

**Mr and Mrs Rhodes  
Consultee Ref: 1044323  
Matter 8 Hearing Statement**

**Issue – Is the Plan’s approach to identifying site allocations (housing, employment and mixed use), safeguarded land and Green Belt releases soundly based and in line with national policy?**

**a) Has the Council undertaken a robust and comprehensive assessment of development capacity within existing urban areas and other areas outside the current Green Belt?**

1.1 Mr and Mrs Rhodes submitted representations to the publication Draft Local Plan (enclosed) and wish to make the following specific additional points in relation to Matter 8a:

- Open Space deficiencies appear to have an important role in determining whether or not a site should be allocated as Urban Green Space.
- The Kirklees Open Space Strategy 2015 (updated 2016) (KOSS) (Ref LE119) area of search focuses only on urban sites including urban green space within ward boundary areas. However, it does not take into consideration resource of open countryside and Green Belt on the settlement edge in proximity to the urban areas, or the provision of open space which may be available in neighbouring wards.
- The failure of any of the Council’s assessment work to factor in this resource reduces the reliability which can be attached to the Council’s calculations and appears to have led to a false impression of areas which are deficient in open space. This lack of flexibility clearly counts against the potential for sites within the urban areas to be viewed as not required as Urban Green Space with consequences for the overall assessment of urban capacity.
- Housing allocation sites and sites identified as Provisional Open Land in the current UDP also appear to have been excluded from the assessment.
- This approach is unsound and we consider that the assessment should have taken a wider and more rounded assessment of all such sites, given that sites on the settlement edge and within the Green belt are proposed for release.
- This has not been resolved by the Council’s proposed modifications.

**7 September 2017**

**Enclosure**



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### **By Kirklees Online Consultation Portal Only**

19 December 2016

Dear Sir/Madam

### **Representations to Kirklees Publication Draft Local Plan On behalf of Mr and Mrs Rhodes Land South and West of Intake, Golcar**

This letter has been prepared on behalf of our client, Mr and Mrs Rhodes.

The representations set out are made in the context of seeking to work with Kirklees Council to ensure that an effective and deliverable plan for the area is achieved. However, these representations have direct regard to a circa 1.1 ha site to the west of Intake/Green Crescent, Golcar, which our client is promoting for development (the Site). The Site is shown at **Enclosure 1**.

Within the Publication Draft Local Plan the Site is located within the Kirklees Rural sub-area under Policy PLP2. It is specifically designated as part of a larger 11.14 ha area of Urban Green Space (Allocation reference: UGS1214) under Policy PLP 61. JLL consider that our client's Site should be allocated for housing development.

### **The Site**

The Site is located in the Golcar area of Huddersfield.

The Site is private land and currently sits empty, save for a dilapidated barn in the north-west corner. It is comprised of unmanaged and un-grazed rough grass land and is generally unattractive and degraded in appearance. The Site is roughly rectangular in shape and rises from east to west. The Site area is approximately 1.1 hectares.

The Site is bounded by residential development to the east and north, a palisade fence (with allotments and a small area of open space beyond) to the west and a post and wire fence, remnant hedgerow, dry stone wall and ditch (with low grade open grazing land beyond) to the south. Across the fields to the south is residential development. Across the fields to the south west is a single storey primary school and doctor's surgery.



Access to the Site is from the east, via a gap in the existing housing on Green Crescent. The Site is not crossed by any public rights of way and no access is possible to the grazing farm land to the south and south west or to the allotments and open space areas to the west. The nearest bus stops (providing links to Huddersfield town centre) are located on Leymoor Road, approximately 150 metres north of the Site.

## **Background**

Malcolm Sizer Planning Limited (acting for Robuild Ltd) previously submitted representations to the Draft Local Plan on 1 February 2016 to object (Ref: DLP\_AD9234) to the proposed allocation of the Site as part of the Urban Green Space designation and to request that the Site be designated for housing (Ref DLP\_RSO3640). A summary of the representations together with the Council's response is set out in the Statement of Pre-submission Consultation November 2016<sup>1</sup> (an extract is provided at **Enclosure 2**).

The Council contends that the allocation of the objection Site and the whole of UGS1214 as Urban Green Space is justified and consistent with the Site allocation methodology<sup>2</sup>. They say that this is based on evidence from the Kirklees Open Space Study 2015 (Revised 2016) and Kirklees Urban Green Space Review.

The Publication Draft Local Plan seeks to prioritise the protection of land which the Council consider performs an Urban Green Space function. The Site has therefore been rejected as a housing option, even though the Council's evidence shows that it would otherwise be suitable for residential development. In contrast, Green Belt sites, sites in the countryside proper and sites on the edge of settlements of notable quality and value appear to have been identified as housing allocations within the Publication Draft Local Plan.

## **Representations**

These representations relate to the Publication Draft Local Plan Strategy and Policies document, the Publication Draft Local Plan Allocations and Designations document and the Publication Draft Local Plan Rejected Site Options Report and have been made using the standard form. The main points are set out under the relevant Policy/section headings below.

Policy PLP 2 Place Shaping, Figure 3 Huddersfield sub-area, Figure 6 Kirklees Rural sub-area, Spatial Development Strategy, Policy PLP 3 Location of new development, Paragraph 8.14, Table 5 Meeting the Housing Requirement

- Golcar is within the Huddersfield settlement and should be identified as part of the Huddersfield sub-area (which is the prime focus for new homes) and not the Kirklees Rural

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<sup>1</sup> <http://www.kirklees.gov.uk/beta/planning-policy/pdf/statement-of-presubmission-2016.pdf>

<sup>2</sup> <http://www.kirklees.gov.uk/beta/planning-policy/pdf/supportingDocuments/methodologyTechnicalPapers/Methodology-2-Site-Allocations-2016.pdf>

sub-area within the Local Plan. This is entirely justified by the Council's own evidence, set out in the Technical Paper: Spatial Development Strategy and Settlement Appraisal, November 2016, which specifically identifies/assesses Golcar as part of the Huddersfield settlement. No individual settlement appraisal of Golcar has been undertaken. In this context, the Local Plan should recognise the potential for Golcar to make a greater contribution to Kirklees' future housing needs.

- The proposed housing requirement within the Local Plan should be expressed as a minimum to reflect national planning policy by using the words '*at least*'. This will make it clear that the overall housing requirement figure is not seen as a maximum, reflecting national planning policy to boost significantly housing supply. This will ensure that growth is planned for positively over the Plan period.

Policy PLP 61 and Urban Green Space Allocations (site reference UGS1214)

- The allocation of the Site as Urban Green Space (part of UGS1214) is unsound and should be deleted.
- Our client has commissioned TPM Landscape Ltd (TPM) to undertake a review of the evidence supporting the proposed Urban Green Space allocation of the Site. TPM is a practice of chartered landscape architects, who have experience in the field of urban green space reviews. The TPM Open Space Review is attached at **Enclosure 3** and identifies that the allocation of the objection Site as Urban Green Space is unsound. The Review concludes:
  - The Site is within the urban area distinguishing it from those within the open countryside and/or Green Belt.
  - No formal public access across or into the Site is possible and no connections exist across the Site to the land within the rest of the proposed Urban Green Space allocation.
  - The Site is located in an area that is well served by all of the identified types of open space with provision for allotments, play, amenity landscape and natural and semi natural open space at close distances.
  - The Site and surrounding area is within 270m of the settlement edge and open countryside/Green Belt which can be accessed by a comprehensive Public Rights of Way network.
  - Although technically assessed by the Council as being deficient in natural and semi-natural green space, the urban area of Golcar is well positioned to access the substantial resource of open countryside and Green Belt both within the Ward (beyond the settlement boundary) and just beyond the Ward boundaries. The failure of any of the Council's assessment work to factor in this resource has led to a false impression of an urban area with less access to open space than the national average.
  - The proximity of the settlement edge and countryside proper therefore appears to reduce the reliability which can be attached to the Council's calculations of the available natural and semi natural green space to the community.
  - In the Council's assessment of the Site as Urban Green Space much emphasis has been placed on its ability (alongside other sites within the Ward), to deliver open space against minimum standards which they have set. This appears to have led to



an in ability to view any of the open spaces under review within the urban landscape as suitable for any other use.

- In contrast and at odds with the generally held view concerning the sequential approach to land release, sites within the Green Belt and sites at the settlement edge of notable quality and value have been preferred for release for development over lesser quality sites. This further undermines the Council's approach to assessment where housing allocation sites and sites for Provisional Open Land and Green Belt release appear not to have been considered within the overall approach to the allocation of Urban Green Space. The consequence of this is to prevent the development of sites such as our client's which would lead to a low level of landscape loss and visual harm while at the same time promoting the loss of good quality and valued landscapes.
- A further problem has resulted from the grouping together of several distinct areas of green space into one allocation site for the Golcar Flatts, Golcar Schools, Two Furrow Recreation Ground and Moorcroft Avenue Allotments (Reference UGS1214). This has led to our client's Site being considered in the context of an area that offers provision in Parks and Recreation; Natural and Semi natural Green Space; Amenity Green Space; Allotments; Outdoor Sports; and Education.
- In reality the Site is a degraded agricultural field, separated from the adjacent pasture land by wall and ditch and not connected physically to any of the other types of provision found variously around the remaining areas of the UGS1214 Urban Green Space allocation. If assessed on its own merits the Site could only be considered as semi natural green space of poor quality and value.
- The Site has the potential to deliver sustainable housing with very limited harm to the surrounding townscape and landscape. It also offers the opportunity to allow and formalise access into the Site and provide managed public open space that can contribute to the Golcar Ward's Public Open Space requirements.

#### Housing Allocations and Rejected Site Options Report– Site H298

- The Site should be allocated for housing.
- The Site represents an excellent opportunity for a housing development, which would make a positive contribution towards meeting housing needs within the Local Plan period.
- The Site meets the deliverability criteria within NPPF paragraph 47, being available, suitable and achievable:
  - The Site is available for housing development.
  - Development is achievable with a realistic prospect that housing will be delivered on the Site within 5 years. This has been confirmed by JLL's Residential Agency team.
  - The Site is also developable, being within a suitable location for development. The Site is situated in a sustainable and accessible location, adjacent to existing residential development and in close proximity to a range of amenities and services.

- The Site is identified as being as being deliverable for residential development (Kirklees Council Ref 858) with a capacity of 32 dwellings within the Council’s latest Strategic Housing Land Availability Assessment (SHLAA) 2014<sup>3</sup>.
- The Site is identified as Site H298 in the technical assessment of rejected sites within the Publication Draft Local Plan Rejected Site Options Report, November 2016 (as shown at **Enclosure 4**) – it is accepted as being within the settlement of Golcar with a capacity of approximately 38 dwellings. The only amber constraints are shown as transport, education and historic environment and the only red assessment being open space. Open space is addressed above. The amber constraints are addressed in turn below:
  - Transport – In transport terms amber means *‘Evidence of some constraint but mitigation appears achievable and/or impact on the strategic road network or highway network requiring some degree of mitigation’*. Our client has obtained advice from a highway consultant who has confirmed that access to the Site can be achieved from Green Crescent without unacceptable impact on the highway network. A green, rather than amber, assessment would be appropriate.
  - Education – In terms of Education, amber means *‘There is a need for additional capacity within the school planning area of either the primary or secondary school and/or the site is of a significant size’*. Where development of the site would generate a demand for additional school places, and existing capacity has been satisfied, contributions to meet the costs which relate to the pupils arising from the development could be secured through a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended). This is common practice for housing developments. Accordingly the impact on education is not a material consideration which would justify rejection of the Site.
  - Historic Environment – In terms of Historic Environment, amber means *‘Presence of or degree of impact on historic asset where mitigation could reduce impact to an acceptable level.’* As indicated in the TPM Open Space Review a Grade II listed building lies to the immediate north of the Site but this is already surrounded by residential housing on 3 sides and does not have a strong visual connection with the Site. Its historic setting could reasonably be assessed as being contained by its boundaries and no adverse effects are anticipated should the Site come forward for housing. Similarly Golcar Conservation area lies some distance to the south and does not share any common landscape features or visual connections with the Site. Consequently no harm is anticipated should the Site become developed. A green, rather than amber assessment would be appropriate.
- Accordingly, there are no unacceptable constraints to the residential development of the Site applying the Council’s site allocations methodology.
- A Masterplan has been prepared to show how the Site could be developed for 34 dwellings together with managed open space, landscaping, vehicular and pedestrian access from Green Crescent and formal connections to the surrounding area. The Masterplan is attached at **Enclosure 5**.

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<sup>3</sup> <http://www.kirklees.gov.uk/beta/planning-policy/pdf/strategic-housing-land/Golcar2015.pdf>



In conclusion, the allocation of the Site for Urban Green Space is not justified, there are no constraints to the residential development of the Site. The Site should therefore be allocated for residential development within the Local Plan.

My client would welcome the opportunity to meet with Kirklees Council at a mutually convenient time to discuss our comments before the Local Plan is finalised for submission to the Planning Inspectorate. In the meantime, please do not hesitate to contact me if you have any queries or require clarification of any point.

Yours faithfully

A handwritten signature in blue ink that reads 'Frazer Sandwith'.

**Frazer Sandwith**  
**Director**

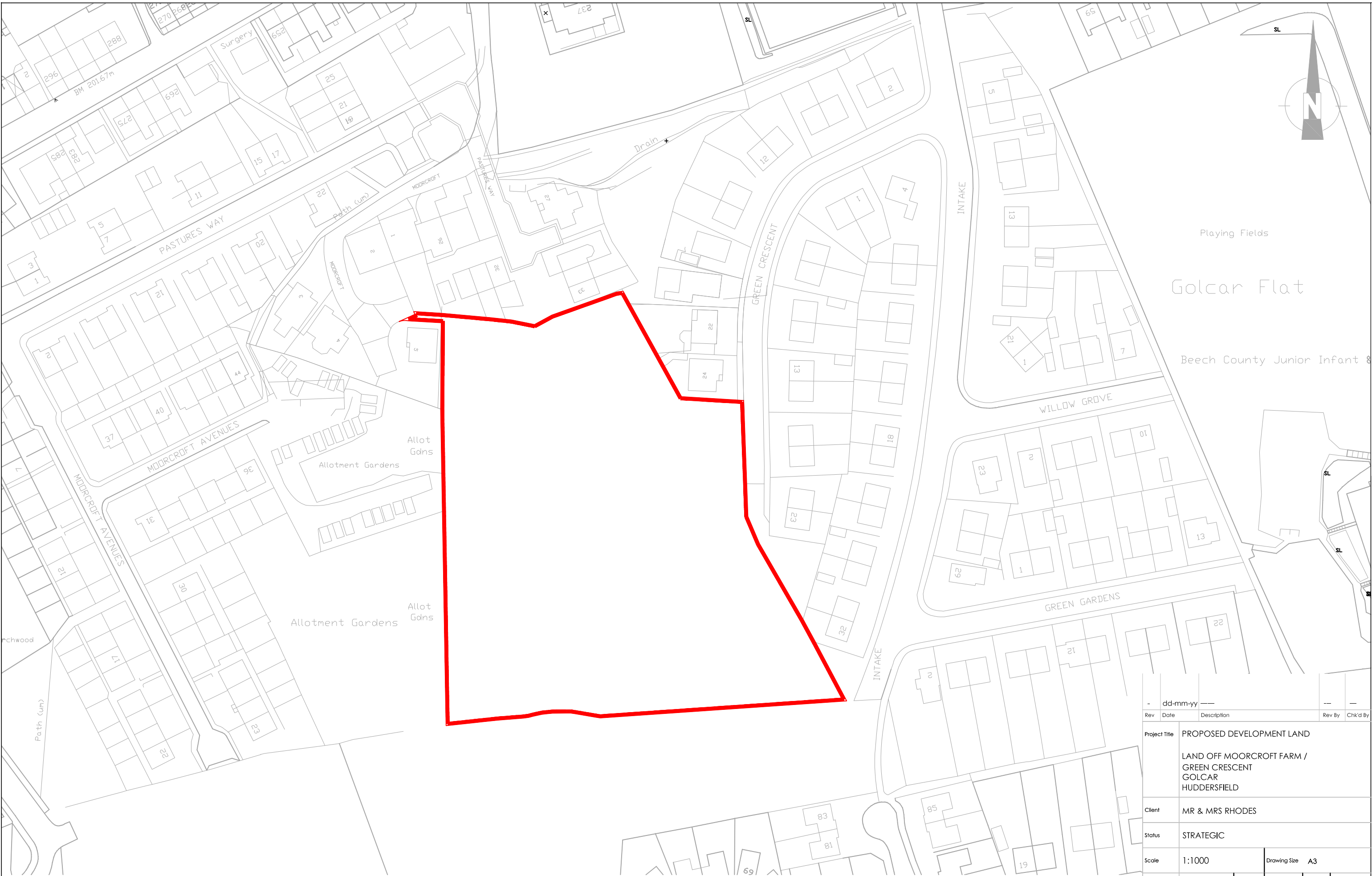
Cc Mr and Mrs Rhodes

Enc





ENCLOSURE 1



**Location Plan - 1:1000 scale**  
 SCALE 1 : 1000 0m 20m 40m 60m 80m 100m  
 SCALE 1 : 1 0m 10mm 20mm 30mm 40mm 50mm 60mm 70mm 80mm 90mm 100mm

**Site Area:**  
 11,016sqm (2.72 acres)

Rev	Date	Description	Rev By	Chk'd By
- dd-mm-yy - - -				
Project Title		PROPOSED DEVELOPMENT LAND		
		LAND OFF MOORCROFT FARM / GREEN CRESCENT GOLCAR HUDDERSFIELD		
Client		MR & MRS RHODES		
Status		STRATEGIC		
Scale		1:1000	Drawing Size	A3
Date	DEC 16	Drawn By	SSR	Checked SSR
Drawing Title		LOCATION PLAN		
Job-Dwg No		999-002		Rev -



ENCLOSURE 2

Summary of comments

Council Response

**UGS1211** Jubilee Recreation Ground, Cowlesley

No Representations received

Support Conditional Support Object No Comment

No change.

This site is justified as urban green space based on evidence set out in the council's Open Space Study (2015) and/or Playing Pitch Strategy (2015) and/or the Urban Green Space Review methodology. Its allocation as urban green space is consistent with the council's site allocation methodology.

**UGS1212** Leymoor Cricket Club, Golcar

No Representations received

Support Conditional Support Object No Comment

No change.

This site is justified as urban green space based on evidence set out in the council's Open Space Study (2015) and/or Playing Pitch Strategy (2015) and/or the Urban Green Space Review methodology. Its allocation as urban green space is consistent with the council's site allocation methodology.

**UGS1213** Golcar Cricket & Athletic Club, Golcar

No Representations received

Support Conditional Support Object No Comment

No change.

This site is justified as urban green space based on evidence set out in the council's Open Space Study (2015) and/or Playing Pitch Strategy (2015) and/or the Urban Green Space Review methodology. Its allocation as urban green space is consistent with the council's site allocation methodology.

**UGS1214** Golcar Flatts, Golcar Schools, Recreation Ground & Moorcroft Ave Allotments, Golcar

DLP\_AD9234

Land west of Intake/Green Crescent, Golcar, which is part of urban green space allocation UGS1214), does not justify description or designation as urban green space. It is unmanaged, unattractive grassland which serves no useful purpose and does not fit any of the urban green space descriptions in paragraph 17.45. The site is not an important open space, there is no right of public access and it is neither an important sport nor recreational facility. The land is redundant, poor quality and in its own right has no visual or biodiversity merit. There is nothing worth protecting and there is no intention to enhance it. The site should be released for housing.

Support Conditional Support Object 1 No Comment

No change.

The objection relates to the north eastern part of the larger proposed accepted urban green space allocation UGS1214. UGS1214 was proposed as an accepted urban green space allocation in the draft Local Plan (November 2015).

Assessed through the Local Plan Site Allocation Methodology, the council considers that the norther eastern part of UGS1214, which forms the objection site, is justified as urban green space in its own right and as part of the wider urban green space allocation. This is based on evidence from the Kirklees Open Space Study 2015 and Kirklees Urban Green Space Review.

The objection site comprises an area of grassland adjoining allotments and amenity space to the west with housing development to the north and east. This land forms part of a larger area of flat natural/semi-natural greenspace that comprises adjoining grassland to the south and has been assessed through the Kirklees Open Space Study as having medium value as open space with some informal recreation use along the public footpath on the western boundary.

As identified in the Kirklees Open Space Study 2015, there are significant quantity deficiencies in open space in the ward with shortfalls in the provision of parks and recreation grounds, natural and semi-natural greenspace, amenity greenspace and allotments. As such, this site is not identified as clearly surplus to requirements.

The allocation of the objection site and the whole of UGS1214 as urban green space is considered consistent with the council's site allocation methodology.

Urban green space allocations are identified in the Local Plan irrespective of whether public access is available. This is consistent with NPPF that open space includes all open space of public value.

See rejected housing option H298.

**UGS1215** Beech County Junior & Infant School & Longfield Avenue Rec Ground, Golcar

Support Conditional Support Object No Comment

Summary of comments

Garner Lane would form a good green belt boundary.  
 The site is not prominent in the same way as accepted site H664 is  
 green Belt release here would allow for a settlement extension at an appropriate scale.  
 Carefully designed site could mitigate visual impact.  
 This site would be a sensible urban extension which would not undermine any of the purposes of the green belt.  
 Site is in sole ownership - owner supports development.  
 The site was considered favourably in the previous SHLAA assessment.

The site size is proportionate to the settlement

Allocation as Safeguarded Land may be appropriate to meet future needs.  
 Honley is a sustainable location so more land should be allocated.  
 Green belt required to meet housing needs.  
 If arguments for development not accepted, consider use of site as safeguarded land.

**H297** Land to the east of Ryecroft Lane, Scholes

No Representations received

Council Response

Comments supporting the allocation of this site have been noted. Settlement appraisal information for each settlement was set out in the local plan evidence base and it is acknowledged that this option may provide defensible green belt boundaries but in this case the impact on the green belt is unacceptable as set out above.

The Environmental Health information has been reviewed and a noise assessment is not required for this site. The assessment has been amended for this indicator.

It should be noted that the Strategic Housing Land Availability Assessment (SHLAA) is a high level assessment of sites and was undertaken on a policy neutral basis. It therefore did not assess the impact of this site on the green belt. The availability of this site for development is noted.

This site has been considered as a Safeguarded Land option as requested (SL2735) to determine whether this would be a suitable allocation.

Support Conditional Support Object No Comment

Proposed change.

This site was a rejected housing option in the draft local plan (although it was part of the larger accepted housing option H38 in the draft local plan). H297 has now been accepted as a housing option. Its allocation is considered consistent with the council's site allocation methodology.

Site access achievable subject to achievement of sufficient visibility splays and surface water drainage will need to be managed to achieve greenfield run-off rates in line with local plan policies once adopted.

No draft Local Plan consultation comments received on this specific option, however, comments were received on the larger H38 housing option which includes this site. These are relevant to the consideration of this site and the comments have been addressed on H38.

Support Conditional Support Object 1 No Comment

No change

This site was a rejected housing option in the draft local plan and remains rejected.

The site will be retained as urban greenspace.

Comments from technical consultees note that there may be potential impact on listed buildings.

SHLAA indicates no constraints to development of site for housing. Site has willing owner.

**H299** Huddersfield Road, Skelmanthorpe

No Representations received

Support Conditional Support Object No Comment

No change

This site was a rejected housing option in the draft local plan and remains rejected.

Part of larger accepted housing option H502.

**H300** Land west of, Hanson Road, Melfham

DLP\_RSO400

Traffic congestion - inadequate road infrastructure  
 Impact on flooding - increased run-off from hills  
 Impact on wildlife

Support 1 Conditional Support Object No Comment

No change

This site was a rejected housing option in the draft local plan and remains rejected.



ENCLOSURE 3

# OPEN SPACE REVIEW

## GOLCAR, HUDDERSFIELD

PREPARED BY TPM LANDSCAPE LTD

for

Mr and Mrs Rhodes

December 2016  
revA



# 1.0 INTRODUCTION

## 1.1 INTRODUCTION

TPM were commissioned by Mr and Mrs Rhodes to review an area of land off Green Crescent in Golcar, Huddersfield and its current allocation as Urban Green Space within the extant Kirklees UDP, and its proposed retention as Urban Green Space within the Publication Draft Local Plan. In the preparation for, and development of, the Local Plan, a number of assessments and documents have been produced as part of the evidence base to support the allocations. This assessment and review relies on both a review of these documents, observations made through a site visit of both the site and the surrounding area, and a review of the landscape designations and assessments for the broader landscape within which the urban area of Golcar sits. Our client wishes to promote the site for housing and this review seeks to determine the extent to which the retention of the proposal site within designated Urban Green Space is justified.

## 1.2 SITE DESCRIPTION

The proposal site is an area of approximately 1.10 ha in size and roughly rectangular in shape. Access is gained from the east where Green Crescent runs alongside the eastern boundary of the site. To the north and the east the site is bounded by existing residential properties with some properties backing onto the boundaries. To the west the site is separated from a small area of public open space and allotments by a pallsade fence. Further west and south the land opens up into what is described within the open space studies as part of Golcar Flatts. This is low grade grazing land which is divided into small-medium size fields with the remnants of hedgerow and dry stone wall boundaries. Between the site and this area of land is a post and wire fence, remnant hedgerow and dry stone walling and a ditch which may have a stream running along some of its length.

The proposal site appears to be a remnant of this degraded farm land as it contains a dilapidated barn in the north west corner of the site. It is now unmanaged and ungrazed rough grassland with some evidence of fly tipping and a generally unattractive and degraded appearance.

There are no public footpath routes across the site and no access possible to either the open farm land to the south and west, or to the allotments and open space areas to the west. Informal access across the site is currently possible via a gap in the existing housing along Green Crescent.

## 1.3 DESIGNATION

The proposal site is designated as part of an area of Urban Green Space within the current Kirklees UDP. To the north, beyond the settlement edge the land is designated Green Belt.

## 1.4 DEVELOPMENT PROPOSALS

Proposals for the site have not been fixed but it is anticipated that the land could deliver up to 34 residential units together with a comprehensive landscape framework and formal managed, children's play area that is fully accessible to the public.



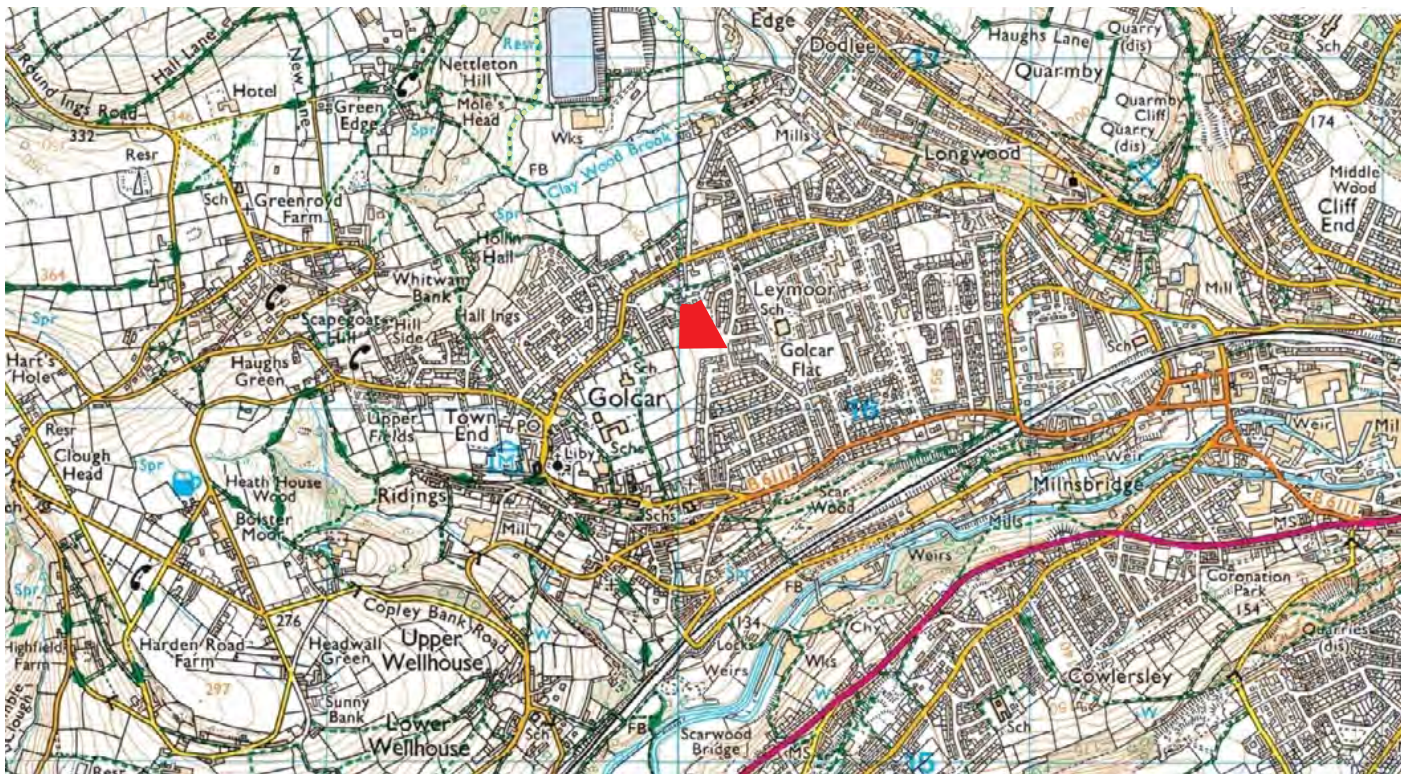


Figure 1. Location Plan



Figure 2. Location Plan

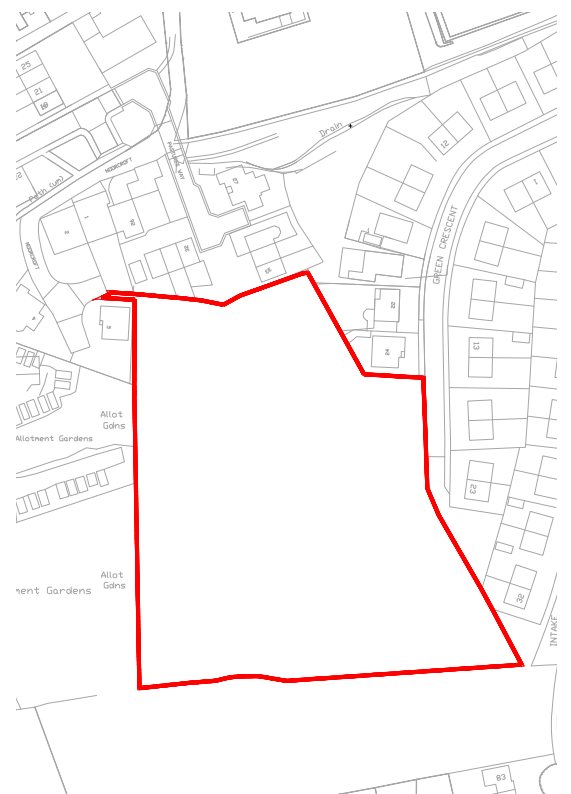


Figure 3. Location Plan



Figure 4. Aerial photograph

## 2.0 SITE CONTEXT

### 2.1 LOCAL LANDSCAPE CONTEXT

The site lies within the settlement boundary of Golcar, a subsidiary settlement to Huddersfield located to the north western extent of the town's urban edge. The landscape is predominantly sub-urban in character, dominated by 20th century housing and set at the edge of the pennines with some visual connection to the higher moorland to the north.

### 2.2 LANDSCAPE CHARACTER

A Landscape character assessment has been carried out for the Kirklees area entitled the Kirklees District Landscape Character Assessment (2015). This study divides the Kirklees landscape into 10 landscape types which further divide into landscape areas. Urban areas are not considered within the study and accordingly the proposal site does not fall within any of the character types or areas identified. The nearest landscape type washes over all of the open landscape that lies north of Golcar and the settlement edge and is entitled Rural Fringe. The proposal site and Golcar sit adjacent to the *Barkisland - Holwell Green* character area.

Under Settlement and Road Pattern the assessment notes in relation to the *Barkisland - Holwell Green* character area.

- This is an urban fringe landscape located on the immediate doorstep of Huddersfield, comprising small satellite villages, hamlets and individual stone-built cottages or farmsteads;
- There is a dense network of minor roads and narrow winding lanes, which link the area to the urban centres mainly focused to the south;
- The M62 forms a definitive boundary to the north of this character area, and the LCA is also crossed by busy sections of main A-roads linking to Huddersfield.

Under perceptual qualities the assessment notes:

- Although often well-treed, longer distance views, typically focused to the south, reveal the densely settled lower lying urban areas of greater Huddersfield and Brighouse.
- Elevated hill summits and ridgelines afford long views to the north over Calderdale District and also south west towards the Peak District National Park.

- Some areas retain a relative tranquil, rural character despite the proximity of urban development. Increasing urbanisation on the LCA's fringes creates a landscape of transition

By way of a summary the character assessment produces a table identifying features of value in relation to the *Barkisland - Holwell Green* character area:

## Landscape evaluation

Valued landscape features and attributes	
Geodiversity and biodiversity	<ul style="list-style-type: none"> <li>• <b>LWS:</b> There are three Local Wildlife Sites wholly or partially within the LCA with total coverage of 37 ha; Bradley Golf Course, Grimescar Woods, Shaw Wood.</li> <li>• <b>LGS:</b> Three Local Geological Sites are found within the LCA - Clough Head Quarry, Longwood Edge Quarry, and Old Lindley Moor (collectively covering 1.2 ha).</li> </ul>
Cultural and historical	<ul style="list-style-type: none"> <li>• <b>Scheduled Monuments:</b> There are two Scheduled Monuments; the remnants of a Roman Camp near Slack and a Roman tiler at Grimescar.</li> <li>• <b>Listed Buildings:</b> There are a total of 134 Listed Buildings, two of which are Grade II* listed.</li> <li>• <b>Conservation Areas:</b> The LCA partially contains three Conservation Areas; Longwood Edge, Quarmby Fold and Wellhouse.</li> </ul> <p>None of these assets are included on the Heritage at Risk Register.</p>
Perceptual qualities (including levels of tranquillity)	Away from the main roads in northern part of the LCA, the landscape mostly retains traditional rural qualities, although the presence of telecommunications towers and small scale wind turbines can add an industrial and further urban influence to the landscape. Elsewhere, urban fringe land uses and the sounds/sights of nearby development – and the M62 – erode levels of tranquillity.
Role as a setting to development	This LCA provides a valued rural backdrop, rising up above the northern edge of Huddersfield. It also provides an immediate setting to several small settlements including Bradley, Nettleton and Scapegoat Hill.
Access and enjoyment of the landscape	The Kirklees Way and Colne Valley Circular Walk pass through this LCA and are supplemented by a strong network of other rights of way, particularly in the west of the LCA.
Contribution to the setting of the Peak District National Park	Although not directly adjacent to the protected landscape, the LCA's elevated nature affords important visual relationships with the Peak District National Park, the moorlands often forming a backdrop to views to the south-west.

Accordingly the landscape immediately surrounding Golcar where the site is located, is one heavily influenced by the adjacent settlements and the detracting features that this attracts such as the extensive transport corridors and power and telecommunication structures. There are some features of value which include the visual back drop of the Peak District, but this is generally a landscape of transition from countryside to urban with an ordinary - poor quality and moderate - low value.

The site is not within the boundaries of this study but shares some of the characteristic of this character area. It is however more heavily influenced by urban settlement and is of poor quality and low value.

● The proposal site

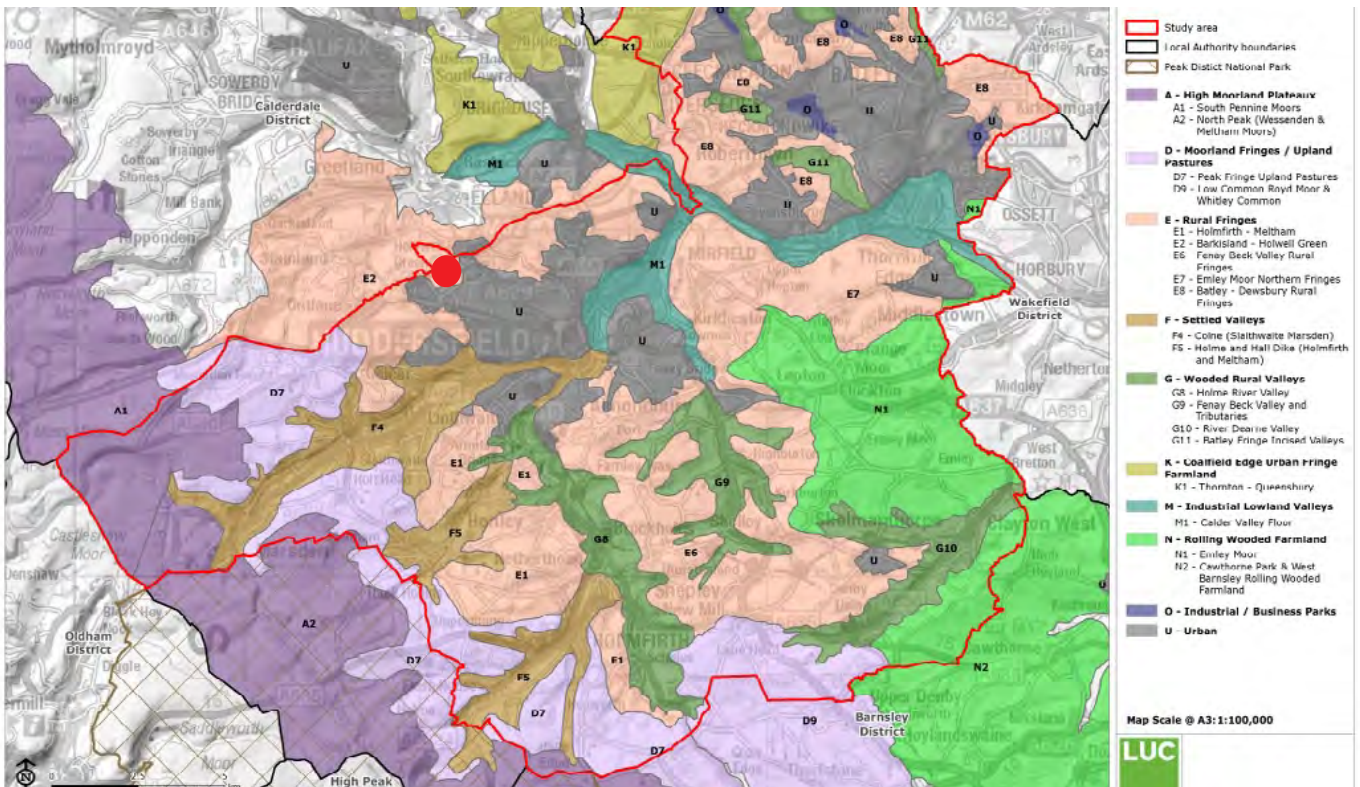


Figure 5. Landscape Character Map

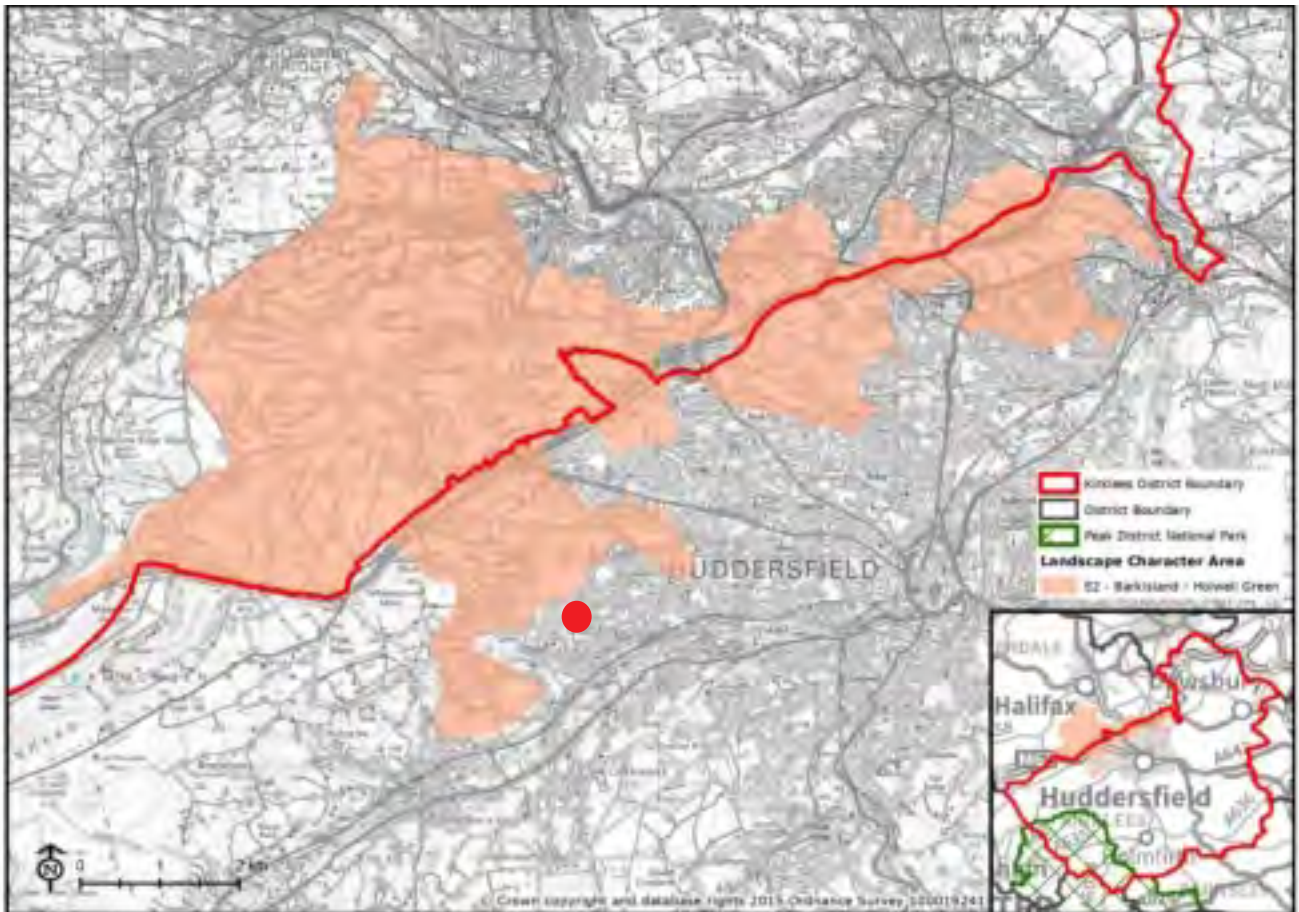


Figure 6. Landscape Character Map

# 3.0 GREEN SPACE CONTEXT

## 3.1 UDP ALLOCATIONS

The current UDP proposals map indicates Urban Green Space areas throughout the Golcar area along with areas of Provisional Open Land (assessed as having less quality than Urban Green Space but nevertheless having identifiable value as open land). The aim of Provisional Open Land is to maintain the character of the land until the Plan is revised when it will be re-assessed for development or (in exceptional circumstances) re-allocation as Green Belt or Urban Green Space. The proposal site sits within a large area of Urban Green Space at the centre of the Golcar area which includes Golcar Flatts; Golcar Schools; Two Furrows Recreation Ground; and Moorcroft Ave Allotments.

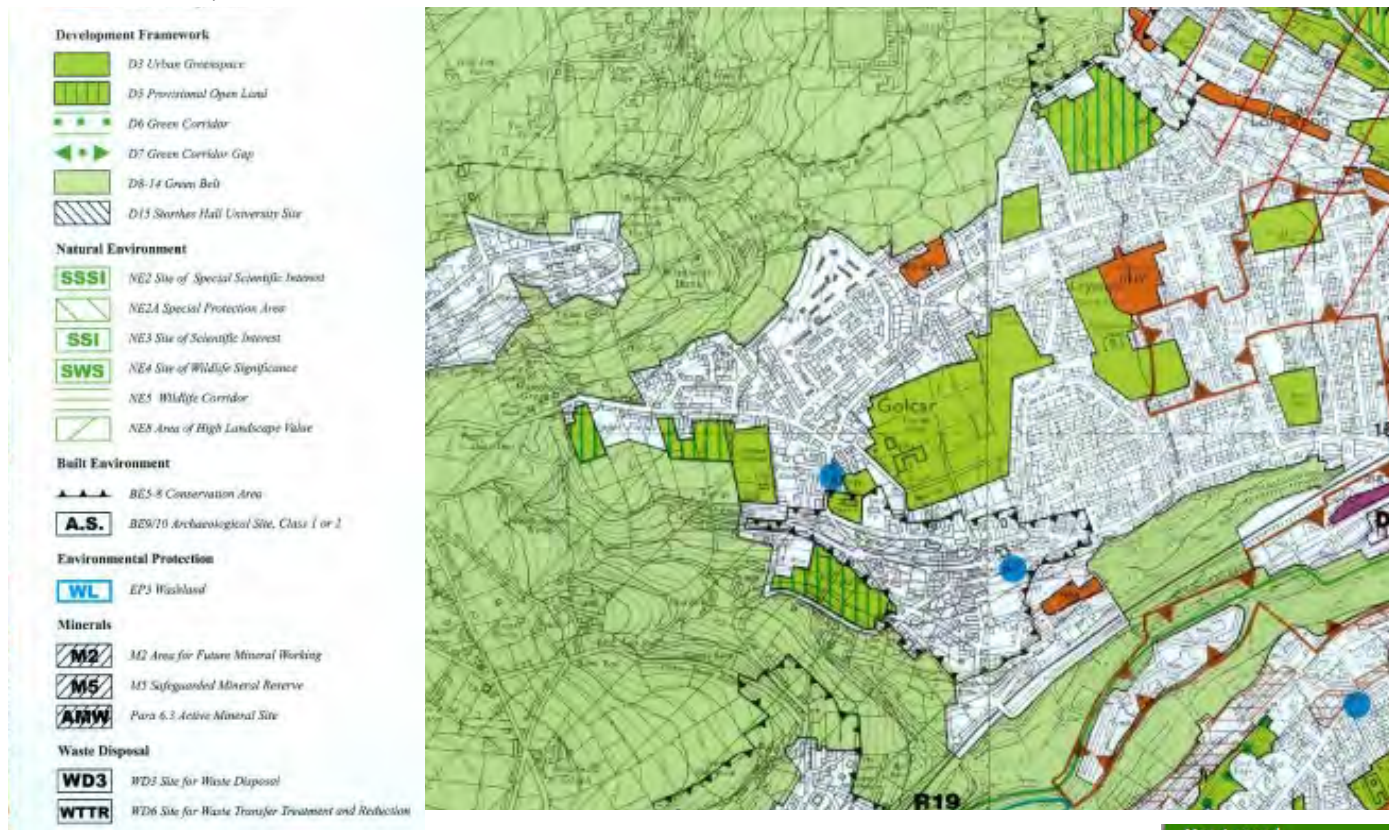


Figure 7. UDP proposals Plan

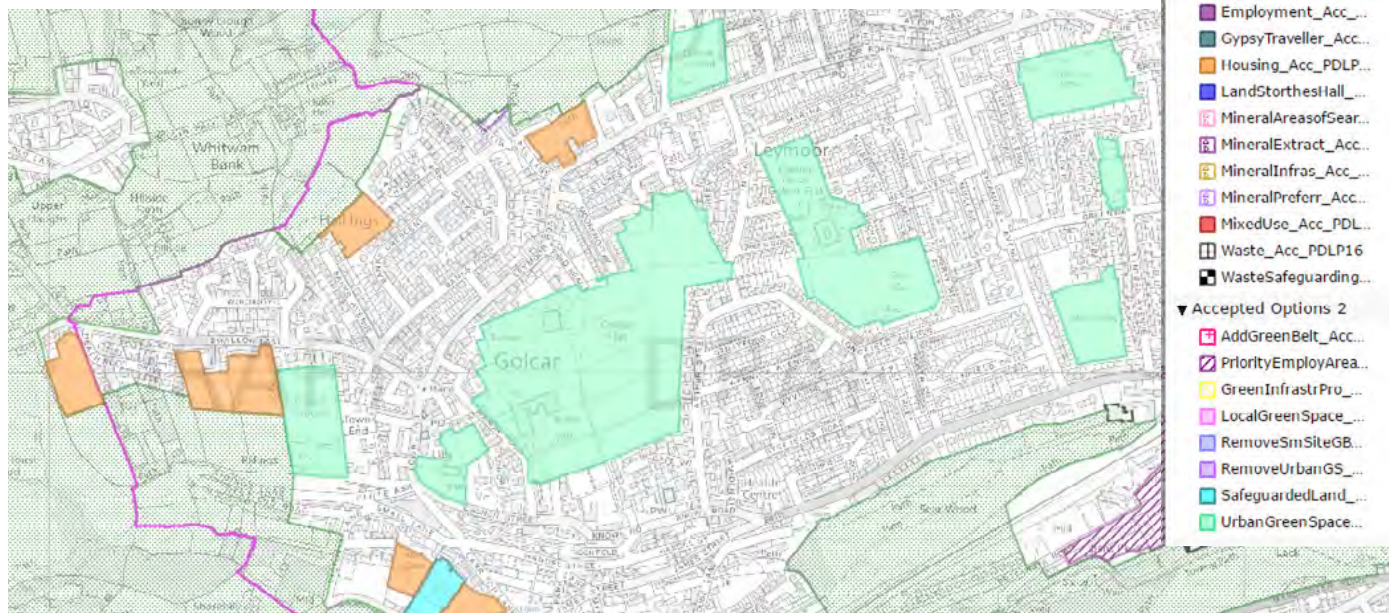


Figure 8. Draft Local Plan proposals Plan

### 3.2 DRAFT LOCAL PLAN

The Publication Draft Local Plan proposals map identifies those area of Urban Green Space within Golcar that the Local Authority wish to either retain or create. It also identifies areas of land for housing, many of which correspond to areas of land previously identified as Provisional Open Land within the UDP.

### 3.3 GREEN SPACE CONTEXT

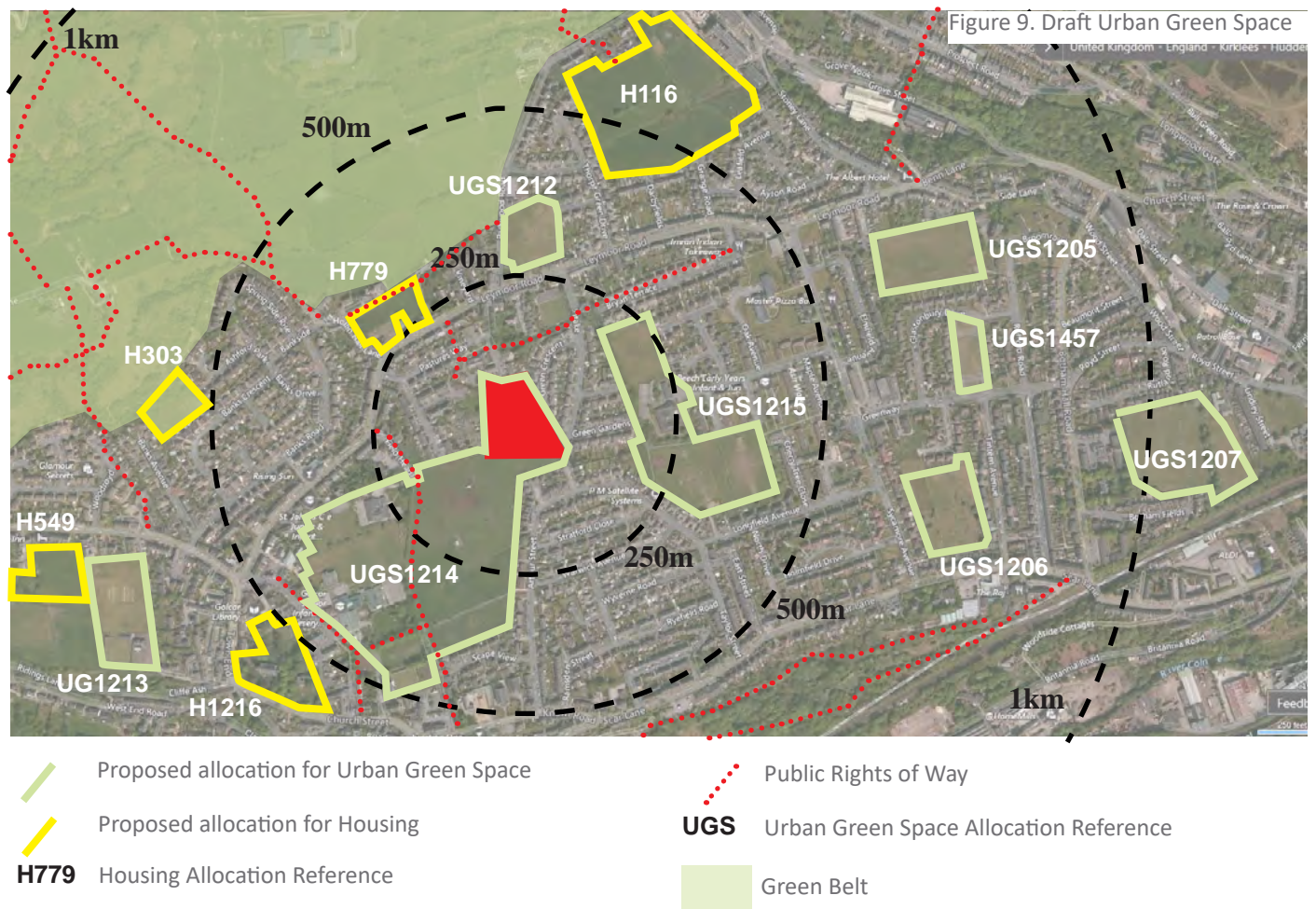
The proposal site sits as part of a larger area of proposed Urban Green Space identified as Golcar Flatts; Golcar Schools; Two Furrows Recreational Ground; and Moorcroft Ave Allotments (UGS1214) within the Publication Draft Local Plan. This land as previously described, is predominantly open, poor quality and degraded grazing land, with the proposal site being land now unmanaged in any way. Immediately adjacent to the proposal site to the west, and part of the Urban Green Space area, are allotments and a small area of managed amenity space.

To the east of UGS1214 and within 250 M of the proposal site are playing fields associated with a school and a large connected series of playing fields and recreational spaces including formal play equipment and sports pitches (UGS1215). Further east approximately 200 M from the proposal site are a further three areas of proposed Urban Green Spaces (UGS1205, UGS1457 and UGS1206).

South west of the proposal site and the flats are two further areas of proposed Urban Green Space (UGS1213 and UGS1216) and areas previously allocated as Provisional Open Land that are now proposed for housing (H549, H738, H550, H3395).

Directly north of the proposal site at approximately 250 M are one further area of Urban Green Space (UGS 1212), a greenfield housing allocation (779), and one site previously allocated as Provisional Open Land that is now proposed for housing (H116,).

270 M north of the proposal site the Green Belt boundary runs south west to north east. An extensive pubic rights of way network runs throughout this area connecting the some of the areas of Urban Green Space directly with the residential areas and each other and connecting these areas to the wider landscape of the Green Belt and by extension the Peak District beyond.



### 3.4 URBAN GREEN SPACE AND LOCAL GREEN SPACE - TECHNICAL PAPER NOVEMBER 2016

In the preparation of the Publication Draft Local Plan, Kirklees Council have prepared a Technical Paper which is part of the evidence supporting the proposed allocation of Urban and Local Green Space Areas. It sets out a methodology and approach to how the sites were assessed and what criteria were used to determine whether the sites should be put forward as Urban and Local Green Space. As a basic requirement, Urban Green Space areas are open land of 0.4 Ha and above and identified as being *particularly valuable for sport, recreation, amenity or wildlife*, (para 1.4)

The assessment process has considered existing Urban Green Space; potential sites identified in the Council’s Open Space Study 2015 (revised 2016); an assessment of sites put forward for allocation as Urban Green Space through consultation; and an assessment of land put forward for removal.

The assessment of Urban and Local Green Space sites is considered in close association with the Council’s Open Space study 2015 (revised 2016) which has identified categories of provision and minimum standards for local Wards for four separate types of open space, these are:

- Parks and Recreation Grounds;
- Natural and Semi Natural Green Space;
- Allotments; and
- Amenity Green Space

Within the Open Space Study the Golcar Flatts area (ref 710) is identified as semi natural Green Space and is determined to have an overall open space assessment of Amber :

Extract from the Urban Green Space and Local Green Space Technical Paper

**Table 5: Overall Open Space Site Assessment**

Overall Open Space Site Assessment	Site assessed as having high value as open space in terms of its physical, social, environmental or visual qualities. Includes sites rated high overall yet contain more than one type of open space.
	Site assessed as having medium value as open space in terms of its physical, social, environmental or visual qualities. Includes sites rated medium overall yet contain more than one type of open space.
	Sites assessed as having low value as open space in terms of its physical, social, environmental or visual qualities.

Within the Urban Green Space and Local Green Space Technical Paper, Golcar Flatts; Golcar Schools; Recreational Ground; and Moorcroft Ave Allotments are assessed together as one area of Open Space (ref UGS1214) . The summary assessment in Appendix 1 of the Technical Paper confirms that the area in its totality includes: Parks and Recreation Grounds; Natural and Semi natural landscape; Amenity Green Space; Allotments; Play; and Education.

The overall of Open Space assessment of the wider site, derived from the Open Space Study 2015 (revised 2016), is brought to bear alongside information from the Council’s other assessment and study work within the Local Plan evidence base to give an overall conclusion about whether or not the site should be allocated as Urban Green Space. This concluding work is done through a three part scoring system illustrated in table 8 of the technical report.

UGS 1214 produces a Green score.

**Table 8: Summary Conclusion**

<b>Conclusion</b>	Important open space, sport or recreation site required to meet local needs and meriting designation as urban green space. Includes sites recommended for protection in the Playing Pitch Strategy (2015).
	Open space, sport or recreation site may be required to meet local needs or help address open space deficiencies or health inequalities in the area.
	Site is not considered to be in open space, sport or recreation use or has been assessed as low value in the Open Space Study 2015 (Revised 2016) and is not required to meet local needs. Includes sites identified as potentially surplus to requirements in the Playing Pitch Strategy (2015).

19 other sites are assessed (including one rejected Urban Green Space site (Appendix 2 Technical Paper)) within the Golcar Ward and of these only three score an amber with none of these within consideration found not to be required as open space for one of multiple reasons and requirements outlined. Only one site was rejected as Urban Green Space (UGS 1998) and this was because it has planning permission for residential development.

With regard to the balance of how the results of the Open Space Audit ; the Playing Pitch Strategy; the Wildlife Habitat Network; Public Health and Open Space deficiencies are used in determining a final outcome and summary conclusion is left somewhat opaque as the Technical Paper states at 5.3.13

*The technical assessment of sites has been taken into account in determining an overall conclusion about the importance of each site as an open space, sport or recreation facility. The conclusion for each site has been categorised as set out in table 8 below and the outcome for each site is shown in Appendix 1 (Accepted Urban Green Space sites) and Appendix 2 (Rejected Urban Green Space sites).*

What appears clear from the results is that Open Space Deficiencies appear to have an important role in determining whether or not a site should be allocated as Urban Green Space. Of the 19 sites considered within Golcar, 4 score red for the overall Open Space Assessment (low value as open space) and a further 2 sites fall into amber (medium value).

In the Open Space Assessment 2015 (revised 2016) all of the four types of open space provision assessed are found to be deficient in the Golcar Ward. This places an immediate presumption on retention of sites as the area is recorded as being lacking in hectare provision per 1000 people. The details of this assessment are reproduced here in Appendix 1.

The report records that the minimum requirements of the provision of open space was determined as part of the study work through the following process:

*Information from the audit of provision and the demand assessment has been used to inform the development of district-wide minimum standards for the quantity, quality and accessibility of different types of open space across Kirklees. These are used as a benchmark against which to assess the current standard of provision compared against the district wide minimum standard. The standards are applied to identify areas where current provision falls short of the standard and are therefore deemed deficient in provision and where provision exceeds the standard.*

*In order to set district wide standards for the quantity, quality and accessibility of open space and recreation facilities, a project team was established to discuss and agree local minimum open space standards relevant for Kirklees. This group consisted of council officers from the Planning Policy, Communities and Leisure, Streetscene and Public Health*



sections of the Council.

The group considered the following to help inform and develop the standards:-

- the current level of provision;
- the results of consultation undertaken as part of the Kirklees Open Space Demand Assessment (2015); and
- benchmarking with other local authority standards; and national standards where relevant

The standards (reproduced in Appendix 1 of this report) then used as a measure against areas defined by Ward. However this does not take into account the provision that may be available in neighbouring Ward areas or provision of open space that may be available outside of the Ward boundaries or outside of the urban areas within the Wards. As Golcar is essentially an urban edge area, bordering the Green Belt and with excellent public rights of way links into this and the Peak District more broadly, this lack of flexibility clearly counts against the potential for sites to be viewed as not required as Urban Green Space. This approach is unsound and we consider that the assessment should have included a mechanism within its accounting to allow the provision of accessible open space within easy walking distance of the urban areas and/or Ward boundaries.

### 3.5 QUALITATIVE ASSESSMENT

The quality of sites is considered principally within the Open Space Study 2015 (revised 2016) where the audit considers each site for the following criteria:

No.	No.		(ha)		
613	453	Land south of 19-65 Lower Gate, Paddock	0.84	N/A	Woodland/treed area considered to be of important value. <b>Retain as woodland/treed area.</b>
714	2258	Land to the north of Longwood Gate, Longwood	1.92	N/A	Woodland/treed area considered to be of important value. <b>Retain as woodland/treed area.</b>
718	537	Land between Prospect Road & Grove Street, Longwood	1.62	N/A	Woodland/treed area considered to be of important value. <b>Retain as woodland/treed area.</b>
714	2259	Land to the north of Longwood Gate, Longwood	0.37		
713	512	Longwood Edge, Longwood Edge Road, Longwood	2.35		
710	355	Golcar Flats, Intake, Golcar	6.04		
713	513	Longwood Edge, Longwood Edge Road, Longwood	1.01		The current provision of natural and semi-natural greenspace in the ward is below the minimum benchmark standard. Enclosed site used for horse grazing. Forms an integral part of prominent Longwood Edge. <b>Retain as open space.</b>
351	417	Land adjacent Golcar Central Liberal Club, Church Street, Golcar	0.12		The current provision of natural and semi-natural greenspace in the ward is below the minimum benchmark standard. Land adjoins existing bowling green. <b>Retain as open space.</b>

- Level of use;
- Scarcity value;
- Indices of Deprivation ranking ;
- Meeting local needs for specific groups;
- Structural and landscape benefits;
- Ecological benefits;
- Education benefits;
- Social inclusion and health benefits;
- Cultural and heritage benefits;
- Amenity benefits and a sense of place;
- Economic benefits

However as can be seen within the assessment tables of the Open Space Study 2015 (revised 2016) (pg 125 see extract above), even when a site returns amber (such as Golcar Flatts) or red scores on quality, the site is still considered as required for Urban Green Space due to the opinion that overall Golcar Ward is deficient in natural and semi natural green space.

The site assessment sheets that were used for each site as part of the open space study, require the consideration and assessment of a variety of specific criteria which include what parts of the community the space is needed by; the benefits of the space (ie

landscape, ecological, cultural, economic, environmental); the scarcity of the resource; and the level of use of the site.

What is immediately apparent is that if the proposal site had been considered as a site in its own right, (as opposed to as part of Golcar Flatts and the larger UGS1214 allocation) it would have scored exceedingly poorly on all of these criteria as it is:

- not used by any local community members in anything other than an informal basis and has no public right of access (it is understood the site has now been fenced off);
- is a landscape of poor quality and value;
- has little ecological value;
- has no cultural significance;
- brings little to the amenity of the area and its sense of place;
- brings no economic benefits;
- is not a scarce type of landscape;
- appears poorly and infrequently used if at all.

The proposal site rides the coat tails of the wider Proposed Urban Green Space UGS1214 allocation area bringing with it as it does a school and its associated playing fields, allotments and amenity space and a much larger area of open pasture land. Assessed as a site on its own merits it would appear as a poorly used and poorly connected site with little qualitative value to either the local community or the broader requirements of the open space needs of the area.

### **3.6 ACCEPTED REQUESTS TO REMOVE LAND**

Some sites have been proposed to be removed from the allocation of Urban Green Space within the Publication Draft Local Plan and an explanation of this is offered within the Technical Paper (at Appendix 3). None of these sites are located within the Golcar Ward and the reasoning behind their removal appears to be that they are either already built upon or are below the 0.4 Ha size threshold.

In contrast, all of the rejected requests for the removal of Urban Green Space sites within Golcar (technical paper Appendix 4) cite the deficiencies in the Ward for all aspects of Open Green Space provision, particularly that of Natural and Semi Natural Greenspace.

## 4.0 HOUSING ALLOCATION

### 4.1 Provisional Open Land

As part of the development of the Local Plan a number of sites within Golcar are proposed as housing allocations. A significant number of these appear to be sites previously allocated as Provisional Open Land within the UDP. These appear not to have been considered as part of the Urban Green Space Review even though many of these sites appear very similar in appearance, quality and community value as the other sites assessed.

Example site - Allocation ref H116 land to the south of Parkwood Road

The example site considered is located to the north east of the proposal site on the settlement edge adjacent to Parkwood Road and Parkwood Mill. The site is a large open area of rough grassland/ pasture land that appears to be used informally as recreational amenity and open space.

The site enjoys wide ranging views with a partially elevated position topographically allowing views out over the neighboring valley and across the Green Belt. Although not formally within the landscape character type Rural Fringe and the sub area Barkisland - Holwell Green, this landscape supports many more of the key features and characteristics of this landscape type and has a clearly defined quality with its physical and visual connections to the Green Belt and surrounding countryside which suggest a landscape of at least moderate local value.

The loss of this site compared to that of the Golcar Flatts site, and most specifically the proposal site, represents a greater loss of land that is of self evidently higher quality and value and is currently contributing to the accessible green space as well as the natural and semi natural landscape. Unlike the proposal site, this site, allocated for housing (125 dwellings) within the Draft Local Plan, is attractive and does not appear degraded with a strong visual character.

It is probable that if this site had been assessed as part of the Urban Green Space review it would have scored highly and been a more worthy contender for allocation as Urban Green Space than the proposal site (should such a balancing exercise have been carried out).



View of draft allocated site

Note: the majority of this site now has planning permission for 94 dwellings (2015/92021)

## 4.2 Green Belt Release

Also as part of the development of the Local Plan sites have been promoted for development through release from Green Belt. This process also appears not to be linked in any way to the allocation or otherwise of sites within urban areas as Urban Green Space.

A consistent approach by the Council would have sought to evaluate whether there was a benefit in retaining areas of Green Belt over areas of potential Urban Green Space and in a similar vein whether areas previously identified as Provisional Open Land might now be better used to increase the available provision of Green Space within the Ward.

Example site - Allocation ref H1776 land south of the Lodge, Linthwaite

The site at Land south of the Lodge, Linthwaite is in Green Belt and is proposed as housing through Green Belt release. The views illustrated below are from church lane to the south of the proposal site (1); and from the Lodge to the north and within the existing settlement (2); the landscape is open and typical of the rural fringe characteristics with managed grazed pasture and dry stone wall boundaries dividing small-medium size field groups. The land is rising away from the settlement and forms part of the setting for the existing settlement and an apparently un compromised Green Belt, with no existing built form and little in the way of detracting

View of draft allocated site from south



View of draft allocated site from the north



elements. The location has a strong visual character with wide ranging views possible and a clear connection with the wider Green Belt and the Peak District. Strong defensible boundaries, other than the surrounding road network, do not exist, and it is hard to see how development on this site could not have an adverse effect upon the remaining Green Belt.

The loss of this site compared to that of the Golcar Flatts site, and most specifically the proposal site, represents a loss of Green Belt and a loss of landscape that is clearly part of the wider landscape character area and strongly associated with the open countryside rather than the urban settlement.

It seems inconceivable that a comparable value and quality assessment of this site with the proposal site would see it score lower and warrant removal from Green Belt ahead of the proposal site and other such poor quality sites/.

## 5.0 OPPORTUNITIES AND CONSTRAINTS FOR DEVELOPMENT

### CONSTRAINTS

The proposal site does not have any physical constraints that would prevent the development of housing. A listed building lies to the immediate north of the site but this is already surrounded by residential housing on 3 sides and does not have a strong visual connection with the site (see Appendix 1 of this report). Its historic setting could reasonably be assessed as being contained by its boundaries and no adverse effects are anticipated should the site come forward for housing.

Similarly Golcar Conservation Area lies some distance to the south and does not share any common landscape features or visual connections with the site. Consequently no harm is anticipated should the site become developed.

There are no trees or significant hedgerows within the site that would be affected by development and a limited landscape and ecological baseline that would be altered.

### OPPORTUNITIES

The development of the site does not require the loss of all the site as Urban Green Space. The outline proposal illustrated below indicates the provision of up to 34 units together with an area of amenity landscape and children's play as well as structural landscape that would help integrate the scheme into the surrounding landscape and townscape.

Access into the site would be formalised allowing legal public use of the site for the first time. The development would enable managed public open space to be created and maintained for the benefit of residents and the wider community.



## 6.0 CONCLUSIONS

The site is within an urban area distinguishing it from those within open countryside and/or Green Belt. The site is poor quality rough grazing land that is currently unmanaged.

No formal public access across or into the site is possible and no connections exist across the rest of the Golcar Flatts land

The site sits within an area that is well served by all of the identified types of open space with provision for the following at close distances:

- Allotments 0-100m
- Play - 100-250m
- Amenity Landscape -0-100m
- Natural /Semi natural Open Space - 0-100m

In addition the site and surrounding area is within 270m of the Green Belt which can be accessed via a comprehensive public rights of way network. Although technically assessed as being deficient in natural and semi natural Green Space, the area of Golcar is well positioned to access the substantial resource of open countryside and Green Belt within and just beyond the Ward boundaries. The failure of any of the assessment work to factor in this resource has led to a false impression of an urban area with less access to open space than the national average. The proximity of the settlement edge and countryside proper only 270 M distance appears to reduce the reliability one can give to the Councils calculations of available natural and semi natural green space to the community.

In the assessment of the site as Urban Green Space much emphasis has been placed on its ability, alongside other sites within the ward, to deliver open space against minimum standards that the Council have set. This appears to have led to an inability to view any of the open spaces under review within the urban landscape as suitable for any other use.

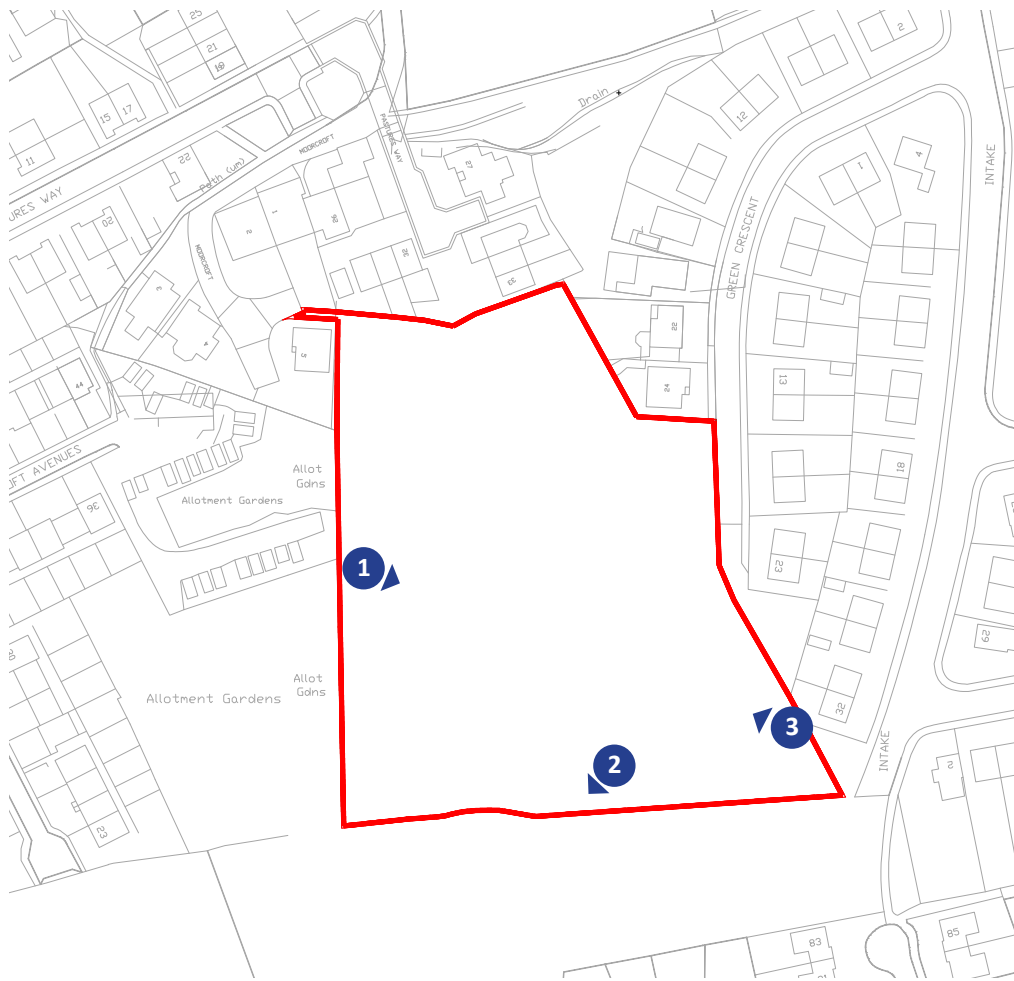
In contrast and at odds with what would be the generally held view, sites within the Green Belt and sites at the settlement edge of notable quality and value have been preferred for release for development over lesser quality sites. This further undermines the Council's approach to assessment where housing allocation sites and sites for Green Belt release appear not to have been considered within the overall approach to the allocation of Urban Green Space. The consequence of this is to prevent the development of sites such as the proposal site, which would lead to a low level of landscape loss and visual harm ,while at the same time promoting the loss of good quality and valued landscapes.

A further problem has resulted from the grouping together of several distinct areas of green space into one allocation site for the Golcar Flatts; Golcar Schools; Two Furrows Recreational Ground; and Moorcroft Ave Allotments. This has led to the proposal site being considered in the context of an area that offers provision in Parks and Recreation; Natural and Semi natural Green Space; Amenity Green Space; Allotments; Outdoor Sports; and Education.

In reality the site is a degraded agricultural field, separated from the adjacent pasture land by wall and ditch and not connected physically to any of the other types of provision found variously around the remaining areas of the UGS1214 allocation. If assessed on its own merits the site could only be considered as semi natural green space as of poor quality and value.

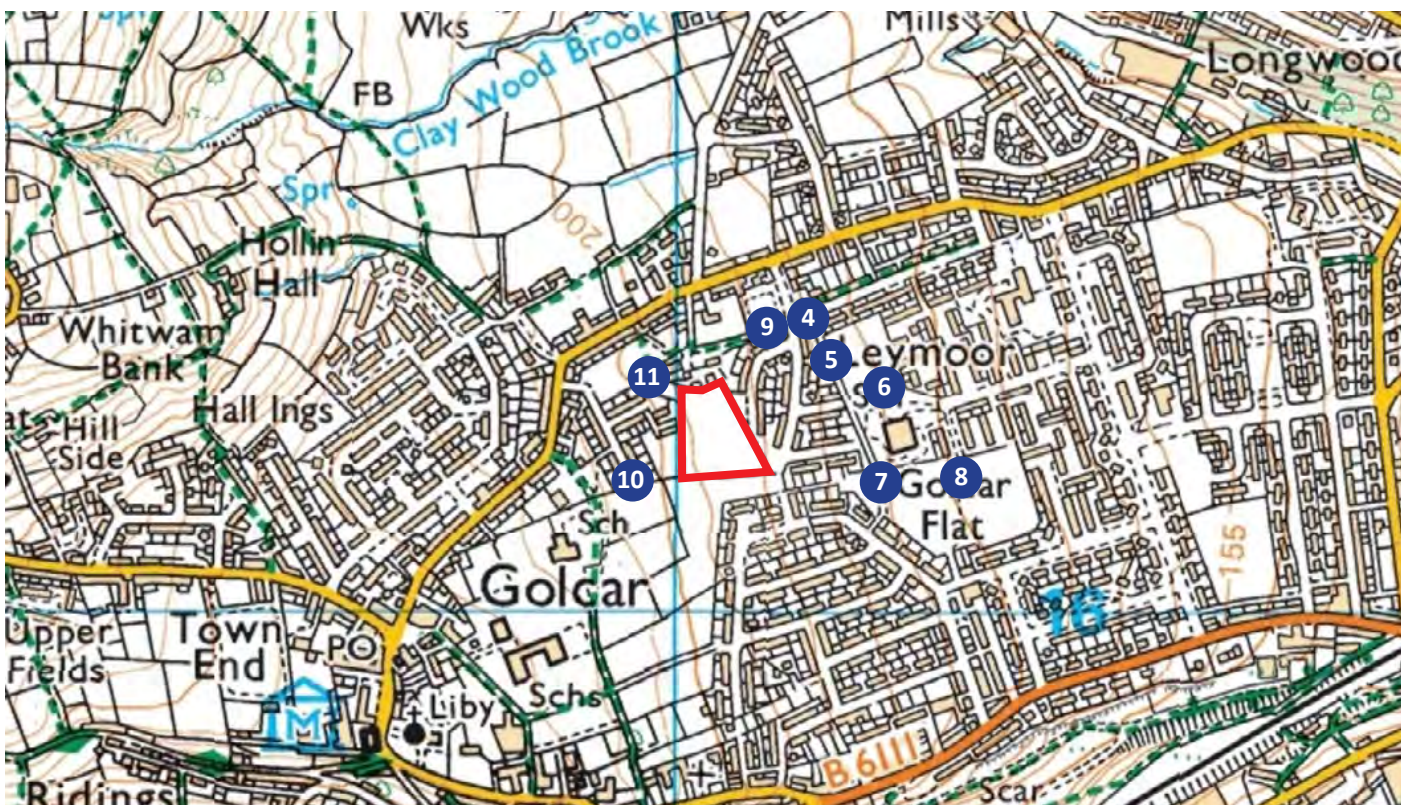
The proposal site has the potential to deliver sustainable housing with very limited harm to the surrounding townscape and landscape. It also offers the opportunity to allow and formalise access into the site and provide managed public open space that can continue to contribute to the Ward's POS requirements.

# APPENDIX 1



Proposal site area

View locations





View 1



View 2



View 3





View 4 footpath link



View 5 footpath link



View 6 UGS1215 School Playing Field



View 7 UGS1215 Recreation Fields

View 8 below UGS1215 Recreation Fields





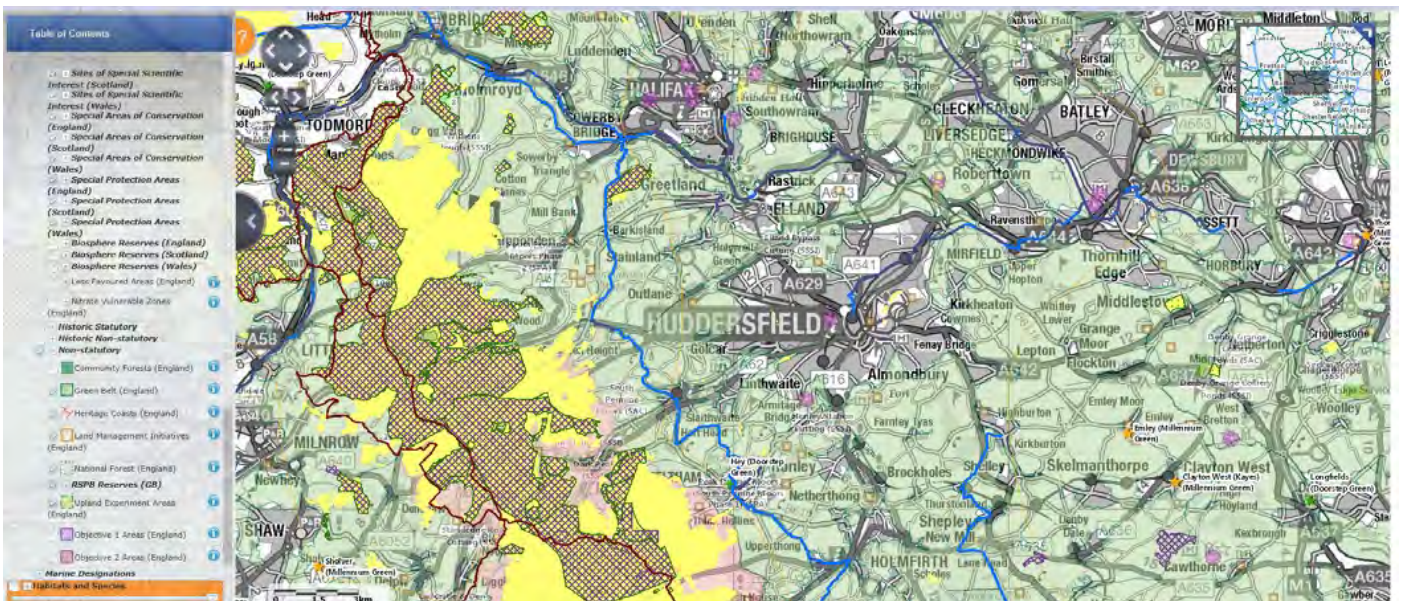
View 9 footpath link



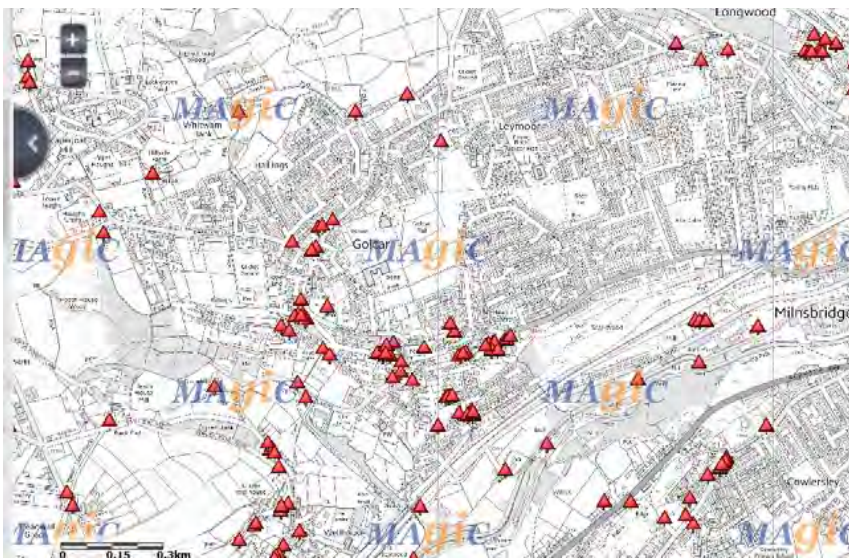
View 10 view towards site across western section of UGS 1214



View 11 Local amenity area near Moorcroft Allotments



Green Belt



Listed Buildings



Golcar Conservation Area

Extracts from the Appendices of the Open Space Study 2015 (revised 2016)

**Table 8.2: Provision of allotments compared to the district wide quantity standard (0.5 ha per 1,000 households)**

Sub Area	Ward	Total Amount of Allotments (ha)	Number of Households (2013)	Current Standard of Allotments (ha per 1,000 households)
Batley and Spen	Batley East	0.91	7015	0.13
	Batley West	0.74	7418	0.10
	Birstall and Birkenshaw	1.58	7180	0.22
	Cleckheaton	0.89	7568	0.12
	Heckmondwike	2.67	6747	0.39
	Liversedge and Gomersal	0.73	8429	0.09
	<b>Total</b>	<b>7.52</b>	<b>44357</b>	<b>0.17</b>
Dewsbury and Mirfield	Dewsbury East	1.56	8023	0.19
	Dewsbury South	4.35	6525	0.67
	Dewsbury West	7.85	6948	1.13
	Mirfield	3.17	8579	0.37
<b>Total</b>	<b>16.93</b>	<b>30075</b>	<b>0.56</b>	
Huddersfield	Almondbury	5.49	8052	0.68
	Ashbrow	4.75	8351	0.57
	Crosland Moor and Netherton	6.05	7633	0.79
	Dalton	2.73	7769	0.35
	Greenhead	7.17	8212	0.87
	Lindley	5.81	8505	0.68
	Newsome	6.69	8617	0.78
	<b>Total</b>	<b>38.69</b>	<b>57139</b>	<b>0.68</b>
Kirklees Rural	Colne Valley	4.03	7774	0.52
	Denby Dale	2.11	6914	0.30
	Golcar	0.79	8109	0.10
	Holme Valley North	1.65	7225	0.23
	Holme Valley South	1.29	8128	0.16
	Kirkburton	3.37	6431	0.52
	<b>Total</b>	<b>13.24</b>	<b>44581</b>	<b>0.30</b>

**Table 7.2: Provision of amenity greenspace compared to the district wide standard (0.3 hectares per 1,000 population)**

Area	Ward	Amount of Amenity Greenspace (ha)	Population Estimates (2013)	Existing Standard of Amenity Greenspace (ha per 1,000 population)
Batley and Spen	Batley East	6.9	19176	0.36
	Batley West	5.16	19834	0.26
	Birstall and Birkenshaw	13.23	16767	0.79
	Cleckheaton	1.28	16990	0.08
	Heckmondwike	7.35	17068	0.43
	Liversedge and Gomersal	6.37	19595	0.33
	<b>Area Totals</b>	<b>40.29</b>	<b>109429</b>	<b>0.37</b>
Dewsbury and Mirfield	Dewsbury East	11.05	18981	0.58
	Dewsbury South	4.38	19073	0.23
	Dewsbury West	5.53	20542	0.27
	Mirfield	6.51	19776	0.33
<b>Area Totals</b>	<b>27.47</b>	<b>78372</b>	<b>0.35</b>	
Huddersfield	Almondbury	3.28	18387	0.18
	Ashbrow	6.72	19910	0.34
	Crosland Moor and Netherton	4.21	19012	0.22
	Dalton	4.92	17406	0.28
	Greenhead	2.57	20345	0.13
	Lindley	3.92	19557	0.20
	Newsome	7.4	20630	0.36
<b>Area Totals</b>	<b>33.02</b>	<b>135247</b>	<b>0.24</b>	
Kirklees Rural	Colne Valley	4.17	17639	0.24
	Denby Dale	8.42	16541	0.51
	Golcar	2.69	18273	0.15
	Holme Valley North	0.16	16813	0.01
	Holme Valley South	0.94	19005	0.05
	Kirkburton	6.93	16780	0.41
	<b>Area Totals</b>	<b>23.31</b>	<b>105051</b>	<b>0.23</b>

**Table 6.2: Provision of natural and semi-natural greenspace compared to the district wide quantity standard (2 hectares per 1,000 population)**










Sub Area	Ward	Natural and Semi-natural Greenspace (ha)	Population Estimates (2013)	Existing Standard of Natural and Semi-natural Greenspace (ha per 1,000 population)
Batley and Spen	Batley East	7.59	19176	0.40
	Batley West	33.7	19834	1.70
	Birstall and Birkenshaw	10.08	16767	0.60
	Cleckheaton	48.69	16990	2.86
	Heckmondwike	11.46	17068	0.67
	Liversedge and Gomersal	3.29	19595	0.17
	<b>Area Totals</b>	<b>114.81</b>	<b>109429</b>	<b>1.05</b>
Dewsbury and Mirfield	Dewsbury East	14.05	18981	0.74
	Dewsbury South	11.03	19073	0.58
	Dewsbury West	85.49	20542	4.16
	Mirfield	7.34	19776	0.37
<b>Area Totals</b>	<b>117.91</b>	<b>78372</b>	<b>1.50</b>	
Huddersfield	Almondbury	38.99	18387	2.12
	Ashbrow	129.35	19910	6.49
	Crosland Moor and Netherton	9.18	19012	0.48
	Dalton	95.29	17406	5.47
	Greenhead	24.86	20345	1.22
	Lindley	34.1	19557	1.74
	Newsome	94.14	20630	4.56
	<b>Area Totals</b>	<b>425.91</b>	<b>135247</b>	<b>3.15</b>
Kirklees Rural	Colne Valley	24.97	17646	1.41
	Denby Dale	119.72	16548	7.23
	Golcar	14.61	18281	0.80
	Holme Valley North	13.48	16820	0.80
	Holme Valley South	28.67	19013	1.51
	Kirkburton	16.03	16787	0.95
	<b>Area Totals</b>	<b>217.48</b>	<b>105095</b>	<b>2.07</b>











**Table 5.2: Provision of parks and recreation grounds compared to the district wide quantity standard (0.8 hectares per 1,000 population)**

Sub Area	Ward	Amount of Parks & Recreation Grounds (ha)	Population Estimates (2013)	Existing Standard of Parks & Recreation Grounds (ha per 1,000 population)
Batley and Spen	Batley East	5.65	19176	0.29
	Batley West	16.15	19834	0.81
	Birstall and Birkenshaw	54.2	16767	3.23
	Cleckheaton	10.99	16990	0.65
	Heckmondwike	9.19	17068	0.54
	Liversedge and Gomersal	19.95	19595	1.02
	<b>Total</b>	<b>116.13</b>	<b>109429</b>	<b>1.06</b>
Dewsbury and Mirfield	Dewsbury East	18.99	18981	1.00
	Dewsbury South	17.12	19073	0.90
	Dewsbury West	16.45	20542	0.80
	Mirfield	8.85	19776	0.45
<b>Total</b>	<b>61.41</b>	<b>78372</b>	<b>0.78</b>	
Huddersfield	Almondbury	11.98	18387	0.65
	Ashbrow	9.02	19910	0.45
	Crosland Moor and Netherton	22.03	19012	1.16
	Dalton	17.06	17406	0.98
	Greenhead	17.82	20345	0.88
	Lindley	22.41	19557	1.15
	Newsome	7.29	20630	0.35
<b>Total</b>	<b>107.61</b>	<b>135247</b>	<b>0.80</b>	
Kirklees Rural	Colne Valley	5.43	17639	0.31
	Denby Dale	8.23	16541	0.50
	Golcar	6.15	18273	0.34
	Holme Valley North	11.55	16813	0.69
	Holme Valley South	13.77	19005	0.72
	Kirkburton	8.38	16780	0.50
	<b>Total</b>	<b>53.51</b>	<b>105051</b>	<b>0.51</b>



ENCLOSURE 4

H298	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.09
<b>Land south and west of, Intake, Golcar</b>					Employment Floorspace		Housing Capacity	38
Transport		Access achievable from Green Crescent - subject to road widening. Also Intake, subject to third party land. Impact on SRN will not be mitigated by committed schemes.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Modest increase in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Potential impact on listed buildings at Moorcroft to north of site.						
Flood/drainage		Flood Zone 1. Watercourse and public surface water sewer are drainage options.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		The part of the OLS site that the housing option covers is a large area of natural/semi-natural greenspace						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site retained as urban greenspace							

H21	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.63
<b>Land north of, Moor Lane, Netherthong</b>					Employment Floorspace		Housing Capacity	22
Transport		Third party land required or measures to improve visibility are required. Pedestrian footway required along site frontage.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and secondary. No immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Further research required into surface water drainage issues. A connection to a watercourse requires crossing 3rd party land.						
Env Protection		Site not recorded as contaminated but phase 1 contamination assessment required,						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt		The configuration of this option relative to the existing settlement pattern would project development into the countryside contrary to the role and function of the green belt which is to safeguard the countryside from encroachment.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages and which delineates the western extent of Netherthong in this location. The extensive nature of the field pattern adjacent to the settlement edge in this immediate location means that opportunities for settlement extension without significant encroachment into the countryside are limited.						
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	The configuration of this option relative to the existing settlement pattern would project development into the countryside contrary to the role and function of the green belt.							



ENCLOSURE 5



**Proposed Development - Golcar**

Job/Dwg: 999/001A  
Scale: NTS

Client: Mr & Mrs Rhodes  
Date: Dec 16