)</p>	<p>source and proximity to a listed milestone.</p> <p>The site constraints have been overcome as this site now has planning permission for residential use (2016/92811) and is under construction.</p> <p>Proposed modification:</p> <ul style="list-style-type: none"> • Add “Transport Statement” to the Reports required section of the site box. 	<p>infrastructure. This site has planning permission (2016/92811) (under construction).</p>	<p>scheduled to start delivery in 2018/19 which is realistic as the site is now under construction.</p>	
<p>H609 – land north of Barnsley Road, Flockton (87 dwellings)</p>	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology. The Plan provides clear guidance on the constraints including surface water drainage and noise source.</p> <p>Site constraints have been overcome as this site now has planning permission for residential use (2016/91158) and is under construction.</p>	<p>The indicative site capacity is appropriate taking account of the site constraints and provision of the necessary infrastructure. This site has planning permission (2016/91158) (under construction).</p>	<p>The site is available as shown by the planning permission (2016/91158, Barratt and David Wilson Homes). As set out in EX30.2, the site is scheduled to start delivery in 2018/19 which is realistic as the site is now under construction.</p>	<p>N/A</p>
<p>H817 – land at Manor House, Flockton (24 dwellings)</p>	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology. The Plan provides clear guidance on the constraints including protected trees.</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 constraints have been overcome</p>	<p>The site capacity has taken account of the presence of protected trees which have been removed from the developable area. The site capacity is appropriate as it takes account of the indicative capacity shown on the outline planning permission (2014/93480, approved 04/11/15).</p>	<p>The site is available as shown by the planning permission (2014/93480). As set out in EX30.2, the site is scheduled to start in 2019/20 which is realistic as the site has yet to achieve reserved matters permission.</p>	<p>N/A</p>

	as this site now has planning permission for residential use (2014/93480).			
SL2297 – west of Mill Lane, Flockton (Green Belt release)	<p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific constraints can be overcome and the site is capable of coming forward for development post 2031. In this case third party land would need to be acquired which is not currently available.</p>	No site capacity has been assigned to safeguarded land options in the Local Plan as this would be determined through a review of the Local Plan.	<p>The site is available as identified through the Call for Sites process but there is no evidence that suitable access points to the site are available.</p> <p>There is a reasonable prospect that site specific constraints can be overcome and the site is capable of coming forward for development post 2031.</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>This site is required to meet longer-term development needs stretching well beyond the plan period and as such exceptional circumstances exist to amend the green belt boundary in order to facilitate future development. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns and the role and function of the green belt it is deemed that in this instance the benefits of facilitating future development on the site outweigh any adverse effects on the green belt.</p>

Thurstonland	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?	b) Is the indicative site capacity appropriate, taking account of constraints and the provision of necessary infrastructure?	c) Is the site available and deliverable in the timescales envisaged?	d) For sites currently in the Green Belt - 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?
H1774 – land east of Manor House Farm, The Village, Thurstonland (42 dwellings) (part Green Belt release)	<p>This site was assessed as suitable for housing using the Local Plan site allocations methodology. The Plan provides clear guidance on the constraints including improvements to local highway links, odour source, noise source, presence of a conservation area and provision of a pedestrian footway along the site frontage. The constraints text should specify that this site is within a conservation area. 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>A Heritage Impact Assessment was undertaken (LE93) which identified areas of moderate significance (south-western and eastern parts of the site) and high significance (central part of the site). The boundary walls were assessed as having considerable significance. The mitigation</p>	<p>The indicative site capacity is appropriate as there are no identified constraints which would result in a reduction to the developable area of the site. The capacity is appropriate in accordance with the approach set out in EX30.2 (Housing Supply Topic Paper).</p>	<p>The site is available as identified through the Call for Sites process.</p> <p>This site is deliverable and is phased to deliver housing from 2020/21 which is appropriate as part of the site is within the green belt and is in accordance with the approach set out in EX30.2.</p>	<p>The majority of this site is not within the green belt. The eastern part of the site is a UDP housing allocation (H4.6) and the south-western part is Provisional Open Land. The central area is currently in the green belt.</p> <p>The full green belt assessment for this site is set out in the appendix at the end of this hearing statement. 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>suggested includes the potential for higher density terraced type dwellings in the south-western part of the site and lower density in the central and north-eastern part of the site. Policy PLP35 is considered the appropriate mechanism to secure mitigation measures, with document LE93 a reference document at the time of the determination of the planning application.</p> <p>Proposed modification to site constraints:</p> <ul style="list-style-type: none"> • Site is close to <u>within a conservation area</u> • <u>Site is close to listed buildings</u> 			<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>
<p>SL2196 – east of Town Moor, Thurstonland</p>	<p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific constraints can be overcome and the site is capable of coming forward for development post 2031. In this case third party land would need to be acquired which is not currently available and the net developable area of this land would fall below the Local Plan site selection threshold should the trees be protected from development.</p>	<p>No site capacity has been assigned to safeguarded land options in the Local Plan as this would be determined through a review of the Local Plan.</p>	<p>This site has been tested as a Local Plan option as it was Provisional Open Land in the UDP. There is a Call for Sites submission for part of this site. There is a reasonable prospect that this site will be available beyond 2031.</p> <p>There is a reasonable prospect that site specific constraints can be overcome and the site is capable of coming forward for development post 2031.</p>	<p>N/A</p>

Shelley	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?	b) Is the indicative site capacity appropriate, taking account of constraints and the provision of necessary infrastructure?	c) Is the site available and deliverable in the timescales envisaged?	d) For sites currently in the Green Belt - 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?
SL2173 – land to the east of Far Bank, Shelley	<p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific constraints can be overcome and the site is capable of coming forward for development post 2031. In this case third party land would need to be acquired which is not currently available. The site is therefore a suitable safeguarded land site.</p>	No site capacity has been assigned to safeguarded land options in the Local Plan as this would be determined through a review of the Local Plan.	<p>This site has been tested as a Local Plan option as it was Provisional Open Land in the UDP. There is a reasonable prospect that this site will be available beyond 2031.</p> <p>There is a reasonable prospect that site specific constraints can be overcome and the site is capable of coming forward for development post 2031</p>	N/A
SL3356 – land to the east of Far Bank, Shelley (Green Belt release)	<p>This site was assessed using the Local Plan site allocations methodology (BP23) which determined that the site should be safeguarded land.</p> <p>There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect</p>	No site capacity has been assigned to safeguarded land options in the Local Plan as this would be determined through a review of the Local Plan.	<p>The site is available as identified through the Call for Sites process but there is no evidence that suitable access points to the site are available.</p> <p>There is a reasonable prospect that site specific</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>This site is required to meet longer-term development needs</p>

	<p>that site specific constraints can be overcome and the site is capable of coming forward for development post 2031. In this case third party land would need to be acquired which is not currently available. The site is therefore a suitable safeguarded land site.</p>		<p>constraints can be overcome and the site is capable of coming forward for development post 2031.</p>	<p>stretching well beyond the plan period and as such exceptional circumstances exist to amend the green belt boundary in order to facilitate future development. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns and the role and function of the green belt it is deemed that in this instance the benefits of facilitating future development on the site outweigh any adverse effects on the green belt.</p>
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Matter 45: Impact of the allocation on the Green Belt and the purposes of including land within it

Kirkburton

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		
Option	Edge ref and value	Test 2		Test 3			Suitability of potential boundary	Relationship to settlement	Assessment set out in BP29.1
		2a: merger	2b: sprawl	2c: encroachment	2d: historic towns	urban regeneration			
SL3357 Fulstone Road Stocksm.	SM1_3	No impact	Well contained	Countryside character but limited by relationship to settlement	No impact		Good	Infill/rounding off. Small settlement extension	This is a well related site that would for the most part represent infill of the existing settlement form. It would extend the village marginally to the south but follows a clear boundary that would prevent any further encroachment and appears visually separate from the wider countryside.
SL3358 Shepley Road Stocksm.	SM2_2	No impact	Well contained	Countryside character and potential impact on woodland	No impact		Good	Settlement extension	This site is entirely contained by the existing settlement, the railway line, Shepley Road and the trees at Lower Stone Wood and as such there is no risk of sprawl or further encroachment. The land slopes down towards the wood but the landform and containment means that it is not overly prominent in long distance views. The land rises towards the west where there is already development on Shepley Road. Development could impact on the sensitive habitat of Lower Stone Wood.
H339 Eastfield Mills Shepley	SHP2_1	No impact	Well contained	Potential impact on protected trees	No impact		Good	Part brownfield site but not well related to settlement edge	This is an area of urban fringe with numerous residential and other properties located close to the settlement edge. Part of the site contains a mill building and therefore is partly brownfield. While development on the mill site would have little impact on openness, the option is more extensive and also contains a significant number of protected trees. The location and configuration of the option would leave land to the west, between the option and Abbey Road North, at significant risk of development pressure as it would be largely isolated from the wider green belt.
H652 The Knowle Shepley	SHP2_1	No impact	Well contained	Does not appear as part of wider countryside. Urban fringe	No impact		Good	Settlement extension with degree of rounding off. Additional land release required	This site is contained by the railway line and roads and is characterised as an area of urban fringe on the edge of Shepley. Development would have little impact on the openness of the green belt and there is no risk of sprawl or encroachment as new strong green belt boundaries could be found. The configuration of the site leaves the area occupied by Eastfield Mills somewhat isolated from the wider green belt but as it is already occupied by significant built form openness has already been compromised.
H120 Park Farm Farnley Tyas	FT4_4	No impact	Well contained	Limited relationship to countryside	No impact		Good	Very minor settlement extension	The majority of this option is within the village boundary of Farnley Tyas, but projects into the green belt over an existing agricultural building. This building abuts the settlement boundary on its northern elevation so a sensible new settlement boundary could be created without detriment to openness or to the role and function of the green belt.
H518 Yew Tree Farm Farnley Tyas	FT4_4	No impact	Well contained	Not part of countryside	No impact		Opportunity to create stronger new boundary	Infill	The majority of this option lies within the village boundary of Farnley Tyas and only projects marginally into the green belt on the footprint of an existing building. The existing green belt boundary is poorly defined and accepting the extent of this option provides the potential to create a strong new settlement edge.

H2576 Red Deer Park Lane Grange Moor	GM5_3	No impact	Well contained	Some relationship to countryside	No impact	
SL2297 Mill Lane Flockton	FL5_3	No impact	Well contained	Some relationship to countryside	No impact	
H1774 The Village Thurston - land	TL1_3	No impact	Well contained	Countryside character	No impact	
SL3356 East of Far Bank Shelley	SHL7_B, SHL8_3	No impact	Large site but well contained	More impact on higher ground to north. Some relationship to countryside	No impact	

Boundary to north present but not strong.	Settlement extension. Additional land release would be required	This option is well contained by the existing settlement to the south and a tract of trees to the east which means that there is no risk of sprawl. The northern boundary however is partly formed by the line of Red Deer Park Lane but this lane is not a strong feature on the ground for a short part of its length meaning that the site in part does not follow a defensible boundary. The option would leave a strip of land between the western edge of the site and the settlement, no. 52 Bristfield Road and its garden, as a narrow projection of green belt south of Red Deer Park Lane which would no longer be performing a green belt role.
Opportunity to create stronger new boundary	Settlement extension	This is a reasonably well related and well proportioned site that could present a settlement extension to the south of Flockton. It is contained by road and trees to the east and west and by a field boundary to the south which would prevent sprawl, although there would be little to screen the new development from the wider countryside.
Opportunity to create strong new boundary. No ground feature currently present	Infill - small degree of settlement extension	The part of this option that extends into the green belt would represent a well proportioned and well related settlement extension. The existing green belt boundary does not follow any feature on the ground and this option would provide the opportunity to create a new defensible boundary in this location that would remove the risk of sprawl and encroachment into the green belt.
Opportunity to create stronger new boundary	Brings significant built form into the settlement. Some degree of rounding off	As presented this site in the main follows features on the ground which would present a definable new green belt boundary. It is both well proportioned and well related to the settlement pattern it adjoins although rising land would make development increasingly prominent towards the north. The site appears as part of the wider countryside in long distance views but its relationship with it is limited by existing built form.