

Publication Draft Local Plan
Rejected Site
Options Report

November 2016



 Krkl
COUNCIL

Tell us what you think about the Publication Draft Local Plan and its supporting information

From 7 November 2016 to 19 December 2016 we are consulting on the Publication Draft of the Kirklees Local Plan before it is submitted to the government's Planning Inspectorate to be examined.

The Publication Draft Local Plan documents consist of:

- Publication Draft Local Plan – Strategy and Policies
- Publication Draft Local Plan – Allocations and Designations (and associated maps)

[This is the Publication Draft Local Plan - Rejected Site Options Report, this document is available for comment during the consultation on the Publication Draft Local Plan.](#)

The following documents are also available for consultation:

- Sustainability appraisal (including Habitat Regulations Assessment)
- Community infrastructure levy – Draft Charging Schedule
- Green belt boundary changes

Copies of the consultation documents and maps are available to view on our website at kirklees.gov.uk/localplan and in printed format at the following locations:

Huddersfield Customer Service Centre	Dewsbury Service Centre
Civic Centre 3	The Walsh Building
Market Street	Town Hall Way
Huddersfield	Dewsbury
HD1 2YZ	WF12 8EE

You can also visit a Local Plan Drop-In Session, where we can help you to register your views:

- 12pm to 8pm, Tuesday 22 November
Dewsbury Town Hall Reception Room
- 12pm to 8pm, Tuesday 29 November
Huddersfield Town Hall Reception Room

Using the standard form

At this stage, you need to comment on legal compliance and the soundness of the plan. To make it simpler, we ask you to make your comments using our standard form rather than free-form text. The standard form is the Planning Inspector's preferred format and will assist in the consideration of your comments. Using the form to submit your comments also means that you can register your interest in speaking at the Examination in Public if you wish. The Inspector will normally, only invite people who have submitted a representation at this stage to speak at the Examination in Public.

How to comment on-line

Our preferred method of completing the standard form is through our online consultation system (Objective). Comments can be made via the following link: www.kirklees.gov.uk/consultplanningpolicy. Please contact us at: local.development@kirklees.gov.uk if you require assistance using the system.

How to comment by Email or post

Comments forms and guidance notes are also available to download via our website at: www.kirklees.gov.uk/localplan and should be sent to:

E-mail to: local.development@kirklees.gov.uk

Post to:

Planning Policy Group
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

Please use only one method of reply to avoid duplication of representations. All comments must be received by 5pm on 19th December 2016. Comments received after this time, will be recorded as late.

How will we use the information you give us?

Any comments received will be used to help us to improve the way we develop our plans and policies. We will take the views and suggestions received through consultations into account when finalising our plans. The information may be used to seek your opinion on future plans and policies appropriate to your interests. Once your comments have been submitted they will be checked and added to the on-line consultation system where you will be able to see your comments and those that have been made by others. Your name and comments will be displayed publicly. Your comments may be disregarded if they are deemed to be disrespectful, offensive, break the law or link to inappropriate web-sites or contain marketing/sales information.

Data Protection Statement

The consultation process requires that you supply personal information about yourself. The purpose for collecting these details is to help us understand who is contributing to our consultation and so the council can keep you informed of the next steps in the process. Personal information the council receives will be stored confidentially within a secure database and will be retained for up to 6 years. Personal information will not be retained longer than we need to and, once the retention period is over the council will ensure that records are either fully anonymised or are securely destroyed. We will not pass on personal details to any third party organisations. Your details will however, be passed to the Planning Inspectorate in order that the Planning Inspector can contact you regarding the examination in public. Anonymous representations will not be accepted.

Next steps

Following the close of the consultation period, we will consider your comments. Once, the council is satisfied that the Local Plan meets the relevant tests for its preparation, we will formally submit it to the Government for inspection. At this point an examination in public will take place. Further to the examination in public, it is anticipated that the Local Plan and CIL will be adopted in early 2018.

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Introduction

This report identifies the site options put forward for inclusion in the Publication draft Local Plan that have been rejected. The decision about whether to reject each option is based on a cumulative judgement of technical assessments and consultee responses about each site.

The first part of the report includes summary tables of the following rejected options:

- Local green space, local wildlife sites, priority employment areas, remove from urban green space, strategic green infrastructure, transport schemes and urban green space.

The summary of these options include:

- Publication draft Local Plan reference
- address
- area in hectares
- summary of the assessment outcome

Additional technical information about these rejected options can be found in the relevant technical paper on the council website: www.kirklees.gov.uk/localplan

The second part of the report includes summary tables of the following rejected options:

- Employment, gypsies and traveller and travelling showpeople, housing, major development in the green belt (land at Storthes Hall), mineral areas of search, minerals extraction site, minerals preferred areas, mixed use and safeguarded land

The summary of these options include:

- Publication draft Local Plan reference
- address
- settlement position (whether the site is within, on the edge or detached from an existing settlement)
- whether the site is within the green belt
- whether the site is greenfield or brownfield
- gross area in hectares
- site capacity (employment floorspace in square metres, housing capacity by number of dwellings)
- technical assessment (colour coding explanation in Appendix A)
- green belt assessment conclusions (taken from the green belt review report)
- overall site conclusion

Site options relating to changes to the Green Belt are included in the Green Belt Changes consultation report and are available for comment.

The content of this report will be made available for comment during the Publication draft Local Plan consultation.

Part 1

Kirklees Publication Draft Local Plan: Local Green Space - Rejected Options

Ref	Address	Area (Ha)	Outcome
LocGS2125	George's Community Orchard, Cambridge Road, Huddersfield	0.19	The designation approach to Local Green Space has been reviewed since the draft Local Plan. These amendments ensure consistency with NPPF and soundness to more robustly and effectively reflect the aims of the designation to protect the unique qualities of land designated as Local Green Space compared to land allocated as Urban Green Space. As such, this site does not meet the criteria for designation as Local Green Space. Site is appropriately allocated as Urban Green Space.
LocGS2126	Cemetery Road Community Orchard, Cemetery Road, Edgerton	0.31	The designation approach to Local Green Space has been reviewed since the draft Local Plan. These amendments ensure consistency with NPPF and soundness to more robustly and effectively reflect the aims of the designation to protect the unique qualities of land designated as Local Green Space compared to land allocated as Urban Green Space. As such, this site does not meet the criteria for designation as Local Green Space. Site is appropriately allocated as Urban Green Space.
LocGS2127	Land at the junction of, Queen's Road and Murray Road, Edgerton	0.06	The site is not demonstrably special when assessed against the Local Green Space criteria and does not therefore merit designation as Local Green Space.
LocGS2128	Land at, Queen's Road, Edgerton	0.05	The site is not demonstrably special when assessed against the Local Green Space criteria and does not therefore merit designation as Local Green Space.
LocGS2129	Clayton Fields Allotments & Land south of Clayton Dike, Clayton Fields, Edgerton	2.1	The site is not demonstrably special when assessed against the Local Green Space criteria and does not therefore merit designation as Local Green Space.
LocGS2130	Land adjacent Clayton Dike, Clayton Fields, Edgerton	1.15	The site is not demonstrably special when assessed against the Local Green Space criteria and does not therefore merit designation as Local Green Space.
LocGS2316	Land south of, Sunningdale Road, Crosland Moor	2.24	Site does not meet the criteria for designation as Local Green Space. Site is appropriately allocated as Urban Green Space.
LocGS2619	Land at the junction of, Elm Street and Manor Street, Newsome	0.03	The site is not demonstrably special when assessed against the Local Green Space criteria and does not therefore meet the criteria for designation as Local Green Space.
LocGS2668	Graveyard of former Shepley New Connexion Church, Church Close, Shepley	0.1	The site is appropriately proposed as urban green space (part of accepted allocation UGS1285). It is not demonstrably special when assessed against the Local Green Space criteria and does not therefore merit designation as Local Green Space.
LocGS2670	Land at, Manor Grange, Shepley, Huddersfield	0.04	The site is not demonstrably special when assessed against the Local Green Space criteria and does not therefore merit designation as Local Green Space.
LocGS2671	Land at, Stonebridge Walk, Shepley	0.05	The site is not demonstrably special when assessed against the Local Green Space criteria and does not therefore merit designation as Local Green Space.
LocGS2672	Land at, Well Ings Close, Shepley	0.03	The site is not demonstrably special when assessed against the Local Green Space criteria and does not therefore merit designation as Local Green Space.

Kirklees Publication Draft Local Plan: Local Green Space - Rejected Options

Ref	Address	Area (Ha)	Outcome
LocGS2673	Land at the junction of, Field Way and Field Head, Shepley	0.02	The site is not demonstrably special when assessed against the Local Green Space criteria and does not therefore merit designation as Local Green Space.
LocGS2674	Land at the junction of, Field Way & Jos Lane, Shepley	0.02	These sites are not demonstrably special when assessed against the Local Green Space criteria and do not therefore merit designation as Local Green Space.
LocGS2675	Land adjacent Shepley Health Centre, Jos Lane, Shepley	0.03	The majority of the land is proposed to be protected by green belt policy and it is considered that no additional local benefit would be gained by designation as Local Green Space. The site is not demonstrably special when assessed against the Local Green Space criteria and does not therefore merit designation as Local Green Space.
LocGS2676	Land at, North Row and Cliffe Road, Shepley	0.06	The site is not demonstrably special when assessed against the Local Green Space criteria and does not therefore merit designation as Local Green Space.
LocGS2677	Land adjacent 9, Cliffe Road, Shepley	0.12	The site is not demonstrably special when assessed against the Local Green Space criteria and does not therefore merit designation as Local Green Space.
LocGS2679	Land north of, Jackroyd Lane, Newsome	4.84	The site is not demonstrably special when assessed against the Local Green Space criteria and does not therefore merit designation as Local Green Space.
LocGS2689	Land north of, Lancaster Lane, Brockholes	0.4	The site is not demonstrably special when assessed against the Local Green Space criteria and does not therefore merit designation as Local Green Space.
LocGS2721	Land east of, Ryecroft Lane, Scholes, Holmfirth	6.67	Assessed against the Local Green Space criteria the site is not demonstrably special and does not therefore meet the criteria for designation as Local Green Space.
LocGS2722	Meltham Road Recreation Ground, Meltham Road, Honley	1.37	The site is proposed to be within the green belt and will therefore be adequately protected against inappropriate development through green belt policy. Sport and recreation facilities are also protected from development through the National Planning Policy Framework (paragraph 74) and the proposed Sport and Physical activity policy. On this basis, it is considered that no additional local benefit would be gained by designation as Local Green Space.
LocGS2723	Woodland area of Clayton Fields Allotments & Land south of Clayton Dike, Edgerton	0.35	The site is not demonstrably special when assessed against the Local Green Space criteria and does not therefore merit designation as Local Green Space.

Kirklees Publication Draft Local Plan: Local Wildlife Site - Rejected Options

Ref	Address	Area (Ha)	Outcome
LWS6	Oakwell Local Nature Reserve, Birstall	41.58	Larger site area proposed to be accepted (see Local Wildlife Site LWS6a).
LWS25	Wakefield Road, Lepton	1.19	Site does not meet the LWS selection criteria for designation as a Local Wildlife Site.
LWS27	Lower Fell Greave Wood, Huddersfield	9.15	Site does not meet the LWS selection criteria for designation as a Local Wildlife Site.
LWS82	Stocksmoor Grasslands, Stocksmoor	3.25	Site included as a candidate Local Wildlife Site in the draft Local Plan. Site has been surveyed and assessed but does not meet the grassland criteria for Local Wildlife Site designation.
LWS89	Springs Wood, Skelmanthorpe	3.05	Site not surveyed as access permission not given. No justification for designation as Local Wildlife Site at this time.
LWS94	Bradley Golf Course Pond, Bradley	0.65	Insufficient evidence of an established population of protected species to justify designation as a Local Wildlife Site.
LWS95	Clough House Lane Pond, Slaithwaite	0.74	Insufficient evidence at this stage to meet the Local Wildlife Site selection criteria.
LWS96	Mill Shaw Grove, Hepworth	1.05	Site has been surveyed and assessed for Local Wildlife Site designation but does not meet the selection criteria.
LWS97	Oakcliff Hill Knoll, Denby Dale	2.12	Insufficient justification to meet the criteria for designation as a Local Wildlife Site.
LWS98	Wither Wood, Denby Dale	7.86	Site has been surveyed and assessed for Local Wildlife Site designation but does not meet the selection criteria.
LWS99	Woodsome Lees, Farnley Tyas	2.98	Site has been surveyed and assessed for Local Wildlife Site designation but does not meet the criteria.
LWS100	Blackmoorfoot Reservoir, Huddersfield	50.11	Site does not meet the criteria for Local Wildlife Site designation.
LWS101	Holme Styes Heathland, Holmfirth	1.88	Site screened out as very unlikely to meet the Local Wildlife Site selection criteria. There is therefore insufficient evidence at this stage to meet the Local Wildlife Site selection criteria.
LWS102	Dogley, Penistone Road, Kirkburton	2.39	Site has been surveyed but has no qualifying features to meet the Local Wildlife Site selection criteria. There is therefore insufficient evidence at this stage to meet the Local Wildlife Site selection criteria.
LWS103	Smith Wood/Jenkinson Wood, Stocksmoor	17.35	Site has been surveyed but has no qualifying features to meet the Local Wildlife Site selection criteria. There is therefore insufficient evidence at this stage to meet the Local Wildlife Site selection criteria.
LWS104	Boshaw Whams Reservoir, Hade Edge	7.23	Site does not meet the criteria for Local Wildlife Site designation.
LWS105	Merry Dale Clough, Slaithwaite	8.75	Site screened out as very unlikely to meet the Local Wildlife Site selection criteria. There is therefore insufficient evidence at this stage to meet the Local Wildlife Site selection criteria.

Kirklees Publication Draft Local Plan: Local Wildlife Site - Rejected Options

Ref	Address	Area (Ha)	Outcome
LWS106	Disused Railway Line, Field Head Lane, Birstall	3.32	The site has been assessed against the Local Wildlife Site criteria but does not qualify for Local Wildlife Site designation on its own merit. However, the site forms part of the wider Oakwell Park Local Wildlife Site and qualifies for LWS designation against criteria Mh2 - Mixed Habitats. As such, Oakwell Park LWS6a is proposed to be extended to include this site.
LWS107	Rusby Wood, Dearne Dike Lane, Birds Edge, Huddersfield,	3.58	The site has been surveyed and assessed for Local Wildlife Site designation. Although the site has reasonable habitat quality, it does not meet the threshold for designation as a Local Wildlife Site.
LWS108	Round Wood at Appleton Quarry, Park Head Lane, Birds Edge	0.32	The site is 0.32 hectares in size and as such falls below the size threshold for designation as a Local Wildlife Site.
LWS109	Raikes Lane Open Space, Raikes Lane, Birstall	6.58	The site does not have any features which would meet Local Wildlife Site selection criteria.
LWS110	Land adjacent, Raikes Lane, Birstall, Batley,	2.35	The site has been surveyed and assessed by West Yorkshire Ecology for Local Wildlife Site designation. It is managed as amenity grassland and has limited biodiversity value. The site does not have any features which would meet the Local Wildlife Site selection criteria.
LWS111	Healey Greave Meadow, Hawthorne Way, Shelley, Huddersfield,	2.47	The site was surveyed in 2015 but did not score sufficiently to meet the Local Wildlife Site selection criteria.
LWS113	Land off Lady Ann Road, Soothill, Batley,	1.08	The site has been surveyed and assessed by West Yorkshire Ecology for Local Wildlife Site designation. However, there is insufficient evidence at this time to meet criteria M4 of the Local Wildlife Site Selection Criteria.

Kirklees Publication Draft Local Plan: Priority Employment Area - Rejected Options

Ref	Address	Area (Ha)	Outcome
HUD22	Crossley Lane, Dalton, Huddersfield	5.68	The majority of this site has been granted planning permission for housing. Part of the site is also and accepted for waste.
KR23	Park Mill, Wakefield Road, Clayton West	3.79	This site was an accepted priority employment area in the Draft Local Plan (November 2015). This option has been rejected as a priority employment area further to consultation which saw the site put forward for housing. This has now been accepted as the better alternative.
KR29	Land to the west of Barnsley Road, Grangemoor	1.68	Site is home to Grange Moor Coachworks. In the context of Grange Moor this site does not form a critical role in the employment stock and has not therefore been safeguarded.

Kirklees Publication Draft Local Plan: Removal from Urban Greenspace - Rejected Options

Ref	Address	Area (Ha)	Outcome
RUGS2103	Land rear of Springfield Mills, Springfield Lane, Kirkburton	0.14	The site is a well established natural/semi-natural greenspace, contiguous with adjoining protected trees, identified within the Kirklees Wildlife Habitat Network and is an integral part of the wider green space. Its allocation is considered consistent with the council's site allocation methodology.
RUGS2104	Heckmondwike Bowling Club, Green Avenue, Heckmondwike	0.06	This site is within the curtilage of Heckmondwike Bowling Club adjoining an existing bowling green. It merits urban green space allocation as part of the bowling club which is recommended to be protected in the council's Playing Pitch Strategy 2015. Its allocation is considered consistent with the council's site allocation methodology.
RUGS2105	Land rear of Armitages Garden Centre, Birchencliffe Hill Road, Birchencliffe	1.66	The site comprises an established woodland area with informal footpath access and is identified as part of the Wildlife Habitat Network. Its allocation as urban green space is considered to be consistent with the council's site allocation methodology.
RUGS2106	Land adjacent Ashenhurst Student Accommodation, Athene Drive, Huddersfield	3.86	The site forms part of a wider natural/semi-natural greenspace covering Ashenhurst Plantation and Oaken Bank Plantation and is identified within the Kirklees Wildlife Habitat Network. Its allocation as urban green space is considered to be consistent with the council's site allocation methodology.
RUGS2107	49, Moorside, Cleckheaton	0.47	The site is an integral part of wider of natural/semi-natural greenspace which performs a strategic open space function. Its allocation as urban green space is considered to be consistent with the council's site allocation methodology.
RUGS2490	Land rear of 13, Paris Road, Scholes, Holmfirth,	0.18	The site is an integral part of wider of natural/semi-natural greenspace assessed as having high value as open space in the council's Open Space Study based on ecological benefits and scarcity value. Its allocation as urban green space is considered to be consistent with the council's site allocation methodology.
RUGS2491	Land adjacent 1, Cow Gate, Longwood, Huddersfield,	0.09	The site is an integral part of wider of natural/semi-natural greenspace of Longwood Edge which is a prominent and mainly well treed quarry edge, identified within the Kirklees Wildlife Habitat Network. Its allocation as urban green space is considered to be consistent with the council's site allocation methodology.
RUGS2492	Land adjacent 64, Brow Wood Road, Birstall, Batley,	0.01	The site is within the grounds of Batley Girls High School and its allocation as urban green space is considered to be consistent with the council's site allocation methodology.
RUGS2494	Land adjacent 509, New Mill Road, Brockholes, Holmfirth	0.09	The site is an integral part of Scar Wood comprising protected trees and is identified within the Kirklees Wildlife Habitat Network. Its allocation as urban green space is considered to be consistent with the council's site allocation methodology.
RUGS2495	Land east of, 1 Clough Hey, Manchester Road, Marsden, Huddersfield,	0.13	The site is an integral part of a larger area of natural/semi-natural green space and includes mature trees. It performs an urban green space function in relation to adjacent woodland and is identified as part of the Kirklees Wildlife Habitat Network. Its allocation as urban green space is considered to be consistent with the council's site allocation methodology.

Kirklees Publication Draft Local Plan: Removal from Urban Greenspace - Rejected Options

Ref	Address	Area (Ha)	Outcome
RUGS2496	Land rear of, 2 & 4, Warwick Mount, Batley	0.08	The site is an integral part of a larger area of natural/semi-natural green space. Its allocation as urban green space is considered to be consistent with the council's site allocation methodology.
RUGS2498	Land rear of, 1-27, Slant Gate, Linthwaite, Huddersfield,	0.06	The site is an integral part of a larger area of natural/semi-natural green space identified within the Kirklees Wildlife Habitat Network. Its allocation as urban green space is considered to be consistent with the council's site allocation methodology.
RUGS2499	3, Miller Hill, Denby Dale, Huddersfield,	0.28	The site is an integral part of a larger area of natural/semi-natural corridor adjoining the River Dearne and is identified within the Kirklees Wildlife Habitat Network. Its allocation as urban green space is considered to be consistent with the council's site allocation methodology.
RUGS2500	Land east of, 11A, Sunny Mead, Waterloo, Huddersfield,	0.33	The site is part of a larger area of natural/semi-natural greenspace which includes Round Wood designated as a Local Wildlife Site. Its allocation as urban green space is considered to be consistent with the council's site allocation methodology.
RUGS2501	Land rear of, The Slip Inn, Longwood Gate, Longwood, Huddersfield,	0.31	The site is part of a larger area of woodland, includes some protected trees and is identified within the Kirklees Wildlife Habitat Network. Its allocation as urban green space is considered to be consistent with the council's site allocation methodology.
RUGS2503	Land rear of, 778, Halifax Road, Hightown, Liversedge,	0.22	The site is part of wider of natural/semi-natural greenspace which performs a strategic open space function and has been assessed as having high value as open space. Its allocation as urban green space is considered to be consistent with the council's site allocation methodology.
RUGS2504	Land adjacent, Meltham Dike, Meltham, Holmfirth,	0.24	The site is part of wider of natural/semi-natural greenspace corridor adjacent Meltham Dike and is identified within the Kirklees Wildlife Habitat Network. Its allocation as urban green space is considered to be consistent with the council's site allocation methodology.
RUGS2513	Land east of 30 Cuckstool Road, Denby Dale, Huddersfield	0.19	The site is an intrinsic part of a wider natural/semi-natural greenspace which is a prominent woodland hillside forming a backdrop to Denby Dale Cricket Ground and is identified as part of the Kirklees Wildlife Habitat Network. Its allocation as urban green space is considered to be consistent with the council's site allocation methodology.
RUGS2614	Dryfield Edge, 203A Healey Lane, Batley	0.27	This is a new remove land from urban green space option proposed through the Local Plan consultation process. The site forms an integral part of the wider urban green space allocation and its allocation is considered consistent with the council's site allocation methodology.
RUGS2615	Land rear of 82 & 84, Longwood Gate, Longwood	0.44	Assessed through the Local Plan Site Allocation Methodology, the council considers this site is an integral part of Longwood Edge and the wider urban green space allocation UGS1218. There are existing open space deficiencies in the ward, particularly natural and semi-natural greenspace. It is therefore considered that allocation as urban green space is justified based on evidence from the Kirklees Open Land Study 2015 and Kirklees Urban Green Space Review.

Kirklees Publication Draft Local Plan: Strategic Green Infrastructure - Rejected Options

Ref	Address	Area (Ha)	Outcome
SGI2109	Land to west of, Penistone Road, Fenay Bridge	12.82	<p>This site is a rejected strategic green infrastructure option. The site has been promoted for a mix of leisure and commercial uses as the visitor hub for a proposed country park. This is an extensive area of green belt that washes over the open countryside south of Huddersfield. The area includes sensitive environmental habitats, the Fenay Beck and numerous historic assets. Penistone Road and the route of the former railway line currently delineate the edge of Lepton and this site would breach this very strong boundary, introducing built form west of Penistone Road. The route of the Fenay Beck would prevent further sprawl to the west but as a countryside feature the river and its setting it best protected by its green belt designation so as to prevent encroachment into the countryside. Most of the northern part of the site lies in flood zone 3b functional floodplain. The majority of the site also lies in 3a with only the southern part of the site located in flood zone 1.</p>
SGI2115	Farnley Country Park, Huddersfield	2536.28	<p>At this point in time, there is a lack of sufficient evidence to demonstrate that the provision of a country park is justified in this area. There is insufficient information to properly assess the potential impacts of the proposal leading to uncertainties about the impact on the landscape, the character of the area and nature conservation.</p> <p>There is also a lack of evidence demonstrating that the park proposal could be delivered, including the lack of justification for the proposed extent of the country park boundary and the inclusion of land outside the ownership of the country park promoter. This results in a lack of certainty that this proposal could be delivered.</p> <p>In any event, the delivery of appropriate recreational and tourism facilities in this location is not dependant on the country park proposal being included in the Local Plan. Specific proposals to bring forward such facilities can be assessed through the planning application process in accordance with relevant planning policies.</p>
SGI2115a	Farnley Country Park, Huddersfield	2682.38	<p>At this point in time, there is a lack of sufficient evidence to demonstrate that the provision of a country park is justified in this area. There is insufficient information to properly assess the potential impacts of the proposal leading to uncertainties about the impact on the landscape, the character of the area and nature conservation.</p> <p>There is also a lack of evidence demonstrating that the park proposal could be delivered, including the lack of justification for the proposed extent of the country park boundary and the inclusion of land outside the ownership of the country park promoter. This results in a lack of certainty that this proposal could be delivered.</p> <p>In any event, the delivery of appropriate recreational and tourism facilities in this location is not dependant on the country park proposal being included in the Local Plan. Specific proposals to bring forward such facilities can be assessed through the planning application process in accordance with relevant planning policies.</p>

Kirklees Publication Draft Local Plan: Transport Scheme - Rejected Options

Ref	Address	Area (Ha)	Outcome
TS6	The A652 Bradford Road, junctions with the B6128 B6124 (Batley Gateway)		This scheme now forms part of the larger TS5 scheme - Mirfield to Dewsbury to Leeds and North Kirklees Growth Zone.
TS7	Highway Efficiency and Bus Priority Programme (HEBP)		This scheme now forms part of the larger accepted transport scheme TS9 - Public Transport Improvement Schemes.

Kirklees Publication Draft Local Plan: Urban Greenspace - Rejected Options

Ref	Address	Area (Ha)	Outcome
UGS849	Fanny Moor Lane Open Space, Lowerhouses	0.63	This site is proposed as an accepted add land to the green belt option AGB2074.
UGS855	Kirkwood's Lane Allotments, New Mill	0.13	The site is below the site limit of 0.4 hectares and therefore too small for designation as urban green space.
UGS858	Morton House Allotments, Lees Hall Road, Thornhill Lees	0.41	Replacement allotment and open space provision of equivalent or better quantity and quality is required as part of proposed accepted housing allocation H2089.
UGS871	Land west of Broad Oak, Linthwaite	3.32	Part of open valley slope indistinguishable from adjacent land and no definable boundaries. There is insufficient justification for allocation of this site as urban green space.
UGS873	Linthwaite Hall WMC Bowling Club, Linfit Lane, Linthwaite	1.14	The bowling green is below the size limit of 0.4 hectares for allocation as urban green space and there is insufficient justification for the allocation of remainder of site.
UGS901	Hinchcliffe Mill Junior & Infant School, Holmbridge	0.31	The site is below the 0.4 hectares size threshold and therefore too small for allocation as urban green space.
UGS905	Former Carters Playing Fields, New Mill Road, Brockholes	1.52	Proposed accepted employment allocation E1829 for this site requires replacement playing pitch provision or mitigation measures of equivalent value.
UGS913	Land at Barnsley Road, Flockton	0.74	Grazing land assessed as having low value as open space and in this case, this area of land is not suitable urban greenspace. Remainder of site comprising protected trees is below the size limit of 0.4 hectares and therefore too small for designation as urban green space. There is insufficient justification for the allocation of this site as urban green space.
UGS981	Former Soothill Cricket Club, Grace Leather Lane, Batley	1.26	This site has the benefit of full planning permission for 34 dwellings and 4 apartments. Development has commenced and therefore the allocation of this site as urban green space is not justified.
UGS1001	Former Birkdale High School, Wheelwright Drive, Dewsbury	0.58	Former education site no longer required. Insufficient justification for allocation as urban green space.
UGS1003	Carlton Junior & Infant School, Dewsbury	0.57	An extension to UGS1003 to include Batley Carr Community Green is proposed as part of accepted urban green space allocation UGS1003a.
UGS1026	Car Park, Thornhill Street, Savile Town	1.33	The site is an existing car park not suitable for allocation as urban green space.
UGS1071	Former RM Grylls Middle School, Second Avenue, Hightown	2.13	Education site no longer required. Insufficient justification for allocation as urban green space.
UGS1143	Former Allotments, Bracken Hall Road, Sheepridge	0.52	Disused allotment site no longer required. There is insufficient justification for the allocation of this site as urban green space.
UGS1241	Open Land, Weatherhill Crescent, Lindley	2.14	There is no scarcity of this type of open space in the immediate vicinity. In this case, the site is not suitable as urban green space. There is therefore insufficient justification for allocation of this site as urban green space.

Kirklees Publication Draft Local Plan: Urban Greenspace - Rejected Options

Ref	Address	Area (Ha)	Outcome
UGS1244	Crow Wood, Holmfirth	0.33	The site is below the 0.4 hectares size threshold and therefore too small for allocation as urban green space.
UGS1276	St Georges Church, Brockholes Lane, Brockholes	0.38	The site is below the 0.4 hectares size threshold and therefore too small for allocation as urban green space.
UGS1277	Land north of Lancaster Lane, Brockholes	0.4	There is insufficient justification for allocation as urban green space. The site has been assessed through the Kirklees Open Space Study as having low value as open space with no scarcity value. The site has the benefit of outline planning permission for the erection of residential development (application 2016/90138) granted 14/10/16. Therefore the principle for the development of this site has been established and allocation as urban green space is not justified.
UGS1287	Graveyard, Barnsley Road, Flockton	0.17	Site is below the 0.4 hectares size threshold and therefore too small for allocation as urban green space.
UGS1294	Land at the junction of Craven Road/Mavis Street, Scout Hill	0.45	This site has planning permission for the erection of a sports centre (application 2013/92649). Therefore, the principle for the development of this site has been established and allocation as urban green space is not justified.
UGS1305	Land west of Binn Road, Marsden	0.44	The majority of the site is in use as private gardens, remainder is overgrown and unused. There is insufficient justification for the allocation of this site as urban green space.
UGS1319	Shepley Tennis Club, Firth Street, Shepley	0.21	The Playing Pitch Strategy indicates this site should be protected. However, the site is below the 0.4 hectares size threshold and therefore too small for allocation as urban green space.
UGS1466	Batley College Tennis Courts, Carlinghow	0.31	The site is below the 0.4 hectares size threshold and therefore too small for allocation as urban green space.
UGS1493	Former Railway Line, The Sidings, Dewsbury	1.53	This site has been partly developed and has planning permission for 27 dwellings. The principle of development has therefore been established and allocation as urban green space is not justified.
UGS1503	Gomersal Methodist Church, Latham Lane, Gomersal	0.37	The site boundary has been corrected to exclude land in the green belt. As a consequence, the site is now below 0.4 hectares in size and is therefore too small for allocation as urban green space.
UGS1508	Taylor Hill Road Allotments, Newsome	1.53	There is insufficient justification for the allocation of the whole of this site as urban green space. The area of allotments is below the site limit of 0.4 hectares and therefore too small to allocate as urban green space.
UGS1820	Birkenshaw Park & St Paul & St Luke Church, Birkenshaw	4.8	Birkenshaw Park and St Paul & St Luke Church are proposed as accepted urban green space sites UGS1045 and UGS1804. Existing house and curtilage have been removed from urban green space allocation. There is insufficient justification for the allocation of the whole of this site as urban green space.
UGS1822	St Patrick's Sports Club & Smithies Moor, Birstall	7.72	Proposed accepted housing allocation H138 on this site requires replacement playing pitch provision.

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Ref	Address	Area (Ha)	Outcome
UGS1934	St Patrick's Sports Club, Mill Street, Birstall	1.87	This site is proposed as an accepted housing allocation H138 with the requirement for replacement playing pitch provision.
UGS1976	Lockwood Village Green, Lockwood	1.13	Proposed accepted urban green space allocation UGS1187 has been extended to include Lockwood Village Green.
UGS1977	Southfield Road Open Space, Almondbury	0.43	The area of the site covered by trees is below the size limit of 0.4 hectares for allocation as urban green space. The remainder of site includes a number of garages which do not perform an urban green space function. Therefore, there is insufficient justification for allocation of this site as urban green space.
UGS1980	Land at the junction of Newsome Road/Hart Street, Newsome	0.66	The site includes two mill tanks and a small area of former allotments now unused. There is insufficient justification for allocation of the whole of this site as urban green space.
UGS1981	Russell House Children's Hospice, Huddersfield	3.11	This site has been developed as children's hospice and is not therefore suitable for allocation as urban green space.
UGS1998	Land at Hollin Hall Lane, Golcar	0.59	The site has planning permission for 20 dwellings (2014/92878) and therefore the principle for the development of this site has been established. There is therefore no justification for the allocation of this site as urban green space.
UGS1999	Land at Bankfield Park Avenue, Taylor Hill, Huddersfield	1.77	The site comprises a large area of natural/semi-natural greenspace comprising mainly rough grassland with small treed areas. There is insufficient justification for allocation of this site as urban green space.
UGS2000	Land at Leak Hall Lane, Denby Dale	3.44	Large area of natural/semi-natural greenspace. Insufficient justification for designation as urban green space in an area where the needs for this type of open space are already being met.
UGS2001	Land adjacent River Dearne, Off Wakefield Road, Denby Dale	0.42	The site includes private gardens not suitable for allocation as urban green space. The remainder of site is below the size limit of 0.4 hectares and therefore too small for allocation as urban green space.
UGS2004	Land at Dunford Road, Holmfirth	0.8	Embankment with some protected trees along Dunford Road frontage and across the site. Assessed as low value. There is insufficient justification for allocation of this site as urban green space. The site is more appropriately identified as part of the Kirklees Wildlife Habitat Network.
UGS2005	Land at Burton Acres Lane, Highburton	4.13	Site assessed as having low value as open space and no scarcity value. There is insufficient justification for allocation as urban green space.
UGS2006	Land at Turnshaw Road, Kirkburton	2.8	Large area of mainly unused land assessed as having low value as open space. Not required to meet open space needs or meet deficiencies. There is insufficient justification to allocate this site as urban green space.
UGS2007	Land at Riley Lane, Kirkburton	0.73	The site comprises a private garden and curtilage not suitable for allocation as urban green space.

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Ref	Address	Area (Ha)	Outcome
UGS2009	Land at Holme Avenue, Dalton	0.65	The site has outline planning permission for residential development (application 2014/92369) and therefore the principle for the development of this site has been established. There is therefore no justification for the allocation of this site as urban green space.
UGS2010	Land at Bank End Lane, Dalton	1.12	The site has the benefit of outline planning permission for residential development (application 2014/90160). Therefore the principle of the development of the site has been established and allocation as urban green space is not justified.
UGS2011	Tenter Hill, Tenter Hill Road, New Mill	12.62	The school playing fields and land off Stoney Bank Lane are proposed as accepted urban green space allocations UGS888 and UGS889. The site includes proposed accepted housing options H729 and part now developed for housing. There is insufficient justification for the allocation of the whole area as urban green space.
UGS2084	Clayton Fields, Edgerton	3.26	The site has the benefit of outline planning permission for 41 houses (application 2014/93014) granted on appeal 11/09/2015 and therefore the principle of development of this site has been established. There is therefore no justification for the allocation of this site as urban green space.
UGS2119	Highfield's Community Centre, Edgerton	1.18	This site is occupied by Highfield's Community Centre building and associated car parking and is therefore not suitable for allocation as urban green space.
UGS2120	Land at junction of Queens Road/Murray Road, Edgerton	0.06	The site is below the size limit of 0.4 hectares and therefore too small for designation as urban green space.
UGS2121	Land at Queens Road, Edgerton	0.05	The site is below the size limit of 0.4 hectares and therefore too small for allocation as urban green space.
UGS2122	Clayton Fields Allotments & Land south of Clayton Dike, Edgerton	2.1	The northern part of this site covering Clayton Fields Allotments is already proposed for allocation as urban green space as proposed accepted urban green space option UGS1105. The southern part of the site, however, extends into land that has outline planning permission for 41 houses. As such, the allocation of the whole of this site as urban green space is not justified.
UGS2123	Highfield's Community Orchard, Wentworth Street, Edgerton	0.1	The site is below the size limit of 0.4 hectares and therefore too small for allocation as urban green space.
UGS2145	Land adjacent Healey Lane Junior, Infant & Nursery School, Healey	0.51	Former education site no longer required. There is insufficient justification for allocation of this site as urban green space.
UGS2147	Cleckheaton Bowling Club, Park View, Cleckheaton	0.67	The site has planning permission for the erection of 23 dwellings (application 2015/90022) granted 16/11/2015. Therefore the principle for the development of this site has been established and allocation as urban green space is not justified.
UGS2153	Land adjacent The Coombs, Hall Lane, Thornhill	0.52	Unused land assessed as having low value as open space with no scarcity value. Site not required as open space. There is insufficient justification for allocation of this site as urban green space.
UGS2157	Former Hartshead Moor Junior School, Hartshead Moor	1.62	Education site no longer required. There is insufficient justification for the allocation of this site as urban green space.








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Ref	Address	Area (Ha)	Outcome
UGS2508	Land rear of Whitacre Street, Deighton	0.33	The site is below the size limit of 0.4 hectares and is therefore too small for allocation as urban green space.
UGS2511	Land at Back Lane, Upper Denby	0.05	The site is below the size limit of 0.4 hectares and is therefore too small for allocation as urban green space.
UGS2618	Savoy Square, Cleckheaton	0.12	Site is below the size limit of 0.4 hectares and is therefore too small for allocation as urban green space. However, the site is proposed as an accepted Local Green Space designation (site LocGS3334).
UGS2631	Farnley Tyas Recreation Ground, Thurstonland Road, Farnley Tyas	1.93	The recreation ground is proposed within the green belt and therefore already proposed to be adequately protected through green belt policy.
UGS2664	Land between, Langley Lane and Wakefield Road, Clayton West	8.15	Land bounded by the A636 and Langley Lane, Clayton West is proposed to be within the green belt and therefore proposed to be adequately protected from inappropriate development through green belt policy.
UGS2680	Land off, Valley Road, Cleckheaton	2.11	This land is proposed to be within the green belt and is therefore proposed to be adequately protected through green belt policy. The urban green space methodology does not allow for urban green space to be designated in the green belt.
UGS2692	Meltham Moor Primary School, Birmingham Lane, Meltham	1.59	Reject allocation of the whole site comprising Meltham Moor Primary School as urban green space. However, part of the site is proposed as an accepted urban green space allocation UGS2334. The north western part of the site is proposed to be designated within the green belt and there has been no change in circumstances or no evidence to suggest the green belt boundary is incorrectly drawn. There are no exceptional circumstances to remove this land from the green belt.
UGS2697	Land to the west of, Manor House Farm, Wakefield Road, Clayton West	1	Grazing land assessed as having low value as open space and no scarcity value. Insufficient justification for allocation as urban green space in an area where the needs for this type of open space are already being met.
UGS2738	Station Lane Allotments, Station Lane, Birkenshaw	0.73	The allotments are appropriately protected in the green belt. Exceptional circumstances do not exist to remove this parcel of land from the green belt.
UGS2743	Land to the north of Hepworth Lane, Mirfield	6.91	Site assessed as having low value as open space and no scarcity value. Insufficient justification for designation as urban green space
UGS3415	Shepley Village Green, Shepley	0.04	Site is below the size limit of 0.4 hectares and is therefore too small for allocation as urban green space. However, the site is proposed as an accepted Local Green Space designation LocGS2669.
UGS3416	Land at Manor Grange, Shepley	0.04	Site is below the size limit of 0.4 hectares and is therefore too small for allocation as urban green space.
UGS3417	Land at Stonebridge Walk, Shepley	0.05	Site is below the size limit of 0.4 hectares and is therefore too small for allocation as urban green space.











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Ref	Address	Area (Ha)	Outcome
UGS3418	Land at Well Ings Close, Shepley	0.03	Site is below the size limit of 0.4 hectares and is therefore too small for allocation as urban green space.
UGS3419	Land at the junction of Field Way and Jos Lane, Shepley	0.02	Site is below the size limit of 0.4 hectares and is therefore too small for allocation as urban green space.
UGS3420	Land at the junction of Field Way and Jos Lane, Shepley	0.02	Sites are below the size limit of 0.4 hectares and is therefore too small for allocation as urban green space.
UGS3421	Land adjacent Shepley Health Centre, Jos Lane, Shepley	0.03	Site is below the size limit of 0.4 hectares and is therefore too small for allocation as urban green space. Majority of the site is proposed to be shown within the green belt and therefore adequately protected against inappropriate development by green belt policy.
UGS3422	Land at the junction of North Row and Cliffe Road, Shepley	0.06	Site is below the size limit of 0.4 hectares and is therefore too small for allocation as urban green space.
UGS3423	Land adjacent 9 Cliffe Road, Shepley	0.12	Site is below the size limit of 0.4 hectares and is therefore too small for allocation as urban green space.
UGS3424	Graveyard of former Shepley New Connexion Church, Shepley	0.1	No change required as this site is already proposed as urban green space as part of accepted urban green space allocation UGS1285.

Part 2










E1893	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	7.71
Land to the north of, 16-32, Dark Lane, Birstall					Employment Floorspace	14,036	Housing Capacity	
Transport		Access achievable but would require relocating car park of existing B2 unit.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		N/A						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Potential impacts on air quality, noise and odour. Site falls within both the outer and middle hazard zone.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area. Power lines cross the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site is part developed. Site is allocated as a PEA.							









E3321	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	0.61
Land Adjacent, Halifax Road, Hightown					Employment Floorspace	2,136	Housing Capacity	
Transport		Short site frontage onto Halifax Road measuring only 8.9 metres. Suitable site access cannot be achieved without third party land.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		Potential impact on a listed building. Heritage impact assessment may be required.						
Flood/drainage		N/A						
Env Protection		Air and noise impact assessments required. Site is on potentially contaminated land, phase 1 and 2 survey's needed.						
Biodiversity		No constraints identified.						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		This is an area of green belt that appears contained by settlement form and land use features. It slopes upwards towards the north so any development on the northern extent could be prominent. This appears to be in part a brownfield site with fixed surface infrastructure from its use as a car park. National planning guidance allows for the redevelopment of such sites provided that openness is maintained but given the lack of buildings on this site this would be unlikely to be achievable as appropriate development in the green belt. The site is different in character from the agricultural land to its west and appears as a underused parcel of land on the edge of the urban area well contained and screened by trees. As such it could be removed from the green belt with little impact on openness and without undermining the role and function of the green belt in this area. The existing green belt boundary in this location is poorly defined leaving adjacent land vulnerable to encroachment. The site would be an improvement to the existing situation if amended to follow landlines on its southern boundary.						
Green belt edge		This is a reasonably extensive area of green belt that maintains separation between Liversedge, Hightown and Roberttown. The existing settlement pattern and land use features present numerous opportunities for settlement extension and rounding off without undermining the role and function of the green belt in this area.						
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	Based on the technical assessment for site option H2537 there would appear to be no significant constraints. However, the surrounding area is predominantly residential and the development of business and industry could introduce a conflicting neighbouring use. Sufficient land has also been identified for business and industry, all of which are considered to be better options. In view of this the housing option is considered to be the better alternative. Employment option rejected.							
















E1832	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	46.69
Land to the north and south of, Leeds Road, Mirfield					Employment Floorspace	162,187	Housing Capacity	
Transport		Highways local links has not identified any significant issues. Safety issues identified within the vicinity of the site. Access is achievable. Issues can be mitigated via the proposed highways improvements planned for Cooper Bridge through the West Yorkshire Transport Fund.						
Public Health		No significant constraints						
Education		N/A						
Historic Env		Impact upon Grade II registered Historic Park and Garden and Kirklees Hall - including other designated heritage assets. FAS recommendation is for the development to preserve the boundary of the park, retain the park wall, cottage and deer house. Beyond the park boundary, potential impact on designated heritage assets decreases. Impact on the setting of the Listed Buildings of the surrounding area would potentially be moderate, and would require mitigation through sensitive design and screening.						
Flood/drainage		Flood zone 2 (24%) and 3a (18%). Sequential test required. Some surface water flooding within the former Cooper Bridge Waste Water Treatment Works. Depth of flooding could be distorted due to presence of filter beds. Further investigation required.						
Env Protection		No change from the DLP. Therefore 26 ha falls within the high pressure gas zone. Air quality impact assessment, noise and odour assessments also required. Phase 1 & 2 contamination reports required.						
Biodiversity		WYE have confirmed that the area of Common Spotted Orchids should be retained if it can be mapped. No other change from DLP position. The River Calder and Nun Brook converge at part of this proposed allocation. Both are UK BAP priority habitats. There are areas of recently planted woodland which link areas of woodland to east and west of the site and woodland along the Nun Brook all of which should be retained. Otter on the River Calder, need to retain minimum of 10 m stand off and plant with locally native woodland or scrub.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		The presence of green belt in Calderdale prevents physical merger with adjoining settlements and the restriction of the extent of the site northwards limits the impact on the gap. The option does not in places follow any feature on the ground so would leave the adjacent green belt vulnerable to sprawl and further encroachment contrary to the purposes of including land in the green belt.						
Green belt edge		The fragmented land use presents some opportunity for limited settlement expansion without significantly impacting on the openness or strategic role of the green belt. This area includes part of Kirklees Park which also contains significant historic assets, which are within Calderdale.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						









Conclusion


This site falls within an area of green belt north of Leeds Road which abuts green belt in Calderdale, although the presence of green belt in Calderdale prevents physical merger. The configuration and extent of the site means that development would be poorly related to any settlement and would represent significant encroachment into this countryside landscape. The option does not in places follow any feature on the ground so would leave the adjacent green belt vulnerable to sprawl and further encroachment contrary to the purposes of including land in the green belt. Alternative option E1832c has been accepted as it maintains the strategic gap between Kirklees and Calderdale. The boundary is defensible as it follows physical features on the ground.










E2102	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	10.99
Taylor Hall Farm, Little Taylor Hall Lane, Roberttown					Employment Floorspace	38,464	Housing Capacity	
Transport		Site access achievable						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		N/A						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Potential air quality, noise and odour impacts. Air Quality Impact Assessment, Noise & Odour Assessment, Low Emission Travel Plan and Phase 1 Contaminated Land Report required.						
Biodiversity		Block of lowland mixed deciduous woodland UK BAP priority habitat. Remove 0.80ha from developable area leaving 10.15ha						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site falls within a strategic area that separates Mirfield from Roberttown. The site would sprawl along Far Common Road and merge with the buildings at Moor Top, bringing them within the settlement. This is an area of urban fringe where there is already sporadic development within the green belt. Although Taylor Hall Lane could provide a new boundary the presence of development immediately beyond it risks further encroachment.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into each other. This area of green belt forms part of a narrow strategic gap that prevents the coalescence of Mirfield and Roberttown.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site falls within a strategic area that separates Mirfield from Roberttown. The site would sprawl along Far Common Road and merge with the buildings at Moor Top, bringing them within the settlement. This is an area of urban fringe where there is already sporadic development within the green belt. Although Taylor Hall Lane could provide a new boundary the presence of development immediately beyond it risks further encroachment.						








E1707	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.93
Land north of, 2 - 32, Exchange Street, Cleckheaton					Employment Floorspace	6,756	Housing Capacity	
Transport		Access is achievable however, Hunsworth Lane may need widening.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		N/A						
Historic Env		No objections raised						
Flood/drainage		Majority of site located in flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Edge of site affected by flood zone 2.						
Env Protection		Site falls within both the middle and outer hazard zones. Impacts on air quality, noise and odour sources near site. Phase 1 Contaminated Land Report, Noise and Odour Assessments and Low Emission Travel Plan required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Local recreation ground with equipped children's play area, teen shelter and public playing fields. Adult football pitch available but currently unused, PPS recommends protect local football site. Retain to help address overplay.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site has been retained as urban greenspace.						









E1839	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.35
Land off, Moorlands Road, Birkenshaw					Employment Floorspace	4,131	Housing Capacity	
Transport		No site frontage to the adopted highway. No suitable access can be achieved.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		N/A						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water drainage, further research is required to surface water flood risk.						
Env Protection		Air quality issues, noise objections if site is to be used as B2 or B8, odour objections if site is to be used for B2. Site is on potentially contaminated land. Phase 1 and 2 Contaminated Land Reports, Noise and Odour Assessments and Air Quality Impact Assessment required.						
Biodiversity		Within 20m of Tong Moor LNR. Stand off of 20m required. Remove 0.17ha from developable area leaving 1.18ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Tong Moor Local Nature Reserve. Site of Wildlife Significance on UDP. Now approved Local Wildlife Site (25/02/2015). Southern part is well treed.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No site frontage to the adopted highway. No suitable access can be achieved.						
E2715	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	43.94
Springfield Farm, Lower Blacup Farm & Upper Blacup Farm, Halifax Road, Cleckheaton					Employment Floorspace	141,644	Housing Capacity	
Transport		Highways England indicate additional mitigation will be required by 2028. Access achievable but a high capacity junction will need to be provided given the size of the development proposed.						
Public Health		Obesity, physical activity, respiratory and lonely/isolated issues in the area. Need to consider appropriate mitigation.						
Education		N/A						
Historic Env		Potential for impact upon listed building (Lower Blacup Farmhouse). Part of site contains PRN4360 - recommend predetermination archaeological evaluation						
Flood/drainage		Less than 1% of the ste is affected by flood zones 2 and 3. No objections from strategic drainage						
Env Protection		Air and noise impact assessment required. Site is on potentiall contaminated land, phase 1 and 2 survey needed.						
Biodiversity		Lowland acid grassland and scattered scrub, hedgerows and a beck which may be UK BAP habitats. Buffer required to mitigate impact. Remove 3.471ha from proposed allocation.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site has been accepted as a UGS site (UGS1068). In view of this employment option rejected.						








E1985b	Site is in Green belt	Y	Green/Brownfield	PB	Settlement Position	D	Gross Area (Ha)	18.78
Former North Bierley Waste Water, Cliffe Hollins Lane, Cleckheaton								
					Employment Floorspace		53,480	Housing Capacity
Transport		<p>KC Highways local links work has not identified any significant constraints. Information supplied at draft stage remains relevant therefore amber rating is to be retained. Key issues include access is achievable using existing access to water works. 43m stopping sight distance required for site access junction (30mph speed limit). Although this existing access road is shown outside site boundary, it is assumed that this road can be utilised for access (it only serves this site). The road will require widening into the site and improve junction with Cliffe Hollins Lane.</p> <p>Signage on Cliff Hollins Lane stating "unsuitable for heavy goods vehicles", refers to narrow road AFTER proposed site access location.</p> <p>Sign at Mill Carr Road / Cliffe Hollins Lane junction shows vehicles over 7.5t prohibited, except for access. This TRO should allow HGVs to access the site.</p> <p>PROW SPE/21/20 to north of site boundary.</p> <p>Highways Agency rank 3 site: additional mitigation required.</p>						
Public Health		Respiratory issues in the area. Ensure that the development of employment sites does not contribute to poor air quality. Employers to incorporate electric pool cars. Employers to promote and develop opportunities for employees to travel actively. Employment sites to incorporate sustainable energy systems.						
Education		N/A						
Historic Env		No constraints identified.						
Flood/drainage		Main river flood zones 1, 2 and 3a. FRA required for development in FZ2/3. Surface water flood risk; deep flooding shown along linear patterns reflecting position of watercourse. Stand-off for maintenance and flood routing. Surface water drainage; modelling for watercourse advised. Seek opportunities to support River Spenningsdale restoration. Although weir is not a priority structure for fish passage there may be benefits in improving fish passage.						
Env Protection		Noise impact assessment required. Site is on potentially contaminated land, phase 1 and 2 survey needed. Entire site fall within the outer hazardous material zone. Very small percentage (5%) of the site falls within the high pressure gas zone.						
Biodiversity		Adjacent to Hanging Wood LWS an ancient wood site. Mitigation required. Reduce developable area by a minimum of 0.34ha						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is separated from any settlement in Kirklees by major roads, including the M62 and M606 motorways. On its northern end it abuts Cliffe Hollins Lane which borders with Bradford. One of the purposes of the green belt is to prevent neighbouring towns from merging into one another and although it is acknowledged that there is development on the west of Bradford Road, undeveloped frontages help to maintain the appearance of separation. The extent of this site would therefore reinforce merger with Bradford contrary to the role and function of the green belt, although the undeveloped land between the site and the M62 would help to retain some separation with Cleckheaton.						
Green belt edge		N/A						
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		Exceptional circumstances do not exist to justify the release of land from the green belt. The northern extent of the proposed site abuts Cliffe Hollins Lane with Bradford. One of the purposes of the green belt is to prevent neighbouring towns from merging into one another and although it is acknowledged there is development on the west of Bradford Road, undeveloped frontages help to maintain the appearance of separation. The extent of this site would therefore significantly reinforce merger with Bradford contrary to the role and function of the green belt. Alternative employment option E1985a has been accepted instead as the potential for merger has been reduced.						









E1985	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	D	Gross Area (Ha)	23.13
Former North Bierley Waste Water Treatment Works, Cliff Hollins Lane, Cleckheaton					Employment Floorspace	46,451	Housing Capacity	
Transport		KC Highways local links work has not identified any significant constraints. Information supplied at draft stage remains relevant therefore amber rating is to be retained. Key issues include access is achievable using existing access to water works. 43m stopping sight distance required for site access junction (30mph speed limit). Although this existing access road is shown outside site boundary, it is assumed that this road can be utilised for access (it only serves this site). The road will require widening into the site and improve junction with Cliffe Hollins Lane. Signage on Cliff Hollins Lane stating "unsuitable for heavy goods vehicles", refers to narrow road AFTER proposed site access location. Sign at Mill Carr Road / Cliffe Hollins Lane junction shows vehicles over 7.5t prohibited, except for access. This TRO should allow HGVs to access the site. PROW SPE/21/20 to north of site boundary. Highways Agency rank 3 site: additional mitigation required.						
Public Health		No change from draft Local Plan. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that the development of employment sites does not contribute to poor air quality.						
Education		N/A						
Historic Env		No change from draft Local Plan. No apparent archaeological implications but given area would recommend desk-based assessment & possible pre-determination evaluation.						
Flood/drainage		Main river flood zones 1, 2 and 3a. FRA required for development in FZ2/3. Surface water flood risk; deep flooding shown at the south-eastern boundary as well as linear patterns reflecting position of watercourse. Stand-off for maintenance and flood routing. Surface water drainage; modelling for watercourse advised. Seek opportunities to support River Spen restoration. Although weir is not a priority structure for fish passage there may be benefits in improving fish passage.						
Env Protection		No change from draft Local Plan. All the site lies within an outer hazard zone. Part of site affected by high pressure gas pipeline - 60% in the outer zone. AQIA required. Good site for all business and industrial uses.						
Biodiversity		No change from draft Local Plan. Hanging Wood LWS is ancient semi-natural woodland which lies to the east of this proposed allocation - this has been removed from the developable area.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Power lines cross the site.						
Open space		N/A						
Green belt		This site is separated from any settlement in Kirklees by major roads, including the M62 and M606 motorways. On its northern end it abuts Cliffe Hollins Lane which borders with Bradford. One of the purposes of the green belt is to prevent neighbouring towns from merging into one another and although it is acknowledged that there is development on the west of Bradford Road, undeveloped frontages help to maintain the appearance of separation. The extent of this site would therefore significantly reinforce merger with Bradford contrary to the role and function of the green belt.						
Green belt edge		N/A						
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		Exceptional circumstances do not exist to justify the release of land from the green belt. The northern extent of the proposed site abuts Cliffe Hollins Lane with Bradford. One of the purposes of the green belt is to prevent neighbouring towns from merging into one another and although it is acknowledged there is development on the west of Bradford Road, undeveloped frontages help to maintain the appearance of separation. The extent of this site would therefore significantly reinforce merger with Bradford contrary to the role and function of the green belt. Alternative employment option E1985a has been accepted instead as the potential for merger has been reduced.						











E1851	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	5.32
Land west of, Muffit Lane, Gomersal					Employment Floorspace	18,620	Housing Capacity	
Transport		Highways Agency advise that additional mitigation is likely beyond 2028. Site access achievable but steep gradient on site up from the highway.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No impact						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objections stated.						
Env Protection		Contaminated land phase 1 and 2 reports required. Would be good site for B2. Would be concerned about B8 here as would have to drive through residential areas which already have poor air quality. Noise and odour reports required if B2 or B8 is proposed.						
Biodiversity		No constraints identified						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		One of the purposes of the green belt is to preserve the countryside from encroachment. This is a poorly configured site unrelated to the settlement which would introduce an isolated developed area into the countryside. Part of the boundary does not follow a feature on the ground so a new defensible green belt boundary would need to be found, particularly at the south western extent of the site, if future encroachment were to be prevented.						
Green belt edge		N/A						
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		One of the purposes of the green belt is to preserve the countryside from encroachment. This is a poorly configured site unrelated to settlement which would introduce an isolated developed area into the countryside. Part of the boundary does not follow a feature on the ground so a new defensible green belt boundary would need to be found, particularly at the south western extent of the site, if future encroachment were to be prevented.						










E2720	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	1.58
Land to the North of Oakroyd Drive, Birkenshaw					Employment Floorspace	5,531	Housing Capacity	
Transport		Access achievable. No constraints identified.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		Oakroyd Hall Fire Services HQ building on Oakroyd Drive is a Grade II Listed Building. The redevelopment of this area could harm elements which contribute to the significance of this building.						
Flood/drainage		Flood zone 1 and no objection from strategic drainage						
Env Protection		Air and noise impact assessment required.						
Biodiversity		Species of Principal Importance on site. Mitigation required.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Housing option H172 has been accepted on this site. The housing options relationship with the surrounding area is more appropriate than a business and industrial use.						








E1875	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	7.71
Land East of , 26 - 42, Smithies Moor Lane , Birstall					Employment Floorspace	26,984	Housing Capacity	
Transport		Site access achievable, safety issues within the vicinity of the site. Additional mitigation may be required on the strategic road network by 2028.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		N/A						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Culverted watercourse and a separate open watercourse crossing the site from south to north						
Env Protection		Potential air quality, noise and odour impacts. Phase 1 Contaminated Land Report, Air Quality Impact Assessment, Noise and Odour Assessment required.						
Biodiversity		Mixed deciduous woodland on small part of site. Remove woodland from developable area (0.24 ha)						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Site is occupied by adult football pitch used by Birstall St Patrick's FC. Spare capacity of 0.5 matches available at peak time. PPS recommends protect local football site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No significant constraints, however, existing B&I allocation which has never been subject to a planning application. Site is now allocated for housing, H138.						












E1988	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.53
Land Adjacent, Bradford Road, Batley					Employment Floorspace	1,856	Housing Capacity	
Transport		Site access achievable.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		N/A						
Historic Env		No objections raised						
Flood/drainage		Majority of site in FZ3. Will have to pass sequential test.						
Env Protection		Site is on potentially contaminated land, Noise and odour objections if B2 and B8 uses. Phase 1 & 2 Contaminated Land Report, Noise and Odour Assessments required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Check new EA/SFRA mapping - potential no change to site option.						



















E1883	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	8.43
Plot B, Junction 26, Bradford Road, Cleckheaton					Employment Floorspace	29,504	Housing Capacity	
Transport		Site already built out.						
Public Health		Respiratory issues higher than Kirklees average.						
Education		N/A						
Historic Env		No significant constraints						
Flood/drainage		Small area of site falls within flood zones 2 and 3a (2%). Sequential test would be required.						
Env Protection		Air quality impact assessment, noise and odour assessment required.						
Biodiversity		No significant constraints						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This is a predominantly built out business and industrial site. In view of this employment option rejected and a PEA designation (B&S12) has been accepted instead.								











E1840	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.31
Land north of, Mill Lane, Hunsworth					Employment Floorspace	8,084	Housing Capacity	
Transport		Site access not achievable. No frontage to the adopted highway. PROWS run across and to the south of the site.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that the development of employment sites does not contribute to poor air quality. Employers to incorporate electric pool cars. Employers to promote and develop opportunities for employees to travel actively. Employment sites to incorporate sustainable energy systems						
Education		N/A						
Historic Env		No constraints identified.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk; no objection. Surface water drainage; Test for soakaways, watercourse via 3rd party land. If soakaways are not viable then an agreement to connect to watercourse outside the site boundary will need to be negotiated.						
Env Protection		Air quality impact assessment required. Noise and phase 1 contamination survey necessary.						
Biodiversity		Lies adjacent to Hunsworth Great and Little Woods LWS ancient woodland. Provide a minimum stand-off from the woodland of 20m and allow to naturally regenerate as native scrub. The development of this site will lead to increased isolation of this site. Woodland corridor which will need improved woodland links along the motorway to the north. Remove 0.44ha from developable area leaving 1.87ha						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The configuration of this site at its extreme south western extent would significantly impact on the gap that allows the green belt to wash over land to the south, effectively separating it from the wider green belt. This would place the land to the south at high risk of development pressure contrary to the purposes of including land in the green belt.						
Green belt edge		This contained area of green belt presents a number of opportunities for limited settlement extension although it is constrained by the presence of an area of ancient woodland. It has some appearance of countryside but is separated from the wider green belt by the motorway.						
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								
Site access not achievable. No frontage to the adopted highway. The configuration of this site at its extreme south western extent would significantly impact on the gap that allows the green belt to wash over land to the south, effectively separating it from the wider green belt. This would place the land to the south at high risk of development pressure contrary to the purposes of including land in the green belt. In view of this employment option rejected.								









E1832b	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	42.2
Land to the north and south of, Leeds Road, Mirfield					Employment Floorspace	147,700	Housing Capacity	
Transport		Highways local links has not identified any significant issues. Safety issues identified within the vicinity of the site. Access is achievable. Issues can be mitigated via the proposed highways improvements planned for Cooper Bridge through the West Yorkshire Transport Fund.						
Public Health		No significant constraints						
Education		N/A						
Historic Env		Impact upon Grade II registered Historic Park and Garden and Kirklees Hall - including other designated heritage assets. FAS recommendation is for the development to preserve the boundary of the park, retain the park wall, cottage and deer house. Beyond the park boundary, potential impact on designated heritage assets decreases. Impact on the setting of the Listed Buildings of the surrounding area would potentially be moderate, and would require mitigation through sensitive design and screening.						
Flood/drainage		Flood zone 2 (24%) and 3a (18%). Sequential test required for areas affected.						
Env Protection		21 ha falls within the high pressure gas zone. Air quality impact assessment, noise and odour assessments also required. Phase 1 & 2 contamination reports required.						
Biodiversity		WYE have confirmed that the area of Common Spotted Orchids should be retained if it can be mapped. The River Calder and Nun Brook converge at part of this proposed allocation. Both are UK BAP priority habitats. There are areas of recently planted woodland which link areas of woodland to east and west of the site and woodland along the Nun Brook all of which should be retained. Otter on the River Calder, need to retain minimum of 10 m stand off and plant with locally native woodland or scrub.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		n/a						
Green belt		The presence of green belt in Calderdale prevents physical merger with adjoining settlements and the restriction of the extent of the site northwards limits the impact on the gap. This is an area of countryside but the option follows defensible boundaries, particularly to the north, so there is no risk of sprawl, although there would be risk of development pressure on the remaining green belt land sandwiched between the site and Leeds Road which is already an area of urban fringe. There are areas of priority habitat within the site and historic assets in close proximity.						
Green belt edge		The fragmented land use presents some opportunity for limited settlement expansion without significantly impacting on the openness or strategic role of the green belt. This area includes part of Kirklees Park which also contains significant historic assets, which are within Calderdale.						
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 presence of green belt in Calderdale prevents physical merger with adjoining settlements and the restriction of the extent of the site northwards limits the impact on the gap. This is an area of countryside but the option follows defensible boundaries, particularly to the north, so there is no risk of sprawl, although there would be risk of development pressure on the remaining green belt land sandwiched between the site and Leeds Road which is already an area of urban fringe. There are areas of priority habitat within the site and historic assets in close proximity. Alternative option E1832c has been accepted as the better alternative.						

E1984	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.38
Albion Works and Northgate Mills, Northgate, Cleckheaton					Employment Floorspace	4,829	Housing Capacity	
Transport		Access can be achieved from Whitcliffe Road and Northgate. 43m stopping sight distance required (30mph speed limit).						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that developments do not contribute to an increase in poor air quality.						
Education		N/A						
Historic Env		No objections raised.						
Flood/drainage		No significant constraints.						
Env Protection		Full air quality impact assessment required. Noise and odour assessment required. No significant constraints identified.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No significant constraints identified, however, housing option H1983 has been accepted therefore employment option rejected.						

E2135	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	19.09
Land south of, Grange Road Industrial Estate, Off Bromley Road, Hanging Heaton					Employment Floorspace	66,816	Housing Capacity	
Transport		Site access achievable. Major site access via Challenge Way (B6128), to the south east of the site. 90m stopping sight distance required (DMRB 30mph speed limit). Junction to be full DMRB standard roundabout or traffic signals, tied in to the Leeds Road / Challenge Way traffic signals. Potential for second junction on Challenge Way (B6128), adjacent to the existing subway. However, the site boundary and highway boundary may not connect. Highway registry search required. Potential for minor site access (for B1a and B1b, not B2 or B8) via High Street, although would need to be segregated from main site, in order to stop main development traffic using High Street, which is a residential street with a school and to avoid rat-running through the site. 2.4 x 43m visibility splays required (30mph speed limit).						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No objection but given area & known sites in vicinity would recommend pre-determination archaeological evaluation						
Flood/drainage		Main river flood zone 1; no objections. Surface water flood risk; No available options - connection to the public sewer via gravity may not be possible. 3 ordinary watercourses crossing the site with reports of flooding on Grange Valley Road.						
Env Protection		Air Quality Impact Assessment required. Noise report required if any B2 or B8 use proposed. Contaminated land phase 1 and phase 2 reports required.						
Biodiversity		No impact						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The configuration of this site means that the bulk of the developed form would occur within the narrow strategic gap separating Batley and Dewsbury. The area is characterised by steep topography which could result in prominent development that would impact detrimentally on the openness of the green belt. Development of the site would entirely isolate a large area of green belt to the west from the wider green belt.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements. This area of green belt performs a strategic role in separating Batley and Dewsbury.						
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		Development would compromise the strategic role of the green belt in this location and isolate a large area of green belt to the west from its wider setting.						









E1992	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	36.32
Land to the north and south of, 237, Soothill Lane, Soothill					Employment Floorspace	127,120	Housing Capacity	
Transport		No change from DLP. Highways safety issues within the area - one fatal accident on Soothill Lane in the vicinity of the site in 2009. Development would bring the opportunity to improve safety however. No other significant constraints						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that the development of employment sites does not contribute to poor air quality.						
Education		N/A						
Historic Env		No significant constraints						
Flood/drainage		No significant constraints.						
Env Protection		Major mitigation required for air quality. Noise and odour assessments required but no significant constraints.						
Biodiversity		No constraints identified.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Power lines cross the site.						
Open space		No overlap						
Green belt		At present there is a distinct separation of Soothill and Woodkirk because of the presence of undeveloped areas of land both north and south of Soothill Lane. The extent of the site in this location would result in continuous development along Soothill Lane, thereby effectively merging the two settlements contrary to the purposes of including land in the green belt. The site as proposed does not in places follow any feature on the ground; on its eastern boundary north of Soothill Lane and across the field north of Challenge Way. In other places, most notably on its northern extent which is marked by a change in character of land use rather than any strong physical feature, and where the boundary is proposed to follow a footpath, the features on the ground are not easily defended. This would leave neighbouring land vulnerable to encroachment. Between Lower Soothill and Leeds Road the extensive nature of the land use pattern would result in the sprawl of development down a prominent slope. This, along with the northern extent of the site east of Manor Farm Drive, would result in development on rising ground which would be prominent in long distance views and therefore significantly impact on openness.						
Green belt edge		One of the purposes of the green belt is to prevent towns from merging into one another and this is an important area of green belt whose role is to maintain the open areas that separate Kirklees and Leeds. The existing land use and field boundaries present some limited opportunity for settlement extension without significantly undermining the role and function of the green belt, although separation with Woodkirk should be maintained.						
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 extent of the site in this location would result in continuous development along Soothill lane, thereby effectively merging the two settlements (Soothill and Woodkirk) which is contrary to the purposes of including land in the green belt. The site as proposed does not follow strong features on the ground and therefore does not represent a defensible green belt boundary. There are better employment alternatives to this site therefore exception circumstances can not be demonstrated.						
E1862	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.97
Land north of, Halifax Road, Moorbottom					Employment Floorspace	13,896	Housing Capacity	
Transport		No site frontage to the adopted highway. Suitable site access cannot be achieved.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		N/A						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		There is the potential to impact on air quality noise and odour. Site is potentially on contaminated land. Phase 1 & 2 Contaminated Land Report, Air Quality Impact Assessment, Noise and Odour Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Strategic urban greenspace comprising large area of attractive open farmland with established trees and hedgerows defining field boundaries. Provides green lung between Cleckheaton and Hightown, defines the separation of the two settlements. An array of public footpaths dissect the site and they are highly used with one footpath tarmacked in the central area of the site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No site frontage to the adopted highway. Suitable site access cannot be achieved. Site option does not make a sensible boundary. Site id to be retained as urban greenspace.						









E1867	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.3
Land to the east of, Bluehills Farm, Whitehall Road West, Birkenshaw					Employment Floorspace	11,549	Housing Capacity	
Transport		Access can be achieved via a new arm off the A58 / Heathfield Lane Roundabout. 43m stopping sight distance required (30mph speed limit). PROW SPE/14/10 passes along the western and northern boundary of the site.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		Oakroyd Hall Fire Services HQ building on Oakroyd Drive is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. Site contains area of archaeological interest (PRN6475) - recommend pre-determination archaeological evaluation						
Flood/drainage		No significant constraints						
Env Protection		AQIA acquired. Noise and odour reports required if B2 or B8 proposed, but good site for either uses.						
Biodiversity		No significant constraints						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is contained on three sides by urban features including the M62 and on the fourth by farm buildings. As such it is completely contained and presents no risk of sprawl, nor is it a significant part of the wider countryside. The slope towards the north may make development prominent but there is existing built form already at that level.						
Green belt edge		The green belt in this area is very extensive and the existing settlement pattern and land use features present opportunities for settlement extension or rounding off without undermining the role and function of the green belt.						
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		Exceptional circumstances for release of land from the green belt have not been shown. Better alternative green belt options have been accepted. No need for additional employment land in this location. Housing option H218 has been accepted on this site. In view of this employment option rejected.						











E1986	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	4.42
Centre 27 Business Park, Woodhead Road, Birstall					Employment Floorspace	3,640	Housing Capacity	
Transport		Site area includes adopted highway Woodhead Road. May require modification for HGV use. 43m stopping sight distance required (30mph speed limit). Access may be possible from A62 Geldered Road, however junction spacing and queuing traffic and right turn lane may be an issue. Bankwood Way (east and west junctions) is part adopted and appears to be industrial road standard. 43m stopping sight distance required (30mph speed limit).						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No significant constraints						
Flood/drainage		Flood zone 1						
Env Protection		Air quality impact assessment and phase 1 and 2 contamination reports required. 20% of site falls within the inner hazard zone, 71% in middle zone and 9% in the outer zone.						
Biodiversity		No significant constraints						
Other constraints		Part or all of the site lies within a high risk coal referral area. Power lines cross the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This is a predominantly built out business and industry site. In view of this the employment option has been rejected and accepted as a PEA (B&S3)						










E1859	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.58
Land east of, Boundary Street, Heckmondwike					Employment Floorspace		5,531	Housing Capacity
Transport		No change from DLP. Accident clusters within the vicinity but no significant constraints						
Public Health		No change from DLP. Obesity issues are higher than the Kirklees average.						
Education		N/A						
Historic Env		No change from DLP. No significant constraints						
Flood/drainage		No change from DLP. 40% of site falls within flood zones 2 and 3a. Sequential test for the area affected would be required.						
Env Protection		No change from DLP. Site falls within the middle and outer hazard zones. Noise and odour impact assessment required for B2 / B8. Not on potentially contaminated land.						
Biodiversity		No change from DLP. No significant constraints						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
No change from DLP. Housing option H1772 has been accepted for this site.								









E1881	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.6
Land East Of, ParkHouse Health Care, Whitehall Road, Birkenshaw					Employment Floorspace		5,740	Housing Capacity
Transport		No change from DLP. Site access achievable. No significant constraints. Feeds on to an accident hot spot at A651 / A58 roundabout junction.						
Public Health		No constraints identified.						
Education		N/A						
Historic Env		No change from DLP. Site contains area of archaeological interest (PRN3526) - recommend predetermination archaeological evaluation						
Flood/drainage		No constraints identified						
Env Protection		Potential for contamination. Noise, air and odour assessment required but all can be successfully mitigated.						
Biodiversity		No significant constraints.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site has been part developed for office and part is currently being developed for leisure. The southern part of UDP allocation B14.9 has been accepted for housing. In view of the uses already established and the housing option accepted on the remaining part of UDP allocation the employment option has been rejected.								












E1861	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.25
Land north of, Halifax Road, Moorbottom					Employment Floorspace	11,376	Housing Capacity	
Transport		Site access not achievable.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		N/A						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Potential for impacts on air quality. Potential noise issues if any B8 or B2 uses. Odour issues may occur if any B2 use.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Strategic urban greenspace comprising large area of attractive open farmland with established trees and hedgerows defining field boundaries. Provides green lung between Cleckheaton and Hightown, defines the separation of the two settlements. An array of public footpaths dissect the site and they are highly used with one footpath tarmacked in the central area of the site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site access not achievable. Site to be retained as urban green space							

E1993	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	E	Gross Area (Ha)	14.04
Former Spenborough Waste Water Treatment Works, Smithies Lane, Heckmondwike					Employment Floorspace	36,469	Housing Capacity	
Transport		Site access achievable. No significant constraints.						
Public Health		Levels of obesity are higher than the Kirklees average. Ensure that there are adequate physical activity opportunities in close proximity to the employment site to enable employees to incorporate physical activity into everyday lives.						
Education		N/A						
Historic Env		No impact						
Flood/drainage		Site falls within flood zones 2 and 3. Sequential test required.						
Env Protection		Most of the site falls within an outer hazard zone. 18% falls within a middle zone.						
Biodiversity		Lies adjacent to Spen River a UK BAP priority habitat and mixed deciduous woodland - also UK BAP. Area removed. The Spen has water vole records (2000).The water treatment filter beds on this site may provide good habitat for birds. A breeding bird survey is essential and the remaining site depends on the results. Remove at least 2.85ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site covers the area now occupied by the Spen Waste Water Treatment Works. It is poorly configured relative to the settlement and would result in an isolated projection of built form to the south. The option also includes an isolated and detached area to the west, which is separated by the route of the designated pedestrian/cycle route. While it is acknowledged that this site is already developed, current guidance allows for redevelopment of such sites provided that impact on openness is preserved. This could not be the case if the site were removed from the green belt, and as the site abuts the Country Park at its southern extent and has a boundary with a pedestrian cycle route, openness is best preserved by its green belt designation. The area also contains habitats and species of significant importance.						
Green belt edge		This area of green belt forms a reasonably extensive gap that separates Heckmondwike and Mirfield. Locally the area is characterised by steeply sloping topography close to the settlement edge, the course of the River Spen and significant areas of flood zone, as well as being bisected by a pedestrian and cycle route running north/south. The area also contains the Dewsbury Country Park.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion	This site covers the area occupied by the Spen Waste Water Treatment Works. It is poorly configured relative to the settlement, and would result in an isolated projection of built form to the south. The option also includes an isolated and detached area to the west, which is separated by the route of the designated pedestrian/cycle route. While it is acknowledged that this site is already developed, current guidance allows for redevelopment of such sites provided that impact on openness is preserved. This could not be the case if the site were removed from the green belt, and as the site abuts the Country Park at its southern extent and has a boundary with a pedestrian cycle route, openness is best preserved by its green belt designation. The area also contains a habitats and species of significant importance.							

E1834	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	38.2
Cooper Bridge, Leeds Road (A62), Mirfield					Employment Floorspace	133,700	Housing Capacity	
Transport		No change from DLP. Safety issues identified within the vicinity of the site. Access is achievable. Issues can be mitigated via the proposed highways improvements planned for Cooper Bridge through the West Yorkshire Transport Fund.						
Public Health		No significant constraints						
Education		N/A						
Historic Env		Impact upon Grade II registered Historic Park and Garden and Kirklees Hall - including other designated heritage assets. FAS recommendation is for the development to preserve the boundary of the park, retain the park wall, cottage and deer house. Beyond the park boundary, potential impact on designated heritage assets decreases. Impact on the setting of the Listed Buildings of the surrounding area would potentially be moderate, and would require mitigation through sensitive design and screening.						
Flood/drainage		No change from DLP. Part of site falls within flood zones 2 (7%) and 3a (2%). No objections from strategic drainage, Sequential test required for part of site affected by flood zones 2 and 3a.						
Env Protection		No change from DLP. 26 ha falls within the high pressure gas zone. Air quality impact assessment, noise and odour assessments also required. Phase 1 & 2 contamination reports required.						
Biodiversity		The areas of Common Great Spotted Orchids should be retained if it can be mapped. The River Calder and Nun Brook converge at part of this proposed allocation. Both are UK BAP priority habitats. There are areas of recently planted woodland which link areas of woodland to east and west of the site and woodland along the Nun Brook all of which should be retained.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		This site falls within a restricted area of green belt north of Leeds Road which abuts green belt in Calderdale. The size of the option would impact significantly on the strategic gap contrary to the role and function of the green belt, although the presence of green belt in Calderdale prevents physical merger. The configuration and extent of the site means that development would be poorly related to any settlement and would represent significant encroachment into this countryside landscape. The option does not in places follow any feature on the ground so would leave the adjacent green belt vulnerable to sprawl and further encroachment contrary to the purposes of including land in the green belt. There are areas of priority habitat within the site and historic assets in close proximity, the settings of which are best protected by the green belt designation.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements. This is a restricted area of green belt which helps to maintain separation with Calderdale. The fragmented land use presents some opportunity for limited settlement expansion without significantly impacting on the openness or strategic role of the green belt. This area includes part of Kirklees Park which also contains significant historic assets, which are within Calderdale.						
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		Exceptional circumstances required. However an alternative option has been accepted that better meets the employment needs of the district.						










E1858	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	3.65
Land to the south of, Egypt Farm, Cliff Lane, Cleckheaton					Employment Floorspace	12,776	Housing Capacity	
Transport		No objections from Highways England. Cliffe Lane is a narrow road measuring approximately 4.8 metres in the vicinity of the site. Cliffe Lane is therefore maybe unsuitable for HGV access. PROW SPE/73/40 passes through the middle of the site.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		64 and 66 Cliffe Lane are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to their significance. The site contains area of archaeological interest (PRN8770) which can be dealt with post determination by condition.						
Flood/drainage		Main river flood zone 1; no objections. Surface water flood risk and surface water drainage; no objections raised but options limited. Connection to nearby watercourse may require crossing 3rd party land.						
Env Protection		Noise and odour reports required if B2 or B8 uses proposed. Otherwise no objections.						
Biodiversity		No impact						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This area of green belt forms part of a reasonably extensive gap between Cleckheaton and Gomersal and there are opportunities west of the line of the former railway for limited rounding off or infill development without compromising the strategic role of the green belt. However, this site is unrelated to any settlement and could lead to the sprawl of built form down a prominent slope to the detriment of openness. The site could not be released from the green belt in isolation and would also require the removal of the land between the site and the edge of Cleckheaton.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This area of green belt forms part of a reasonably extensive gap between Cleckheaton and Gomersal and there are opportunities west of the line of the former railway for limited rounding off or infill development without compromising the strategic role of the green belt. However, this site is unrelated to any settlement and although it is clearly distinct from the spoiled land to the east associated with the former railway and Round Hill Mill it has no strong boundary with it. Development of the site could lead to the sprawl of built form down a prominent slope and potential encroachment to the east.						

E1872	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.7
Centre 27, Gelderd Rd, Birstall					Employment Floorspace	5,531	Housing Capacity	
Transport		No significant constraints						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No constraints						
Flood/drainage		No constraints.						
Env Protection		96% of site within middle hazard zone, 4% in inner. Potential impact on noise and odour issues. Site on potentially contaminated land.						
Biodiversity		No constraints						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site. Power lines cross the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No absolute constraints identified although the buffer zone for the overhead power line might impact on height and layout for employment use. Site has been allocated for business and industry since the adoption of the UDP but no significant developer interest has come forward. The gypsy and traveller option (GTTS2487) has been accepted as the better alternative therefore employment option rejected.						

E1860	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	9.2
Primrose Hill Farm, Primrose Lane, Cleckheaton					Employment Floorspace	32,200	Housing Capacity	
Transport		Access is possible through an extension to Cartwright Street however 3rd party land would be required to extend to the site boundary. Significant improvements would be required to the road width to the west of Unit E including the bridge over the River Spen. Access can also be achieved from Primrose Lane however 3rd party land is required to make this road up to adoptable standards.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No impact						
Flood/drainage		Part of the site falls within flood zones 2 and 3a. An ordinary watercourse runs along the northern boundary and the River Spen along the eastern boundary with this part being affected by flood zones 2 & 3. Surface water is also shown to pond in this area up to depths of 600mm.						
Env Protection		Objection raised to B8 on grounds of impact on traffic through residential areas. Noise and odour reports required if B2 or B8 proposed.						
Biodiversity		No impact						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The site is wholly contained by Primrose Lane to the south, the Spen Valley Greenway to the west and by existing development to the east and north and could be developed without significantly impacting on the openness of the green belt. Primrose Lane and the Greenway would present a strong new defensible boundary. Development up to the proposed south eastern extent of the site where Primrose Lane meets the Greenway would leave only an extremely narrow gap connecting the green belt to the north with the green belt to the south (hence the inclusion of edge ref LV7 as influencing this green belt area). This would effectively sever these two areas of green belt and join Liversedge to Cleckheaton at this point, contrary to the role and function of the green belt.						
Green belt edge		The green belt in this area forms a narrow and restricted area of green belt that separates Heckmondwike, Liversedge and Cleckheaton. It overwashes the route of the former railway line which is also the Spen Valley Greenway in order to include important open spaces to the south east. The edges of the settlement where it meets the green belt are constrained by an open watercourse that runs west to east into the River Spen and by the River Spen itself which forms the green belt boundary between Primrose Lane and Cartwright Street. Although these are countryside features best associated with green belt they are already impacted upon by existing development and have only a tenuous relationship with the wider countryside. It is possible that in this area a degree of settlement extension could be possible as rounding off, providing that the green belt continues to overwhelm the route of the greenway so as not to isolate land to the west.						
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










Primrose Lane would present a strong new defensible boundary but the greenway although linear is not strong on the ground. Leaving a buffer to the watercourse could reduce the relationship the site has with the settlement. Development up to the proposed south eastern extent of the site where Primrose Lane meets the greenway would leave only an extremely narrow gap connecting the green belt to the north with the green belt to the south. Although the route of the greenway prevents merger it is not a strong feature on the ground and would be vulnerable to encroachment.

E2700	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	14.96
Land east and to the rear of, Syke Lane Bradford Road, Oakenshaw					Employment Floorspace		52,360	Housing Capacity
Transport		Highways England confirm there is potential for impact on the SRN. Some committed mitigation schemes underway but further mitigation would be required. AWAITING DM HIGHWAYS COMMENTS.						
Public Health		Obesity, physical activity, respiratory and isolated/lonely issues in the area. Potential need for mitigation.						
Education		N/A						
Historic Env		No objection but not far from PRN4203 - recommend predetermination archaeological evaluation. No impact on listed buildings or conservation areas.						
Flood/drainage		The site lies in flood zone 1. The FRA states that surface water discharge will be attenuated to greenfield rates & soak away testing is required.						
Env Protection		Emissions from the site will have an adverse impact on air quality within the area and Kirklees district. Full assessments and mitigation will need to be conducted at the planning stage. The noise report indicates that the site will be used only for A1 and B1 use. At the full application stage, a detailed noise assessment will be required to ensure that the amenity of existing residents is protected, for example if air conditioning units are going to be installed, or to consider the opening times of the retail outlet to ensure it is appropriate. If the employment use was other than B1 and A1 there are greater concerns about the potential loss of amenity to existing residents and the potential for noise generated by the site.						
Biodiversity		No constraints						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The location and configuration of this site means that it would be wholly contained east of the greenway and therefore there would be little risk of sprawl to the west. The greenway would form the new green belt boundary. However, the southern extent of the site would significantly undermine the strategic role of the green belt in preventing the merger of Oakenshaw with Cleckheaton. The green belt overwashes the lower density ribbon development and the industrial park to the west of Bradford Road in order to prevent the intensification of built form and to prevent any depth of development to the west and so maintain the appearance of separation which would be lost should the option be accepted.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of towns and this area of green belt performs an important role in preventing the merger of Oakenshaw with Cleckheaton. The administrative boundary between Kirklees and Bradford bisects Oakenshaw so it is acknowledged that west of Bradford Road Kirklees and Bradford are already joined. The extent of the strategic gap and the existing settlement pattern and landform features to the south of Oakenshaw present opportunities for rounding off without compromising the role of the green belt in this location. The area to the west of Bradford Road has only limited relationship to its wider setting and is contained by the route of the Spen Valley Greenway which would prevent sprawl.						
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












Highways England confirm there is potential for impact on the SRN. Some committed mitigation schemes underway but further mitigation would be required. The southern extent of the site would significantly undermine the strategic role of the green belt in preventing the merger of Oakenshaw with Cleckheaton. The green belt overwashes the lower density ribbon development and the industrial park to the west of Bradford Road in order to prevent the intensification of built form and to prevent any depth of development to the west and so maintain the appearance of separation which would be lost should the option be accepted.

Alternative green belt employment options have been assessed in this area and are considered better alternatives. Sufficient land has been identified to meet the needs of industry therefore exception circumstances cannot be demonstrated for the release of land in the green belt at this location. Option rejected.

E1832a	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	19.51
Land to the north and south of, Leeds Road, Mirfield					Employment Floorspace	54,740	Housing Capacity	
Transport		Site is only accessible via A62 Leeds Road which is subject to a 40mph speed limit (120m stopping distance). Two access points possible. 1) Spur-off Cooper Bridge Roundabout. 2) New junction between Cooper Bridge roundabout and A62 / A644 junction. Major improvements scheme proposed for Cooper Bridge Gyratory.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		The development of this area could impact upon several elements which contribute to the significance of the Grade II Historic Park and Garden at Kirklees Park. Potential impact on nearby listed structures.						
Flood/drainage		Flood zones 2 and 3. Full FRA required. An 8m easement from the main river is also required. Avoid development in areas of flood zone 3ai						
Env Protection		Air and noise impact assessments required. Site on potentially contaminated land, phase 1 and 2 survey needed. Small part of the site is affected by the High Pressure Gas zone (inner 9% overlap, outer 1% overlap).						
Biodiversity		Site affected by River Calder and Nun Brook Priority Habitat Network. Buffer the River Calder by at least 20m and the Nun Brook by 10m. Retain and enhance woodland cover using locally native trees. Minimise light pollution to water courses and woodland edge. Minimise other disturbance. European protected species (otter and bats). Mitigation will be required. Reduce developable area by 3.35ha						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The green belt element of this site would be well contained by existing land features, including tracts of trees and field boundaries, and as such there would be little risk of sprawl or further encroachment. The degree of containment and screening means that there would be little impact on openness. The site abuts the Calderdale boundary but the presence of green belt in Calderdale prevents physical merger. There are historic assets in close proximity.						
Green belt edge		The fragmented land use presents some opportunity for limited settlement expansion without significantly impacting on the openness or strategic role of the green belt. This area includes part of Kirklees Park which also contains significant historic assets, which are within Calderdale.						
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

Employment option E1832c has been accepted as the better alternative on this site. Developable area for E1832a has been calculated as 15 hectares. The quantum of land proposed does not meet the needs of industry whilst also raising uncertainty over the deliverability and viability of the scheme. The site does not therefore provide the exceptional circumstances required to justify the release of land from the green belt.

E1828	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	24.24
Land off, Carlinghow Lane, Batley					Employment Floorspace	51,344	Housing Capacity	
Transport		Access via long site frontage on Carlinghow Lane. Works required at the B6122 White Lee Road / Carlinghow Lane junction to form suitable access arrangement. 30mph speed limit. No other point of access available on site frontage for secondary vehicular access. Limited availability for other pedestrian / cycle links, other than main site access. Close to some accident hot spots.						
Public Health		Levels of obesity are higher than the Kirklees average. Ensure that there are adequate physical activity opportunities in close proximity to the employment site to enable employees to incorporate physical activity into everyday lives. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average. Employers to consider contributing to local community activity which leads to increased levels of community cohesion and interaction for this age group.						
Education		N/A						
Historic Env		No constraints. Desk based archaeological assessment recommended because of the size of the site.						
Flood/drainage		Main river flood zone 1: no objection. Surface water flood risk; adjacent gardens have flooded from run off. Exploration of perimeter drainage required. Surface water drainage; research required to determine suitability of connection to watercourse at southern end of site.						
Env Protection		Due to the nature of use an air quality impact assessment will be required. There is potential for noise impact and a phase 1 and 2 contamination study will be necessary. Consider buffer for Industry affecting residential or site layout so low impact adjacent to residential						
Biodiversity		Part of the woodland wildlife habitat network. This area appears to have young plantation woodland cover. Retain the woodland as a stepping stone within the habitat network between other blocks to the north- west and south-east. Development of the remaining site likely to be acceptable. Reduce developable area by 9.57ha leaving 14.59ha. It may be reasonable to change this balance if the quality of the new plantation woodland can be enhanced over smaller area, whilst maintaining NW-SE links.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This large site is located within a wedge of green belt that helps to separate the urban areas of Birstall and Batley and as such plays an important green belt role. It is acknowledged that there is existing development along Ealand Road as well as to the east of Bradford Road so the settlements are to some extent already joined. The green belt overwashes the existing ribbon development on the east side of Smithies Moor Lane which cuts the area off from the wider green belt to the west. The site is considered sufficiently important in its role to warrant retention of the green belt designation which prevents reinforcement of the ribbon development and maintains a lack of depth to development along Smithies Moor Lane. Any sense or glimpse of open land to the rear of these properties does at least give the impression of the movement from one settlement to another which is important in retaining the sense of Birstall as a separate settlement. The site is also at a higher level than most of the surrounding areas and so could be intrusive in views to the detriment of the openness of the green belt.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt is considered to be a strategic gap separating Carlinghow/Batley and Birstall.						
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

One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt is considered to be a strategic gap separating Carlinghow/Batley and Birstall. This large site is located within a wedge of green belt that helps to separate the urban areas of Birstall and Batley and as such plays an important green belt role. It is acknowledged that there is existing development along Ealand Road as well as to the east of Bradford Road so the settlements are to some extent already joined. The green belt overwashes the existing ribbon development on the east side of Smithies Moor Lane which cuts the area off from the wider green belt to the west. The site is considered sufficiently important in its role to warrant retention of the green belt designation which prevents reinforcement of the ribbon development and maintains a lack of depth to development along Smithies Moor Lane. Any sense or glimpse of open land to the rear of these properties does at least give the impression of the movement from one settlement to another which is important in retaining the sense of Birstall as a separate settlement. The site is also at a higher level than most of the surrounding areas and so could be intrusive in views to the detriment of the openness of the green belt. Employment option rejected.

E1825	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	0.7
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Industrial premises, Westgate, Cleckheaton

Employment Floorspace	2,451	Housing Capacity
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Transport		Site access achievable.
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.
Education		N/A
Historic Env		No objections raised
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.
Env Protection		Potential for noise issues if the site is used for B2 or B8. Potential odour issues if site is used for B2. Site is potentially located on contaminated land. Phase 1 & 2 Contaminated Land Report, Noise and Odour Assessments required.
Biodiversity		No objections raised
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A








Conclusion

No significant constraints, however, if existing factory is removed from the gross area, net area falls below 0.4 ha. Site promoter does not indicate the demolition of existing factory as part of the site option. Potential for bigger mixed use option and therefore considered to be the better alternative.

E2725	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.83
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The Pavillion, Cleckheaton Sports Centre, Bradford Road, Chain Bar, Cleckheaton

Employment Floorspace	9,904	Housing Capacity
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Transport		Site access achievable. Access can be achieved from Centurion Way. The provision of a pedestrian footway is required along the site frontage.
Public Health		Obesity, physical activity, respiratory and lonely/isolated issues in the area. Mitigation required.
Education		N/A
Historic Env		No constraints identified
Flood/drainage		Flood zone 2 and 3. Full FRA required. The River Spen runs along the eastern side of the site boundary and is culverted. Development should not occur within a 45 degree angle from the centreline of the culvert. The River Spen runs along the eastern boundary. Risk of surface water flow path/ ponding in the eastern part of the site with depths up to 600mm.
Env Protection		No identified constraints. Air quality impact assessment required.
Biodiversity		No constraints identified.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion








This site is currently in use for sport and recreation and has been accepted as an UGS site (UGS1067). In view of this employment option rejected.

E1850	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	7.07
Land south / west, 11 to 26, Monks Ings Avenue, Birstall					Employment Floorspace	24,744	Housing Capacity	
Transport		Site access is not achievable. Only site frontage is on to Monks Ing Avenue, which is a residential street and not suitable for HGV use.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No actual constraints identified. Recommend pre-determination desk-based assessment & possible evaluation due to size & location of proposed area						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objections.						
Env Protection		Some residential nearby so would prefer B1 but site big enough to have some B2 in South/Western section. Would be concerned about B8 here as would have to drive through residential areas which already have poor air quality. AQIA, noise and odour reports required if B2 or B8 proposed.						
Biodiversity		No constraints identified.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The size of this option would erode the size of the green belt gap separating Gomersal and Birstall. Although there are clear boundaries to the west and south, particularly along the beck and woodland, the northern extent of the option does not present a defensible new green belt boundary and would probably necessitate the removal of the frontage properties from the green belt in order to make Bradford Road the new green belt boundary. Open spaces, or the appearance of open space immediately behind frontage properties, are critically important in retaining a sense of separation between towns. The loss of the open spaces would significantly undermine the role and function of the green belt in this location.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt performs an important role in helping to prevent the coalescence of Gomersal and Birstall, and although the existing settlement pattern provides some limited opportunities for minor infill or rounding off the extensive nature of the field pattern means that any settlement extension is unlikely to be achieved without significant land release, which could compromise the overall strategic role of the green belt in this location.						
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		Only site frontage is on to Monks Ing Avenue, which is a residential street and not suitable for HGV use. The size of this option would significantly erode the strategic green belt gap between Gomersal and Birstall and therefore compromise the overall strategic role of the green belt in this location. The northern extent of the option does not present a defensible new green belt boundary and would probably necessitate the removal of the frontage properties from the green belt in order to make Bradford Road the new green belt boundary. Open spaces, or the appearance of open space immediately behind frontage properties, are critically important in retaining a sense of separation between towns. The loss of the open spaces would significantly undermine the role and function of the green belt in this location.						
E1874	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.27
Land West, 46-99, Mayman Lane, Batley					Employment Floorspace	4,444	Housing Capacity	
Transport		Access can be achieved from Mayman Lane. A stopping sight distance of at least 43 metres (30mph speed limit) is required. A secondary access could potentially be provided from Cemetery Road. It should be noted that full planning permission (2013/90287) for the erection of 181 apartments, retail food store and petrol station was granted in Jan 2014. Access is to be provided via a new traffic signal junction off Mayman Lane, although this employment option site is smaller than the referenced application site.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		N/A						
Historic Env		The Cemetery Lodge, front boundary wall and railings, gat piers and gates to the cemetery are Grade II Listed Buildings. Site is within a conservation area.						
Flood/drainage		Flood Zone 1						
Env Protection		Would prefer B1 as close to houses but don't preclude any use. Preference would be for no B8 as associated HGV's would have to drive through many residential areas to motorway network.						
Biodiversity		No constraints identified.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No change to site option. Has PP for residential that has commenced development.						

E1882	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	6.14
Land east and south east of, 4, Spen Vale Street , Heckmondwike					Employment Floorspace	10,816	Housing Capacity	

Transport		Site access achievable
Public Health		Levels of obesity are higher than the Kirklees average.
Education		N/A
Historic Env		No objections raised
Flood/drainage		Majority of site main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.
Env Protection		Site falls within the middle (33%) and outer (67%) hazard zones. Potential impacts on air quality, noise and odour. Site is potentially on contaminated land. Phase 1 & 2 Contaminated Land Reports, Noise, Odour and Air Quality Impact Assessment required.
Biodiversity		Mixed deciduous woodland around the fringe of the site. Remove 3.02ha from developable area leaving 3.09ha
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		Accepted UGS site.
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A
Conclusion		Site is to be retained as urban green space.









E1997	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	3.58
Land at, Riverside Drive, Cleckheaton,					Employment Floorspace	12,531	Housing Capacity	

Transport		Site access achievable.
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.
Education		N/A
Historic Env		No objections raised
Flood/drainage		Site is located within flood zone 2 and 3, sequential test required.
Env Protection		Potential air quality, noise and odour issues. Site is potentially located on contaminated land. Phase 1 & 2 Contaminated Land Report, Noise, Odour and Aire Quality Impact Assessment required.
Biodiversity		No objections raised
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A
Conclusion		Site is part developed. The remaining undeveloped area is less than 0.4ha. Site is to be taken forward as a Priority Employment Area.

E1987	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.41
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Smithies Mill Industrial Estate, Bradford Road, Birstall, Batley









Employment Floorspace	1,436	Housing Capacity
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Transport		No site frontage on to the adopted highway. Two or three potential access points via 3rd party land, off A652 Bradford Road or Smithies Moor Lane.
Public Health		No applicable health problems
Education		N/A
Historic Env		No significant constraints
Flood/drainage		Falls within floodzone 3a (40%) and floodzone 2 (50%). Sequential test required.
Env Protection		Potential noise and odour impact. Preference not for B8 due to distance from motorway and the need to travel through residential areas.
Biodiversity		No significant constraints
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A








Conclusion









Third party land would be required if this site were to be developed independently, however, this site is currently used for open storage and includes some industrial units. In view of this business and industry has already been established. Employment option rejected.









E1897	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.03
Land north of , 9, Cardwell Terrace, Saville Town					Employment Floorspace	3,536	Housing Capacity	
Transport		3rd Party Land Required - No site frontage to the adopted highway. However access could be achieved from Cardwell Terrace, a private road which would require making up to adoptable standards. An area of private land also exists between the site boundary and the end of Cardwell Terrace which will require third party land in order to gain access to the site. Formalise Cardwel Terrace/make up to adoptable standards.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No constraints identified.						
Flood/drainage		Part of the site is within Flood Zone 2. Sequential test required.						
Env Protection		Good for uses but would prefer not to be B8 due to distance to motorway network would mean have to drive through AQMA. Air, noise and odour assessments required. Site on potentially contaminated land, phase 1 and 2 surveys needed.						
Biodiversity		The River Calder runs close to this site - Retain and minimum stand off of 10m. Remove 0.02ha from developable area leaving 1.01ha						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		OLS 516 is adjacent to this site and only overlaps by 0.2% along the boundary.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site overlays rejected employment option E1857. Site option requires third party land to achieve access, however site falls within a larger business and industrial area which has been accepted as a priority employment area (D&M1). In view of this employment option has been rejected.						









E1838	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.72
Land South West , Calderbank Mills, Calderbank Road , Dewsbury					Employment Floorspace	1,784	Housing Capacity	
Transport		3rd Party Land Required - Access via Calder Bank Road, which is a private road and would require making up to adoptable standards. 3rd party land may also be required to achieve 2.4 x 43m visibility splays to the right at Thornhill Road / Calder Bank Road junction. Full Planning permission (2007/91742) for the erection of 7 industrial units on the site was granted in March 2008. Access to be provided off Calder Bank Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Evels of physical activity are lower than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		N/A						
Historic Env		No constraints identified.						
Flood/drainage		Most of the site is within Flood Zone 3a - sequential test required. Large area of surface ponding. Further investigation would be required.						
Env Protection		Air, noise and odour assessment required. Although the site appears to be surrounded by industry there are residential quite close to this. No problem with B1 or B2 as it is industrial area, but again would be concerned re B8						
Biodiversity		No constraints identified						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Most of the site is within Flood Zone 3a therefore a sequential test would be required. 3rd Party Land Required to achieve access via Calder Bank Road, which is a private road and would require making up to adoptable standards. 3rd party land may also be required to achieve 2.4 x 43m visibility splays to the right at Thornhill Road / Calder Bank Road junction. Site falls within an established business and industrial area. This has been accepted as a PEA (D&M15). In view of this employment allocation rejected.						








E1990	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.55
Land off, Forge Lane, Thornhill Lees					Employment Floorspace	5,040	Housing Capacity	
Transport		Site Access Achievable - Access can be achieved from existing industrial access off Forge Lane. 43m stopping sight distance required (30mph speed limit).						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No constraints identified.						
Flood/drainage		Site is in flood zone 1. No surface water objection						
Env Protection		AQMA - Full Air Quality Assessment required. Noise and odour assessment also required. Site on potentially contaminated land, phase 1 and 2 survey needed. Good for uses but would prefer not to be B8 due to distance to motorway network would mean have to drive through AQMA.						
Biodiversity		Lies adjacent to Calder and Hebble Navigation and associate habitats. Leave a stand off from the water course of at least 10m and retain existing scrub/woodland. Remove 0.11ha from developable area leaving 1.44ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Developed site for business and industry. Reject option.							









E1880	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.56
Land South West, Ratcliffe Mills, Forge Lane, Dewsbury					Employment Floorspace	231	Housing Capacity	
Transport		Site Access Achievable - Full Planning Permission (2014/90073) for the formation of a new access road off Forge Lane to serve quarry was granted in June 2014. Access to the site could be achieved via this new access road.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No constraints identified.						
Flood/drainage		79% of this site is within flood zone 3b.						
Env Protection		Good site that is already surrounded by industry. Potential impact on noise and odour. Assessments required.						
Biodiversity		No constraints identified.						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Neighbouring land is now an active sand and gravel operation. The access road runs through site E1880 and is to become washland as part of the sand and gravel restoration scheme. Employment option rejected.							









E1857	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.01
Land north of, Cardwell Terrace, Savile Town, Dewsbury					Employment Floorspace	3,536	Housing Capacity	
Transport		3rd Party Land Required - No site frontage to the adopted highway. However access could be achieved from Cardwell Terrace, a private road which would require making up to adoptable standards. An area of private land also exists between the site boundary and the end of Cardwell Terrace which will require third party land in order to gain access to the site. Formalise Cardwell Terrace / make up to adoptable standards.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No constraints identified.						
Flood/drainage		Flood zone 2. Sequential test required.						
Env Protection		Air, noise, odour assessments required. Site also on potentially contaminated land, phase 1 and 2 survey needed.						
Biodiversity		River Calder lies adjacent to site - Provide a minimum stand off of 10m from bank and plant with locally native trees.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site option requires third party land to achieve access, however site falls within a larger business and industrial area which has been accepted as a priority employment area (D&M1). In view of this employment option has been rejected.						









E1989	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	2.76
Land north of, Calder Bank Road, Dewsbury					Employment Floorspace	2,484	Housing Capacity	
Transport		3rd Party Land Required - Access can be achieved from Calder Bank Road. This is a private road and would require making up to adoptable standards. 3rd party land may also be required to achieve 2.4 x 43m visibility splays to the right at Thornhill Road / Calder Bank Road junction. Full planning permission (2007/91742) for the erection of 7 industrial units on part of the site was granted in March 2008. Access is to be achieved off Calder Bank Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		N/A						
Historic Env		Site contains area of potential archaeological interest (PRN3610) can be dealt with post-determination by condition if developed.						
Flood/drainage		Half of site in flood zone 2 and part within 3b. Area in 3b to be netted off. Sequential test will be required for rest of site affected by flooding.						
Env Protection		AQMA - Full Air Quality Assessment required. Noise and odour assessments required. Site on potentially contaminated land. Sequential test required.						
Biodiversity		Mixed deciduous woodland on part of site. Retain woodland cover. Remove 0.97ha leaving 1.78ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site falls within an established business and industrial area which has been accepted as a Priority Employment Area (D&M15). In view of this the employment option has been rejected.						








E1878	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	25.03
Shaw Cross Business Park, Flagship Square, Dewsbury					Employment Floorspace	87,604	Housing Capacity	
Transport		Site Access Achievable - Larger site to the south of the B6128 is already fully built out with B2 / B8 units. Smaller parcels of land to the north of B6128 still to be developed. The small site to between Owl Lane and John Ormsby V C Way (which received reserved matters permission for a hotel in Aug 2006) can be accessed via existing spur off Owl Lane. Access to the parcel of land to the east of Owl Lane can be achieved via a new access off Owl Lane. 2.4m x 43m (30mph speed limit) visibility splays required. 4 recorded accidents in the last 5 years.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that the development of employment sites does not contribute to poor air quality. Rates of feeling lonely and isolated in the over 65s are higher than the Kirklees average.						
Education		N/A						
Historic Env		No constraints						
Flood/drainage		No constraints						
Env Protection		this is existing industrial site with B8, so not concerned about any proposed uses provided good noise report as houses and school nearby. Not a bad site for B8. AQMA - Full Air Quality Assessment required.						
Biodiversity		No constraints						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site is predominantly built out for business and industry. PEA designation (D&M16) accepted.							








E1884	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	14.23
Land NE & SW, 50 - 60a, Slipper Lane, Mirfield					Employment Floorspace	49,804	Housing Capacity	
Transport		Site Access Achievable - Access can be achieved from the A62 Leeds Road. Outline Planning Permission (2014/90688) for the erection of commercial floorspace (B1c, B2, B8) and 166 dwellings on the site was granted in April 2015. Three accesses are proposed off the A62 Leeds Road. 120m stopping sight distance required (40mph speed limit).						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		N/A						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Noise & Odour Assessment, Phase 1 Contaminated Land Report and Air Quality Impact Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Mixed use option accepted on site.							










E1896	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.85
Rohm & Has (UK) Ltd, Heckmondwike Road, Dewsbury Moor					Employment Floorspace		9,976	Housing Capacity
Transport		Site Access Not Achievable - No site frontage on to the adopted highway. No suitable site access can be achieved.						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		N/A						
Historic Env		No constraints identified.						
Flood/drainage		Flood zone 1						
Env Protection		Hazard Zone (Inner, Middle & Outer) AQMA - Full Air Quality Assessment required. Noise and odour study also required. Good for uses but would prefer not to be B8 due to distance to motorway network would mean have to drive past many residential properties.						
Biodiversity		No constraints identified.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site Access Not Achievable - No site frontage on to the adopted highway. No suitable site access can be achieved. This site is suitable expansion land for the existing adjacent business, as there is no access apart from through the existing adjacent site. There is no evidence that this company wants to expand. Therefore reject as an employment option.						

E1877	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.31
Land East of , Syke Ing Mills, Syke Lane , Earlsheaton					Employment Floorspace		4,584	Housing Capacity
Transport		Site Access Not Achievable - Access off existing spur from Jilling Ing Park is not considered suitable as this is a residential estate road. Access not suitable via existing track to the north of Syke Ing Mill, due to private ownership and width constraint between Syke Ing Mill and footpath link to Bank Grove (with level difference). It should be noted that the site already has full planning permission (2007/94743) for the erection of 62 dwellings.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the over 65s are higher than the Kirklees average.						
Education		N/A						
Historic Env		No constraints identified.						
Flood/drainage		Flood zone 1.						
Env Protection		Air, noise and odour assessment required. Site on potentially contaminated land, phase 1 and 2 survey needed.						
Biodiversity		No constraints identified.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site has planning permission for the erection of 62 dwellings (2007/94743). Employment option rejected.						

E3384	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.39
Land north of Wakefield Road, Lepton					Employment Floorspace	8,364	Housing Capacity	
Transport		Access is possible from Wakefield Road. However 120m stopping sight distance (40mph speed limit) cannot be achieved. Third Party Land and/or measures to improve visibility and/or reduce traffic speeds are required. The pedestrian refuge and speed camera on Wakefield Rd would require re-locating in order to incorporate a right turning lane into the site. PROW KIR/73/30, KIR/73/10 and KIR/73/20 cross the site.						
Public Health		No applicable health issues identified.						
Education		N/A						
Historic Env		Site contains PRN3567 & 1430. Recommend pre-determination archaeological evaluation.						
Flood/drainage		Flood zone 1. Small area of ponding adjacent to Wakefield Road at significant depths. Area could preclude buildings, care taken over access being cut off etc. Potential issues with connecting to the combined sewer crossing the site.						
Env Protection		Air and noise impact assessments required. Site I son potentially contaminated land, phase 1 and 2 survey's needed.						
Biodiversity		No constraints identified.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The southern part of this site lies between an isolated block of residential properties and an existing car showroom, while its northern extent projects into the open agricultural land to the north . The whole would breach the strong boundary formed by Wakefield Road which maintains openness and prevents the northern sprawl of Lepton. Removal of the site from the green belt would result in a poorly related block of development that significantly encroached into the countryside to the detriment of openness and contrary to the role and function of the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between settlements. Locally Wakefield Road presents a very strong boundary to the northern extent of Lepton. Opportunities for settlement extension are limited by the lack of land use features to contain sprawl.						
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 southern part of this site lies between an isolated block of residential properties and an existing car showroom, while its northern extent projects into the open agricultural land to the north . The whole would breach the strong boundary formed by Wakefield Road which maintains openness and prevents the northern sprawl of Lepton. Removal of the site from the green belt would result in a poorly related block of development that significantly encroached into the countryside to the detriment of openness and contrary to the role and function of the green belt. In view of this site option has been rejected.						








E1853	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.39
Land east of, Whether Hill Road, Lindley					Employment Floorspace	4,864	Housing Capacity	
Transport		Site access can be achieved from Weatherhill Road. Public rights of way cross the site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		N/A						
Historic Env		Nos 12 and 13 Warren House Lane and the adjoining barnare Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to their significance. Recommend pre-determination archaeological evaluation - based on results of work (PRN7325) immediately to north.						
Flood/drainage		No objections raised.						
Env Protection		Noise assessment for B2 or B8 use. Odour assessment for B2 use.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Power lines cross the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Housing option H623 has been accepted on this site, therefore employment option rejected.						









E1885	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	1.66
Land south west of, Red Doles Road, Huddersfield					Employment Floorspace	4,131	Housing Capacity	
Transport		Third party land required for access. Concerns regarding the delivery of a suitable access scheme from Red Doles Lane.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		N/A						
Historic Env		Red Doles Lock is a Grade II Listed Building.						
Flood/drainage		No objections raised.						
Env Protection		High pressure gas pipelines affect part of the site. Noise and Odour assessment required.						
Biodiversity		Adjacent to Sir John Ramsden Canal LWS. Retain a buffer of a minimum of 10m from the LWS and associated woodland. Mixed deciduous woodland block UK BAP priority habitat adjacent to canal. Remove woodland from developable area. Remove 0.30ha from developable area leaving 1.35ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	This is a rejected employment option. The site is covered by an accepted Waste Option (W1)							








E1854	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.83
Land north of, Lindley Moor Road, Lindley					Employment Floorspace	6,404	Housing Capacity	
Transport		Site access achievable via A643 Lindley Moor Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		N/A						
Historic Env		Recommend pre-determination archaeological evaluation - based on vicinity of PRN3513 & PRN7325						
Flood/drainage		No objections raised.						
Env Protection		Noise assessment for B2 or B8 use. Odour assessment for B2 use.						
Biodiversity		No objections raised.						
Other constraints		Power lines cross the site.						
Open space		N/A						
Green belt		This narrow and confined parcel of land between the M62 and Lindley Moor Road has no association with the wider countryside being physically and visually separated from it by the line of the motorway. It is separated from a small isolated residential development in Calderdale only by the old route of Weather Hill Road now severed by the motorway. Any development would therefore appear contiguous with Calderdale unless a buffer was retained. The new development at Stirling Wood Close and existing development at Ainley Top, although separated from development in Calderdale by roads rather than a track, are little different in character and degree of separation than would be presented by any new development on this site.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of towns and this parcel of green belt represents an open area on the border with Calderdale. On its eastern edge it borders with built development in Calderdale so a buffer would be required to maintain the appearance of separation.						
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 site is a rejected employment option. This narrow and confined parcel of land between the M62 and Lindley Moor Road has no association with the wider countryside being physically and visually separated from it by the line of the motorway. It is separated from a small isolated residential development in Calderdale only by the old route of Weather Hill Road now severed by the motorway. Any development would therefore appear contiguous with Calderdale unless a buffer was retained. The new development at Stirling Wood Close and existing development at Ainley Top, although separated from development in Calderdale by roads rather than a track, are little different in character and degree of separation than would be presented by any new development on this site.							










E2616	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.3
Land adjacent, Penistone Road, Lepton					Employment Floorspace	11,549	Housing Capacity	
Transport		Site access can be achieved and no safety issues within the vicinity of the site.						
Public Health		Not applicable.						
Education		Not applicable.						
Historic Env		The site is within the study area of the Castle Hill Setting study. The study confirms the impact upon the setting of the Ancient Scheduled Monument would be limited.						
Flood/drainage		No flooding constraints on the site.						
Env Protection		Noise should be assessed due to close proximity to residential and industry. Air Quality Impact Assessment and Noise Report required.						
Biodiversity		No biodiversity constraints						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is contained by development on three sides and Penistone Road to the west. The development to the south is an industrial building which is within the green belt. The site would represent rounding off of Lepton and Penistone Road to the west would present a strong new green belt boundary, although the potential southern boundary is less clearly defined.						
Green belt edge		This is an extensive area of green belt that washes over the countryside south of Huddersfield. Locally this area is separated from the wider green belt by the line of Penistone Road and its visual relationship with the wider countryside is somewhat compromised by the major road and urban fringe development, although the trees on the boundaries partly screen the urban land uses from view. The settlement pattern and land use features present opportunities for settlement extension provided that separation from Highburton is maintained.						
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	Highways comments needed re. HGV movements etc. Housing option accepted on this site.							




















E1843	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	29.34
Land north of , Blackmoorfoot Road, Crosland Hill					Employment Floorspace	88,549	Housing Capacity	
Transport		3rd party land required to provide visibility splays.						
Public Health		Obesity Levels of obesity are higher than the Kirklees average. Obesity Mitigation Ensure that there are adequate physical activity opportunities in close proximity to the employment site to enable employees to incorporate physical activity into everyday lives, i.e. beginning and end of day and lunchtimes. Ensuring that there are appropriate active travel routes to site. Ensuring that travel plans include active travel. Ensure that employers promote physical activity and healthy eating. Provision of Cycle to Work Schemes, pool bikes, electric pool cars, walking groups. Ensuring that sites are not built on open spaces that are currently well used for physical activity.						
Education		N/A						
Historic Env		Crossland Hall, 160 metres to the west of this site, is a Grade II* Listed Building. The loss of this area and its subsequent development could harm elements which contribute to its significance.						
Flood/drainage		Surface water flooding issue on part of the site.						
Env Protection		Air quality assessment, noise assessment and odour assessment required.						
Biodiversity		Site contains Habitats of Principal Importance and Species of Principal Importance.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Larger accepted mixed use site allocation MX1930 covers this site option.							









E1889	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	35
Allocation B8.1, Crosland Road , Lindley					Employment Floorspace	122,500	Housing Capacity	
Transport		Site access can be achieved from Lindley Moor Road and Crosland Moor Road. Public rights of way cross the site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		N/A						
Historic Env		Haigh Cross on the eastern boundary of this area, the boundary stone outside Peat Ponds Farm at the northern end of this site, and Crosland Road Farmhouse at the south-eastern edge of this area are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. At the north-eastern corner of this area is an eighteenth Century guide stoop which is a Grade II* Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. Site contains area of archaeological importance to preserve (PRN3513) plus need for archaeological recording in advance of development in other areas of site identified by evaluation (PRN11751)						
Flood/drainage		No objections raised.						
Env Protection		Full air quality impact assessment required. Noise assessment for B2 and B8 use and odour assessment for B2 use.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Power lines cross the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	This is a rejected employment option. Mixed use site option MX1911 has been accepted which covers this site.							










E1886	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	11.87
Bradley Road Business Park , Old Lane / Bradley Road					Employment Floorspace	19,004	Housing Capacity	
Transport		Site access achievable from Dyson Wood Way.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		N/A						
Historic Env		Site contains area of archaeological interest (PRN3569) - recommend can be dealt with post-determination by condition if developed.						
Flood/drainage		No objections raised.						
Env Protection		Environmental health concern if this was B8 as would have to drive through AQMA to get to motorway. Full air quality impact, noise and odour assessments required.						
Biodiversity		Lower Fell Greave Woodland LWS is covered by a small area of this proposed allocation. Remove the LWS area and provide a minimum buffer of 20m around the woodland. Plant with locally native scrub or woodland. Remove 0.66ha from developable area leaving 11.18ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		1% overlap with an open space use.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	This site is a rejected employment option. Half of this site has been developed for business. The undeveloped area has been accepted as a smaller employment site option (E1836).							









E1898	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	7.18
Land east of, Alder Street, Huddersfield					Employment Floorspace	25,131	Housing Capacity	
Transport		Site Access Achievable.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		N/A						
Historic Env		The Railway Coal Chutes, Tramway, walls and gates are Grade II Listed Buildings. The site contains a listed structure & PRN10901 - rare Victorian coal drops that should be retained if possible. Majority of site no significant archaeological interest.						
Flood/drainage		1% of the site is in flood zone 2.						
Env Protection		33% pf the site is in the Outer HSE Zone. Full Air Quality Assessment, Noise and Odour Assessment required. B1 use preferred by Environmental Health as houses look down onto site but don't rule out B2, would prefer not B8 due to distance to motorway						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is a rejected employment option. The site was accepted in the draft local plan but has now been rejected. Issues identified relate to heritage assets on the site that should be retained. Site also falls within the outer HSE zone. Full Air Quality, Noise and Odour assessments would be required. Site falls entirely within a high risk coal mining area, an assessment will be required prior to any development. Public health issues identified within the area, particularly respiratory. Suitable mitigation would be required to ensure development does not increase the problem. Network Rail has confirmed the site is currently safeguarded as a Strategic Freight Site. If the land was deemed to be surplus to requirements then the alternative use to be pursued would be housing. In view of this the land owner does not support the business and industry allocation. Employment option rejected.								









E2698	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	65.82
Land north of, Bradley Road, Bradley					Employment Floorspace	173,356	Housing Capacity	
Transport		Highways England has indicated that additional mitigation measures are likely to be required to accommodate potential traffic generation from an employment use at this site. DM Highways has also indicated that third party land will be required to achieve suitable access for HGV movement. Segregated cycle and walking provision would also be required as part of potential new junction designs and on the connecting highway network.						
Public Health		Potential for impact on obesity, physical activity, respiratory and lonely/isolated issues.						
Education		N/A						
Historic Env		The barn at Shepherd's Thorn Farm on the western edge of this site is a Grade II Listed Building. Recommend pre-determination archaeological desk-based assessment potentially followed by further evaluation. Close to PRNs 9158 & 9159						
Flood/drainage		Flood zone 1. No objection from strategic drainage.						
Env Protection		Air and noise impact assessments required. Site is on potentially contaminated land, phase 1 and 2 survey needed.						
Biodiversity		Lowland mixed deciduous woodland covers much of the northern edge of this site. Areas are likely to be semi-natural ancient woodland. There are other blocks of plantation woodland and ponds. White-clawed crayfish are present in the western pond. This is an ark site and may be of local wildlife site value. Older woodland block and other patches are included with the WHN. Reduce developable area by about 16.29ha						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		That part of this extensive site that is in the green belt encompasses Bradley Golf Course. The area of the golf course is buffered from the motorway by the significant track of woodland at Bradley Wood which is included within the site. Bradley Wood continues to the north beyond the motorway so there is no risk of physical merger with Calderdale. While the strategic gap is lessened, it is not compromised. The site is extensive enough to allow a buffer with the trees which are a countryside feature best protected by their green belt designation. To the east the site is located on elevated ground where development is likely to be prominent, especially as the trees between the site and the waste disposal site are included in the option.						
Green belt edge		This site is located within an area of green belt that performs the strategic role of preventing the further merger of Kirklees with Calderdale. There are however some opportunities for settlement extension which due to the existing settlement form and land use features could be achieved without significantly undermining the role of the green belt in this location.						
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								
Accepted Housing Option (H1747) covers this site. Employment option rejected.								









E1748	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	11.33
Land to the north of, Wakefield Road, Clayton West					Employment Floorspace	39,656	Housing Capacity	
Transport		Access could be achieved from existing allocation to the south, and via Kiln Lane - this would require improved visibility and pedestrian facilities.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No significant constraints. Would recommend predetermination archaeological evaluation given size & vicinity to known sites in area.						
Flood/drainage		Less than 1% of site affected by flood zones 2 and 3.						
Env Protection		Air, noise and odour assessments required. Site on potentially contaminated land, phase 1 and 2 survey needed.						
Biodiversity		This site is the Park Mill Colliery spoil heap which has been left to naturally regenerate. It is a mixture of grassland and scrub and could be of interest as mixed habitat or post industrial value for invertebrates. There are no records for the site at West Yorkshire Ecology.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		The location, extent and configuration of this site would result in a large, poorly related projection of built form onto an elevated and prominent hillside to the significant detriment to the openness of the green belt. Any benefit from the provision of a strong defendable green belt boundary is not outweighed by the perceived harm.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages and delineates the northern extent of Clayton West in this location. The land north of Park Mill industrial estate is elevated and prominent and there are few features on the ground to allow for settlement extension without significant land release.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This is an extensive area of green belt that maintains separation between villages and delineates the northern extent of Clayton West in this location. The land north of Park Mill industrial estate is elevated and prominent and there are few features on the ground to allow for settlement extension without significant land release. The location, extent and configuration of this site would result in a large, poorly related projection of built form onto an elevated and prominent hillside to the significant detriment to the openness of the green belt. Any benefit from the provision of a strong defendable green belt boundary is not outweighed by the perceived harm. A better alternative to accommodate the employment needs has been accepted in this location due better access and site configuration. Exceptional circumstances cannot be demonstrated.								
E1842	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.46
Land to the south of, Barnsley Road, Flockton					Employment Floorspace	1,611	Housing Capacity	
Transport		Site access not achievable. Only site access is along Barnsley Road which is considered unsuitable for HGVs to access the site.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No constraints identified.						
Flood/drainage		Very small percentage of the site is within EA flood zones 2 and 3.						
Env Protection		Noise and odour assessments required depending on use class proposed. B1 would be preferable but other uses not ruled out. Site on potentially contaminated land, phase 1 and 2 survey required.						
Biodiversity		No constraints identified.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a contained area of green belt between the southern edge of Flockton and the line of Flockton Beck and Common End Road, where there is some sporadic residential development. It has little relationship with the wider countryside. However the configuration of this site would result in a poorly related projection of development to the detriment of openness and contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt which maintains separation between settlements. The land use pattern in this location presents numerous opportunities for limited settlement expansion without compromising the overall role and function of the green belt.						
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								
Impacts on the openness of the green belt and lack of defendable boundaries provided by this isolated incursion into the green belt. Site access is not achievable as Barnsley Road would provide the only access and this is not suitable for HGV access. Noise and odour assessments would be required depending on the use class proposed.								









E1870	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	1.05
Land to the South West of, Victoria Terrace, Manchester Road, Marsden					Employment Floorspace		3,676	Housing Capacity
Transport		Access can be provided from Manchester Road, subject to visibility splays. Carrs Road may be suitable for second non HGV access. Bus stop on site frontage may require relocating.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		N/A						
Historic Env		Site within conservation area, potential impact on setting of listed building to the north.						
Flood/drainage		Very minor overlap with flood zones 2 and 3. Public combined sewer crossing the site.						
Env Protection		Noise assessment required if B2 or B8 use, odour assessment required if B2 use. Potential bad neighbour use due to proximity of residential properties. Appropriate mitigation required.						
Biodiversity		Deciduous woodland UK BAP priority habitat covers half of the site. Remove 0.45ha from developable area.						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Housing option H2649 has been accepted on this site. Employment option rejected.								











E1748a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.04
Land to the north of, Wakefield Road, Clayton West					Employment Floorspace		2,136	Housing Capacity
Transport		No site frontage to the adopted highway. Access cannot be achieved.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No significant constraints.						
Flood/drainage		Flood zone 2 and 3. Full FRA required. Small area within flood zone 3b						
Env Protection		Air and noise impact assessments required. Site is on potentially contaminated land, phase 1 and 2 survey's required.						
Biodiversity		Lies adjacent to the River Dearne an important corridor for otter and bats (European protected species), fish and birds. Also supports lowland mixed deciduous woodland priority habitat. Mitigation required. Reduce developable area by 0.427ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This option is bounded to the east by the existing industrial estate and to the south by the line of Park Gate Dike, which would represent a strong new green belt boundary. However to the west and north the option does not follow any feature on the ground which would leave adjacent land at significant risk of sprawl and encroachment, contrary to the role and function of the green belt.						
Green belt edge		This is an extensive green belt area but opportunities for settlement expansion are limited in this immediate location due to flooding issues associated with Park Gate Dyke.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This is an extensive green belt area but opportunities for settlement expansion are limited in this immediate location due to flooding issues associated with Park Gate Dyke. This option is bounded to the east by the existing industrial estate and to the south by the line of Park Gate Dike, which would represent a strong new green belt boundary. However to the west and north the option does not follow any feature on the ground which would leave adjacent land at significant risk of sprawl and encroachment, contrary to the role and function of the green belt.								








E1849	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	4.63
Bank Bottom Mills, Mount Road, Marsden					Employment Floorspace	16,204	Housing Capacity	
Transport		A potential access could be provided via the Carrs Road / Fall Lane / Binn Road roundabout however major improvement works would be required to this junction to form a suitable access. Secondary access could be provided at site frontage on Mount Road. However this access would not be suitable for HGVs as Mount Road is a residential street with severe gradient.						
Public Health		Physical Activity levels of physical activity are lower than the Kirklees average						
Education		N/A						
Historic Env		Site adjacent to conservation area to north east						
Flood/drainage		Culverted watercourse runs through middle of site. This requires 1.15 ha to be removed from net area. Surface water flood risk on the site. Part of site falls within flood zone 2, sequential test will be required.						
Env Protection		Air, noise and odour impact assessments required. Site on potentially contaminated land, phase 1 and 2 surveys required.						
Biodiversity		Within Natural England consultation zone for SPA and SAC. The proposed use will determine the potential impact on the sites. Likely to be acceptable unless linked to high acid or NOx emissions. Close proximity to a lowland mixed deciduous woodland and beak UK BAP priority habitat. Remove 1.58ha from developable area.						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Mixed use option MX1919 has been accepted on this site. Employment option rejected.								









E1892	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	2.28
Land to the west of, Abbey Road North, Shelley					Employment Floorspace	7,969	Housing Capacity	
Transport		Site access achievable.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No constraints identified.						
Flood/drainage		Northern part of the site is part within flood zone 2 and 3 (around a quarter) therefore a sequential approach to development will be required within the site. Development proposed for the high flood risk areas would require a flood risk sequential test.						
Env Protection		Air, noise and odour impact assessments required. Site on potentially contaminated land, phase 1 and 2 surveys needed.						
Biodiversity		No constraints identified.						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
High flood risk areas in the northern part of the site. Planning consents for housing. Unlikely to form deliverable employment allocation.								











E1888	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.68
Britannia Road , Milnsbridge					Employment Floorspace	2,380	Housing Capacity	
Transport		Access achievable, though footway on site frontage requires widening.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		There is a group of Grade II Listed Buildings at Scar Bottom to the west of this site. The loss of this area and its subsequent development could harm elements which contribute to their significance .						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Noise and odour assessments required						
Biodiversity		Lowland mixed deciduous woodland covers large parts of this site. Remove whole site.						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Lowland mixed deciduous woodland covers most of site. May impact on group of listed buildings at Scar Bottom to west of site. Unlikely to form a deliverable employment site. Site rejected.								











E3382	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.55
Land to the north of Black Lane, Blackmoorfoot					Employment Floorspace	1,927	Housing Capacity	
Transport		Access is achievable from Blackmoorfoot Road. The speed limit changes from 30 to 40 mph along the site frontage and 2.4m x 120m visibility splays (40mph)cannot be achieved. Third party land and/or measures to improve visibility and/or reduce traffic speeds are required. Provision of a pedestrian footway is required along the site frontage.						
Public Health		Ensure there are adequate physical activity opportunities						
Education		N/A						
Historic Env		Site adjacent to Grade II listed building at 49 Blackmoorfoot Road.						
Flood/drainage		Site is in flood zone 1, but site slope and downstream flooding likely to preclude infiltration.						
Env Protection		Residential properties adjacent to site. Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Removal of this site from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site presents an open frontage along Blackmoorfoot Road which helps to maintain the character of this area as one of sporadic development which maintains the appearance of openness. Development would also reinforce merger with Linthwaite. The Local Plan strategy does not include the removal of Blackmoorfoot from the green belt.						
Green belt edge		N/A						
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								
Removal of this site from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site presents an open frontage along Blackmoorfoot Road which helps to maintain the character of this area as one of sporadic development which maintains the appearance of openness. Development would also reinforce merger with Linthwaite. The Local Plan strategy does not include the removal of Blackmoorfoot from the green belt.								









E2333	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	17.67
Land north and south of, Wakefield Road, Clayton West					Employment Floorspace	55,196	Housing Capacity	
Transport		Access achievable from Wakefield Road subject to provision of footway and stopping site distance.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		The area is 600m from Scheduled Monument (medieval ironstone pits) and 415m from edge of grade II registered historic park.						
Flood/drainage		Very minor overlap with flood zone 2 and 3b. No objections from strategic drainage. Some deep isolated pockets of ponding identified and two combined sewers crossing the site.						
Env Protection		Contaminated land assessment required. Noise and odour assessment may be required depending on end land use. Air quality impact assessment required.						
Biodiversity		Stand off required around River Dearne, which is UK BAP priority habitat containing species of principal importance.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The developable area of this site south of Wakefield Road is separated from Clayton West by the River Dearne and its associated important wildlife habitats, however it should also be recognised that the current adjoin factory and its substantial hard standing areas mean that this site is an extension to the urban area. The northern section of the site is also well related to the settlement as there are properties at Park Mill House between the site and the edge of the settlement. The option as presented does not follow any feature on the ground on its northern extent and would leave the adjoining green belt vulnerable to encroachment contrary to the purposes of including land in the green belt. North of Wakefield Road the land rises significantly so there is a high risk of prominent development in long distance views to the detriment of the openness of the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages but there are land use features, such as field boundaries and isolated development to the north-east, which present limited opportunities for settlement extension without compromising the role and function of the green belt. The settlement edge to the south of Wakefield Road follows the line of the River Dearne which presents a strong natural edge to the settlement and which is a countryside feature associated with important wildlife habitat. The land rises significantly to the north so there is the risk of prominent development north of Wakefield Road.						
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 option as presented does not follow any feature on the ground on its northern extent and would leave the adjoining green belt vulnerable to encroachment contrary to the purposes of including land in the green belt. North of Wakefield Road the land rises significantly so there is a high risk of prominent development in long distance views to the detriment of the openness of the green belt. A new alternative site option has been accepted on this site which provides a more defensible green belt boundary to the north, in view of this E2333 has been rejected.						









E1890	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.94
Bent Ley Farm, Bent Ley Road, Meltham					Employment Floorspace	3,184	Housing Capacity	
Transport		Site access achievable subject to provision of visibility splays.						
Public Health		Levels of physical activity are lower than the Kirklees average. Ensure that there are adequate physical activity opportunities in close proximity to the employment site to enable employees to incorporate physical activity into everyday lives.						
Education		N/A						
Historic Env		Bent Ley Mill to the south-west of this site is a Grade II Listed Building. Special regard should be had to this and the plan should be clear that development proposals will need to ensure elements contributing to the significance of the listed building are not harmed						
Flood/drainage		Meltham Dike runs through the site, 61% of the site in flood zone 2, 51% in flood zone 3, Full FRA required for site.						
Env Protection		No significant issues						
Biodiversity		Potential benefits in removing weir adjacent to site and improving fish passage.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site has little capacity for additional employment development as it is currently occupied by employment uses. Site is to be included within Priority Employment Area KR8.						










E1891	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.08
Land to the east of, Huddersfield Road, Huddersfield					Employment Floorspace	3,780	Housing Capacity	
Transport		Site access achievable, 2.4 x 43m visibility splays						
Public Health		Low levels of physical activity in this area. Will require adequate physical activity opportunities. Ensure active travel opportunities on travel route to site through travel plans.						
Education		N/A						
Historic Env		No constraints identified,						
Flood/drainage		75% of this site is within EA flood zone 3b. Employment use is inappropriate in this zone.						
Env Protection		Noise and odour assessment required. Site on potentially contaminated land, phase 1 and 2 survey needed.						
Biodiversity		No constraints identified.						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site falls within a wider business and industrial area. The land in question has already been granted permission for business and industry which has been commenced but seen no recent progress. In view of this the employment option has been rejected and a PEA designation (KR10) accepted instead.								









E1827	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	11.95
Land Between, Wakefield Road and Liley Lane, Grange Moor					Employment Floorspace	41,824	Housing Capacity	
Transport		Site access achievable from Liley Lane. Bus stop re-location may be required on Liley Lane and right turn lane into the site from Liley Lane may be required. Pedestrian footway required along the site frontage on Liley Lane.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		The site is within the proximity of an archaeological site therefore pre-determination archaeological evaluation is required.						
Flood/drainage		Flood zone 1.						
Env Protection		Air, noise and odour assessments required. Sit on potentially contaminated land, phase 1 and 2 surveys required.						
Biodiversity		No constraints identified.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		32% of site covered by amber rated allotments						
Green belt		This is a large site with a western boundary that has no relationship with any feature on the ground. This would make land beyond the boundary vulnerable to sprawl and encroachment contrary to the purposes of including land in the green belt. It appears to be arbitrarily drawn to round off Grange Moor to match the western extent of unallocated land north of Liley Lane.						
Green belt edge		This is an extensive area of green belt where there are numerous opportunities for limited settlement expansion without compromising the role and function of the green belt. Liley Lane currently represents the boundary of the green belt to the west of Grange Moor but there are already a number of urban land uses fronting the west side of Liley Lane.						
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 proposed option does not provide defensible green belt boundaries. This would make land beyond the boundary vulnerable to sprawl and encroachment contrary to the purposes of including land in the green belt. Noise and odour impacts of any proposal would need to be considered as well as an air quality management plan. The site is close to an archaeological site therefore pre-determination archaeological evaluation is required.								









E1846	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.15
Land north of, 83 - 95, Huddersfield Road, Skelmanthorpe					Employment Floorspace	11,024	Housing Capacity	
Transport		Access achievable provided that visibility splays can be achieved.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No significant constraints.						
Flood/drainage		Flood zone 1. Surface water drainage issues in relation to this site. No obvious drainage solution for such a steeply sloping site. Further assessment would be required.						
Env Protection		Air, noise and odour impact assessments required.						
Biodiversity		No significant constraints.						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		Development of this option would result in the encroachment of poorly related built form onto a prominent slope to the significant detriment of the openness of the green belt.						
Green belt edge		This is an extensive area of green belt which maintains separation between villages. The existing settlement pattern and land use features present the opportunity for some limited infilling or rounding off without compromising the role and function of the green belt in this location. Locally this area is separated from the wider green belt by the line of the Kirklees Light Railway, although it is still visually linked. The land is increasingly prominent towards Huddersfield Road.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is quite an elevated site and on its own would result in protrusion of the built up area beyond Huddersfield Road. Huddersfield Road and the houses to the north act as a strong boundary at the moment. The railway to the north could act as a defensible boundary but this is probably too far from the settlement to restrict sprawl. Employment option rejected.						










E1865	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	10.11
Land to the east of, Woodhouse Road, Brockholes, Honley					Employment Floorspace	24,149	Housing Capacity	
Transport		Suitable access provided in planning permission on the site. Impact on SRN will not be mitigated by committed schemes.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		N/A						
Historic Env		The bridge over River Holmeat Smithy Place is a Grade II Listed Building. Archaeological predetermination evaluation required.						
Flood/drainage		Site adjacent to River Holme. Very small overlap with flood zone 2 and 3.						
Env Protection		Air, noise and odour impact assessments required.						
Biodiversity		Part of site removed as it forms part of mixed deciduous woodland - UK BAP priority habitat.						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Housing option has been accepted on this site.						











E1996	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	5.5
Land south of, Helme Lane, Meltham					Employment Floorspace	19,251	Housing Capacity	
Transport		Helme Lane is a residential street and unsuitable for HGV access.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		N/A						
Historic Env		Part of the site is within close proximity to a Grade II listed building. The northern part of the site is in proximity to the listed building already benefits from planning permissions. No objections raised by Conservation and Design but an assessment of impacts will need to be undertaken in line with English Heritage guidance.						
Flood/drainage		Ea flood zone 1. Site and area known to experience waterlogging problems. Watercourses and drainage systems surround the northern half of the site. A drainage masterplan would be required along with adjacent sites to assess drainage issues. Significant land drainage systems would be required.						
Env Protection		Air, noise and odour impact assessment required.						
Biodiversity		2 IRZs overlap this site - Natural England to be consulted on allocations going forward.						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Access unsuitable for HGVs. Housing option H67 has been accepted on this site. Employment option rejected.							











E3331	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.17
Land East of, Ben booth Lane, Grange Moor					Employment Floorspace	18,096	Housing Capacity	
Transport		The site can be accessed from A642 Wakefield Road. Speed limit is 50mph therefore a 160m stopping site distance would be required. Alternatively access could be achieved from Ben Booth Lane however carriageway widening and improvements to the junction of Ben Booth Lane / A642 Wakefield Road junction would be required to accommodate HGVs.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		Affects site of PRN535. Would recommend an archaeological evaluation in advance of development.						
Flood/drainage		Flood zone 1. Overland flow route and area of ponding shown in the south west corner. Watercourse to the south west corner. The culvert will need surveying and could required upgrading.						
Env Protection		Air and noise impact assessments required.						
Biodiversity		No constraints identified.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Release of this site would breach the existing strong boundary of Ben Booth Lane which prevents the sprawl of Grange Moor to the east. At the frontage to Wakefield Road development would appear unrelated to the existing settlement form because of the existing treed landscaping to the industrial park which now gives a natural soft edge to the village.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The village of Grange Moor in this location has a strong green belt edge formed by the line of Ben Booth Lane and there are few land use features beyond it to provide containment for settlement extension.						
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 village of Grange Moor in this location has a strong green belt edge formed by the line of Ben Booth Lane and there are few land use features beyond it to provide containment for settlement extension. Release of this site would breach the existing strong boundary of Ben Booth Lane which prevents the sprawl of Grange Moor to the east. At the frontage to Wakefield Road development would appear unrelated to the existing settlement form because of the existing treed landscaping to the industrial park which now gives a natural soft edge to the village.							









E1833	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	19.74
Land north east of, Park Mill House, Kiln Lane, Clayton West					Employment Floorspace	69,089	Housing Capacity	
Transport		Access achievable subject to provision of footways and visibility splays on Wakefield Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		N/A						
Historic Env		This area extends to within 415 metres of the edged of the Grade II Registered Historic Park and Garden at Bretton Hall. The loss of this open area and its subsequent development could harm elements which contribute to the significance of this landscape. This area lies 600 metres from the Medieval ironstone pits south of Bentley Grange which are designated as a Scheduled Monument. The loss of this area and its subsequent development could harm elements which contribute to the significance of this monument.						
Flood/drainage		No objections raised.						
Env Protection		Requires air quality impact assessment and monetising of damages due to impact on Air Quality. Noise assessment if B2/B8. Odour assessment if B2. Satisfied with all categories on this site						
Biodiversity		The river Dearne UK BAP priority habitat runs to the south of this proposed allocation. Otter, bats, white-clawed crayfish in river Dearne.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site has some relationship with Clayton West as there are properties at Park Mill House between the site and the settlement edge. The northern extent of the site would introduce built form on a steep and prominent slope to the detriment of the openness of the green belt. The site is bounded by Kiln Lane and Wakefield Road on two sides which would present strong new defensible boundaries, however, the boundaries formed by the access road to Gilcar Farm and the field boundaries while not as strong are reasonable.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site would represent a large extension to Clayton West, which may undermine the role and function of the green belt in this area, particularly given the prominence of the land to the north. Alternative option E2333a has been accepted on this site as the better alternative as the impact upon the green belt is less severe whilst maintaining a sufficient employment land area to meet the needs of industry.						



















E1887	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.57
Land to the east of, Stafford Mills , Bankhouse Lane, Milnsbridge					Employment Floorspace	5,496	Housing Capacity	
Transport		Site access achievable subject to provision of third party land.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		Be aware potential impact adjacent Conservation Area but no apparent significant direct archaeological implications						
Flood/drainage		Almost all the site is in flood zone 2. River Colne runs along southern boundary of the site.						
Env Protection		Noise and odour assessments required. Site on potentially contaminated land, phase 1 and 2 surveys needed.						
Biodiversity		All lowland mixed deciduous woodland UK BAP priority habitat. Remove whole site						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		All lowland mixed deciduous woodland UK BAP priority habitat. Option rejected.						









E1826a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.12
Bent Ley Farm, Bent Ley Road, Meltham					Employment Floorspace	4,096	Housing Capacity	
Transport		Third party land required. Although access is possible from the B6108 Huddersfield Road 2.4m x 215m visibility splays (commensurate to a 60mph speed limit) cannot be achieved. Access could be achieved via Bent Ley Road through option site E1890 were both sites to be developed at the same time. PROW MEL/80/10 runs along southern boundary of the site.						
Public Health		Obesity, physical activity, respiratory and lonely/isolated issues in the area. Mitigation will be required.						
Education		N/A						
Historic Env		No apparent significant archaeological implications - be aware listed milepost on Huddersfield Road						
Flood/drainage		Part of site falls within floodzones 2 and 3. Sequential test will be required.						
Env Protection		Air quality impact assessment (Monitising of Environmental Damage), Low Emission Travel Plan and contaminated land phase 1 and 2 reports required.						
Biodiversity		70m from Hall Heys Wood an ancient semi-natural woodland to the north.						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		The option as presented would represent an elongated extension to the built form of Meltham, with limited relationship to the settlement edge. It is separated from the settlement by the course of Hall Dike which along with its associated wildlife habitats is best protected by its green belt designation. Development would be largely screened by the line of the former railway which is elevated above the site, but while there are landlines the features on the ground are very poorly defined, meaning it would be difficult to establish a strong green belt edge.						
Green belt edge		This is an extensive area of green belt that separates Meltham from Honley and Netherton. The settlement edge in this location is delineated by the line of Hall Dike which presents a strong natural edge to the settlement. The landform and existing land uses present few opportunities for infilling or rounding off.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is an extensive area of green belt that separates Meltham from Honley and Netherton. The settlement edge in this location is delineated by the line of Hall Dike which presents a strong natural edge to the settlement. The landform and existing land uses present few opportunities for infilling or rounding off. The option as presented would represent an elongated extension to the built form of Meltham, with limited relationship to the settlement edge. It is separated from the settlement by the course of Hall Dike which along with its associated wildlife habitats is best protected by its green belt designation. Development would be largely screened by the line of the former railway which is elevated above the site, but while there are landlines the features on the ground are very poorly defined, meaning it would be difficult to establish a strong green belt edge.						











E1847	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.61
Land South of, Cliffe Street, Clayton West					Employment Floorspace	5,636	Housing Capacity	
Transport		No site frontage to the adopted highway. Newlands Avenue and Cliffe Street are both residential streets and are considered unsuitable for HGV use.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		No constraints identified.						
Flood/drainage		Flood zone 1. Further research required for surface water flood risk						
Env Protection		Noise and odour impact assessments required. Site on potentially contaminated land, phase 1 and 2 surveys needed.						
Biodiversity		Mixed deciduous woodland, habitat of principal importance. Site also includes part of Local Geological site.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Part of site is a valuable open space, good quality bowling green. Site overwashed by GB.						
Green belt		The area occupied by the bowling green is a former quarry site and there is a significant change in levels across the site. The site includes a significant number of trees which currently present a natural edge to the settlement. Development that retained the trees would be poorly related to the remainder of the settlement.						
Green belt edge		This is an extensive area of green belt but where the existing settlement pattern and land use features present few opportunities for settlement extension because of the presence of steep slopes and significant areas of tree cover.						
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		Site access cannot be achieved. This is an extensive area of green belt but where the existing settlement pattern and land use features present few opportunities for settlement extension because of the presence of steep slopes and significant areas of tree cover. The area occupied by the bowling green is a former quarry site and there is a significant change in levels across the site. The site includes a significant number of trees which currently present a natural edge to the settlement. Development that retained the trees would be poorly related to the remainder of the settlement. Employment option rejected.						

E1848	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.13
Land west of, Gillroyd Lane, Linthwaite					Employment Floorspace	10,956	Housing Capacity	
Transport		Access via Gillroyd Lane. Stopping sight distance for site access junction to be 43m (30mph speed limit). Site topography (sloping down from road) could be an issue. Steep gradient on Gillroyd Lane. Right turning lane into site may be required. PROW COL/70/10 to north of site boundary.						
Public Health		Physical Activity levels of physical activity are lower than the Kirklees average						
Education		N/A						
Historic Env		Be aware potential impact adjacent Conservation Area but no apparent significant direct archaeological implications						
Flood/drainage		Flood zone 1 and no objections from strategic drainage						
Env Protection		Air, noise and odour impact assessments required. Site on potentially contaminated land, phase 1 and 2 surveys required.						
Biodiversity		No constraints identified.						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		The western extent of this option could be released from the green belt without significant impact on openness, although it is somewhat disassociated from the settlement because of the presence of the very steep gully/cliff immediately east of the industrial complex, and which is also at a lower level. The eastern extent could introduce development on to a prominent hillside to the detriment of the openness of the green belt, although it is acknowledged that there is already development at 'Height' to the east.						
Green belt edge		This is a narrow wedge of green belt that overwashes the steep valley side that is the backdrop to this part of Linthwaite. Opportunities for settlement expansion in this immediate area are limited due to the steep and prominent nature of the sloping valley side.						
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 eastern extent of the site could introduce development on to a prominent hillside to the detriment of the openness of the green belt, although it is acknowledged that there is already development at 'Height' to the east. Employment option rejected.						

E1894	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	3.94
Colliers Way, Clayton West					Employment Floorspace	13,789	Housing Capacity	
Transport		Site is built with access from A636 / Colliers Way						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		The road bridge over River Dearne at junction with Manor Road is a Grade II Listed Building.						
Flood/drainage		9% of site in flood zone 2. 3% of site in flood zone 3.						
Env Protection		Air, noise and odour impact assessments required. Site is on potentially contaminated land, phase 1 and 2 surveys needed.						
Biodiversity		The River Dearne flows through the middle of this proposed allocation. Otter, bats, white clawed crayfish. Remove 0.35ha from developable area leaving 3.58ha						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Most of the site is developed for business and industry. In view of this employment option rejected and site to be designated a PEA (KR24)						








E1855	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.44
Land south west of, 245-247, Huddersfield Road, Meltham					Employment Floorspace		4,131	Housing Capacity
Transport		Third party land required to achieve required visibility and / or reduce traffic speeds.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		N/A						
Historic Env		Potential impact on Grade II listed Bentley Mill.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Potential noise and odour issues arising from development						
Biodiversity		Beck and lowland mixed deciduous woodland UK BAP priority habitats. Leave a minimum stand off of 10m from the beck and remove woodland from developable area. Minimise disturbance to neighbouring habitats including from light pollution.						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Beck and woodland are UK BAP priority habitat, any development would be required to minimise disturbance to neighbouring habitats. Site access would require third party land to improve visibility and reduced traffic speeds on Huddersfield Road in this location. It is considered unlikely that the required third party land will be acquired during the plan period therefore employment option considered to be undeliverable. Site promoter has also proposed office use only, this location is not deemed appropriate for an office scheme - not within town centre.								
E2311	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	6.3
Land adjacent, Wakefield Road, Clayton West, Huddersfield					Employment Floorspace		20,333	Housing Capacity
Transport		Site can be accessed from A636 Wakefield Road. Speed limit is 60mph therefore a 215m stopping site distance would be required.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		This areas lies under 750 metres from the Grade II Historic Park and Garden at Bretton Hall. The loss of this site and its subsequent development could harm elements which contribute to the significance of this area. No objection - but PRN4607 within site - may require archaeological evaluation/ recording in advance of development						
Flood/drainage		Flood zone 2 in east side of the site. FZ3 immediately adjacent to the river. Further research required on surface water flooding in this area.						
Env Protection		Air quality impact assessment and phase contamination study required.						
Biodiversity		Lies adjacent to the River Dearne a UK BAP priority habitat. Leave a minimum stand-off from the river of 10m and plant with locally native woodland. Remove a minimum of 0.49ha from developable area						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The developable area of this site south of Wakefield Road is separated from Clayton West by the River Dearne and its associated important wildlife habitats, however it should also be recognised that the current adjoin factory and its substantial hard standing areas mean that this site is an extension to the urban area. This site is bounded by the River Dearne to the south and west and by roads on the other two sides, although there is a short stretch between the river and Wakefield Road which does not appear to follow a ground feature. In the main these features would present strong defensible new green belt boundaries and as such there would be little risk of sprawl.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages but there are land use features, such as field boundaries and isolated development to the north-east, which present limited opportunities for settlement extension without compromising the role and function of the green belt. The settlement edge to the south of Wakefield Road follows the line of the River Dearne which presents a strong natural edge to the settlement and which is a countryside feature associated with important wildlife habitat.						
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								
Alternative employment option E2333a has been accepted on this site. Option boundary rejected.								

E2621	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.11
Land to the south of Windmill Lane, High Flatts					Employment Floorspace		3,887	Housing Capacity
Transport		3rd party land required to achieve a suitable access. Windmill Lane is a narrow road measuring approximately 5 metres with no footways. Carriageway widening and footway provision would be needed.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		This site lies 485 metres from the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. This site lies 215 metres from the edge of the High Flatts Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area. Mitigation required.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		Air and noise impact assessments required. Site overlaps the high pressure gas zone (26% inner and 72%)						
Biodiversity		No constraints identified.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is remote from any village and could not be released from the green belt in isolation. This extensive area of green belt is characterised by sporadic development in an agricultural landscape and this site would introduce an entirely urban development significantly undermining the role and function of the green belt in this location.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is remote from any village and could not be released from the green belt in isolation. This extensive area of green belt is characterised by sporadic development in an agricultural landscape and this site would introduce an entirely urban development significantly undermining the role and function of the green belt in this location. Option rejected.						

E1826	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.45
Bent Ley Farm, Bent Ley Road, Meltham					Employment Floorspace		9,240	Housing Capacity
Transport		Access achievable from Bent Ley Road subject to provision of visibility splays.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		N/A						
Historic Env		Potential impact on long distance views from Lower Edge Farm Grade II listed building north of the site.						
Flood/drainage		Flood zone 2 and 3 (Meltham Dike) affect part of the site. Sequential test required.						
Env Protection		Potentially on contaminated land, phase 1 and 2 survey needed. Noise assessment required for B2/B8 development, odour assessment for B2 development.						
Biodiversity		Area of land around Meltham Dike is a priority habitat and important part of habitat network. Part of site would not be suitable for development. Remove 2.80ha from developable area leaving 2.64ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This option would represent an elongated extension to the built form of Meltham, with limited relationship to the settlement edge. It is separated from the settlement by the course of Hall Dike which along with its associated wildlife habitats is best protected by its green belt designation. The option includes the line of the former railway and its embankment which could act as a buffer between the development and views from Huddersfield Road.						
Green belt edge		This is an extensive area of green belt that separates Meltham from Honley and Netherton. The settlement edge in this location is delineated by the line of Hall Dike which presents a strong natural edge to the settlement. The landform and existing land uses present few opportunities for infilling or rounding off.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is an extensive area of green belt that separates Meltham from Honley and Netherton. The settlement edge in this location is delineated by the line of Hall Dike which presents a strong natural edge to the settlement. The landform and existing land uses present few opportunities for infilling or rounding off. This option would represent an elongated extension to the built form of Meltham, with limited relationship to the settlement edge. It is separated from the settlement by the course of Hall Dike which along with its associated wildlife habitats is best protected by its green belt designation. The option includes the line of the former railway and its embankment which could act as a buffer between the development and views from Huddersfield Road. Employment option rejected.						

E2708 Site is in Green belt N Green/Brownfield G Settlement Position W Gross Area (Ha) 0.57

Land to the south of, Former Midlothian Garage, New Mill Road, Holmfirth Employment Floorspace 1,993 Housing Capacity









Transport		Site access achievable. No constraints identified.
Public Health		Obesity, physical activity, respiratory and lonely/isolated issues in the area. Mitigation required.
Education		N/A
Historic Env		No constraints identified.
Flood/drainage		Flood zone 1. Limited drainage options available.
Env Protection		Air and noise impact assessments required. Site on potentially contaminated land, phase 1 survey needed.
Biodiversity		No constraints identified.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion

Housing option H787 has been accepted on this site which is better suited to the surrounding uses. In view of this employment option rejected.

E1852 Site is in Green belt N Green/Brownfield G Settlement Position W Gross Area (Ha) 0.52

Land to the west of, Dirker Bank Road, Marsden Employment Floorspace 1,820 Housing Capacity









Transport		No site frontage to adopted highway No suitable HGV access.
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Education		N/A
Historic Env		Impact on setting of Grade II listed buildings at Spring Head Lane
Flood/drainage		Flood zone 1. Reports of water flooding down Spring Head Lane. Public combined sewer crosses the site.
Env Protection		Noise and odour impact assessments required.
Biodiversity		Within Natural England consultation zone for SPA and SAC. The proposed use will determine the potential impact on the sites. Likely to be acceptable unless linked to high acid or NOx emissions
Other constraints		No constraints identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion

Site has no suitable HGV access so is unlikely to be suitable for employment use. The land is functionally linked to the SPA / SAC / SSSI. Employment option rejected.











E1856 Site is in Green belt N Green/Brownfield G Settlement Position W Gross Area (Ha) 0.4











Land east of, Dathan Tool & Co Ltd, Mean Lane, Meltham Employment Floorspace 1,400 Housing Capacity









Transport		No site frontage to adopted highway. Mean Lane would need to be brought up to adoptable standard which is likely to require third party land.
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Education		N/A
Historic Env		No constraints identified.
Flood/drainage		Flood zone 1. Connection to surface water sewer in Pavillion Way may require crossing 3rd party land.
Env Protection		Noise and odour impact assessments required. Site on potentially contaminated land, phase 1 and 2 survey needed.
Biodiversity		No significant issues
Other constraints		No constraints identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A









Conclusion

Development of this site on its own would require improvement to Mean Lane to provide access. Whilst the site is adjacent to current employment land, this is part of the wider POL site where the principle for housing development is already established in the north of it. Housing option H67 has been accepted instead.

E1830	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	32.02
Land north east of, Park Mill House, Kiln Lane, Clayton West					Employment Floorspace	110,356	Housing Capacity	
Transport		Access achievable from Wakefield Road if strategic issue can be resolved, subject to provision of footway and stopping site distance. .						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		The area is 600m from Scheduled Monument (medieval ironstone pits) and 415m from edge of Grade II registered historic park.						
Flood/drainage		Only 2% of the site is affected by flood zones 2 and 3						
Env Protection		Air, noise and odour assessments required. Site on potentially contaminated land, phases 1 and 2 surveys required.						
Biodiversity		Stand off required around River Dearne, which is UK BAP priority habitat containing species of principal importance.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The developable area of this site south of Wakefield Road is separated from Clayton West by the River Dearne and its associated important wildlife habitats, however it should also be recognised that the current adjoin factory and its substantial hard standing areas mean that this site is an extension to the urban area. Part of the northern section of the site is also well related to the settlement as there are properties at Park Mill House between the site and the edge of the settlement. North of Wakefield Road the land rises significantly so there is a high risk of prominent development in long distance views, the northern extent of this site would introduce built form on a steep and prominent slope to the detriment of the openness of the green belt. The extent of the site represents sprawls along Wakefield Road and extends beyond the track east of Gilcar Farm.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages but there are land use features, such as field boundaries and isolated development to the north-east, which present limited opportunities for settlement extension without compromising the role and function of the green belt. The settlement edge to the south of Wakefield Road follows the line of the River Dearne which presents a strong natural edge to the settlement and which is a countryside feature associated with important wildlife habitat. The land rises significantly to the north so there is the risk of prominent development north of Wakefield Road.						
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	South western corner of site is attached to the settlement, the rest is surrounded by Green Belt. So this extension would undermine the role and function of green belt in this area, particularly given the prominence of the site to the north. Employment option rejected.							

E1824	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.73
Land to North east of , Bent Ley Industrial Estate, Bent Ley Road, Meltham					Employment Floorspace	2,484	Housing Capacity	
Transport		Site access not achievable. No site frontage on to public highway.						
Public Health		Levels of physical activity are lower than the Kirklees average. Ensure that there are adequate physical activity opportunities in close proximity to the employment site to enable employees to incorporate physical activity into everyday lives, i.e. beginning and end of day and lunchtimes.						
Education		N/A						
Historic Env		Be aware potential impact on settings of Scheduled Ancient Monuments to East but no apparent direct archaeological implications						
Flood/drainage		Very small percentage of site in FZ2 & 3						
Env Protection		Noise and odour assessments required.						
Biodiversity		The proposed site comes too close to the Hall Dike, a UK BAP priority habitat. Reduce developable area by 0.02ha leaving 0.71ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The southern part of this site would appear as a small extension to the industrial estate it abuts. However, the elongated nature of the option would significantly project built form to the north, which while it borders the waste water treatment works has little relationship to it and would also introduce height and bulk into this open area to the detriment of openness.						
Green belt edge		This is an extensive area of green belt that separates Meltham from Honley and Netherton. The settlement edge in this location is delineated by the line of Hall Dike and other watercourses which present a strong natural edge to the settlement. The landform and existing land uses present few opportunities for infilling or rounding off.						
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	Site access not achievable. The site is close to Hall Dike, a UK BAP Priority habitat. In green belt terms, site is contained by Hall Dike, the sewage works and the slope to the east. However, the elongated nature of the option would significantly project built form from the north, which while it borders the waste water treatment works has little relationship to it and would also introduce height and bulk into this open area to the detriment of openness. Employment option rejected.							










E1895	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.51
Land north of, Spinksmire Mill, Huddersfield Road, Meltham					Employment Floorspace	1,784	Housing Capacity	
Transport		Third party land required for access.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		N/A						
Historic Env		No constraints identified.						
Flood/drainage		Limited options for surface water drainage.						
Env Protection		Noise and odour impact assessment required. Site is on potentially contaminated land, phase 1 and 2 surveys needed.						
Biodiversity		No constraints identified.						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site is part of larger site option E1866 which has been accepted as the better alternative.							










E1844	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.14
Lane north of, Dobb Lane, Hinchliffe Mill					Employment Floorspace	3,989	Housing Capacity	
Transport		Access not achievable as the only site frontage is on to Dobb Lane which is unsuitable for HGV access. Also, concerns that the poor highway network is unsuited to any intensification. There is sloping topography which may make access difficult.						
Public Health		Low levels of physical activity in this area. Will require adequate physical activity opportunities in close proximity to the employment site.						
Education		N/A						
Historic Env		WYAS objection in relation to impacts on Hinchliffe Mill conservation area. English Heritage also raise concerns. Development of this site would impact on a number of listed buildings to the north, north-east and east of this site.						
Flood/drainage		Site is part within flood zones 2 and 3 therefore a sequential test would need to be passed before allocating this site unless development avoids the high flood risk area (sequential approach within the site) which could be possible although access may be an issue.						
Env Protection		Noise and odour assessments required. Site on potentially contaminated land, phase 1 and 2 surveys needed.						
Biodiversity		Site lies on the south bank of the River Holme which is a UK BAP priority WYE recommendation to avoid allocation of this site for development. Potential impacts on Dark Peak SSSI/SAC/SPA may be acceptable with mitigation.						
Other constraints		No constraints identified.						
Open space		Attractive local recreation ground with equipped play area and kick-about area, reasonably used. Includes adult football pitch, PPS recommends protect.						
		Woodland area along River Holme, with some TPO trees, provides attractive setting to recreation ground. Grade II listed church with churchyard and TPO trees.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Access is not achievable as the only site frontage is on to Dobb Lane which is unsuitable for HGVs. The surrounding road network is also unlikely to be suitable for further intensification. Site also lies on the south bank of the River Holme which is a UK BAP priority habitat which should remain protected. Site has been accepted as an UGS option. Employment option rejected.							










E1823	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	D	Gross Area (Ha)	0.71
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Land to the north of, Barnsley Road, Shepley











Employment Floorspace	2,484	Housing Capacity
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Transport		Third party land required for access. Access can be achieved via existing priority junction with A635 Barnsley Road. However 2.4 x 215m visibility splays (60mph speed limit) cannot be achieved to the left of the junction
Public Health		No applicable health problems
Education		N/A
Historic Env		Potential impact on the setting of a listed building to the north via long distance views from Shepley Lane Farm
Flood/drainage		Flood zone 1
Env Protection		Noise and odour assessment required. Site on potentially contaminated land, phase 1 and 2 survey required.
Biodiversity		No constraints identified.
Other constraints		No constraints identified.
Open space		N/A
Green belt		This is an extensive area of green belt which in this location contains a grouping of residential, commercial and industrial buildings in the area known as Sovereign. Although the site is reasonably well related to the existing built form the green belt overwashes this area in order to prevent the intensification of uses outside of any settlement. Removal of the site would leave an isolated pocket of non-green belt land surrounded by green belt which is contrary to the purposes of including land in the green belt.
Green belt edge		N/A
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		Site is detached from the non-green belt settlement and would therefore not be a suitable site to be removed from the green belt. Unacceptable impacts on openness. Third party land required for access










GTTS2056	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.54
Land north of, Pollard Avenue, Gomersal					Employment Floorspace	Housing Capacity		
Transport		Site access achievable						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional Primary or Secondary school places.						
Historic Env		Red House and its barn and coach house to the south of this area are Grade II* Listed Buildings. Gomersal Public Hall to the north of this site is a Grade II Listed Building. This site lies within the Gomersal Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area and listed buildings.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Third party land maybe required for connection to sewer.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat on significant sections of this site. Links to woodland to the east.						
Other constraints		None identified.						
Open space		Site overlaps accepted urban greenspace option UGS1048						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site overlaps accepted urban greenspace option UGS1048. Therefore the gypsy and traveller allocation is no longer justified.							










GTTS2044	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.9
Land to the south of, Raikes Lane, Birstall					Employment Floorspace	Housing Capacity		
Transport		Access achievable						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional Primary or Secondary school places.						
Historic Env		This site lies 180 metres from the curtilage of Old Hall a Grade II* Listed Building. The loss of this area and its subsequent development could harm elements which contribute to its significance. The site is also adjacent to a conservation area.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		Site is part of accepted urban greenspace option, UGS966						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site is part of larger accepted urban greenspace option. Therefore the gypsy and traveller allocation is no longer justified.							










GTTS1959	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.32	
Land to the east of, Windy Bank Lane, Hightown					Employment Floorspace		Housing Capacity		
Transport			Site access achievable. Pedestrian footway required along site frontage						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			There is no immediate need for additional Primary or Secondary school places within the area.						
Historic Env			Thornbush Farm to the east of this site is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to its significance. Site is within close proximity to Scheduled Monument.						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			No objections raised, Phase 1 Contaminated Land Report required						
Biodiversity			No objections raised						
Other constraints			None identified.						
Open space			N/A						
Green belt			The location and configuration of this option adjacent to the settlement edge would only result in limited impact on the openness of the green belt. The existing green belt boundary with the now demolished school does not follow a feature on the ground and this option would present the opportunity to create a strong new green belt edge.						
Green belt edge			This is a reasonably extensive area of green belt which borders with green belt in Calderdale. Locally it is separated from the wider green belt by Windy Bank Lane but appears contiguous in character with the adjacent countryside. The existing settlement pattern presents opportunities for infill or rounding off between the existing built up area and Windy Bank Lane without undermining the role and function of the green belt.						
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			Site overlaps an accepted housing option (H198). The allocation of this site is not justified.						

GTTS1953	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.81	
land to the north of, Nab Lane, Birstall					Employment Floorspace		Housing Capacity		
Transport			Site access not achievable						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			There is no immediate need for additional Primary or Secondary school places within the catchments area.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			Site on potentially contaminated land, industry noise may affect new receptors. This site is within a middle hazardous materials zone (87%) and outer zone (13%). There are also high voltage power lines in the eastern part of the site. Low Emission Travel Plan, Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space			N/A						
Green belt			This option does not follow any features on the ground on three sides. The existing green belt boundary does not follow a feature on the ground where it meets the undeveloped employment options either to the north or west, but the option as presented does not offer any opportunity to create a better boundary. There would be a risk of encroachment to the east unless additional land was released between the site and the field boundary.						
Green belt edge			This is a contained area of green belt that provides an undeveloped edge to the industrial and retail park and Howden Clough. The green belt in this location is contained on three sides by existing development and is also bisected by the line of a former railway. There are therefore numerous opportunities for contained settlement extension without compromising the role of the green belt in this location.						
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			Site access is not achievable. Contaminated land, hazardous materials zone, high voltage power lines, landfill gas site (still being monitored), former refuse tip are cumulatively considered to be an outright constraint. Three mine entrances on site.						










GTTS2045	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4
Land to the north of Tong Moor, Thorndene Way, East Bierley					Employment Floorspace		Housing Capacity	
Transport		Site access not achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional Primary or Secondary school places.						
Historic Env		Site potentially of archaeological interest, East Bierley conservation area to the west of this site therefore impacts of the development need to be considered. No objections raised.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Industry noise may affect new receptors. Phase 1 Contaminated Land Report and Noise Assessment required.						
Biodiversity		The whole of this site is a designated Local Wildlife site, allocation would be inappropriate.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		Tong Moor Local Nature Reserve. Site of Wildlife Significance on UDP. Now approved Local Wildlife Site (25/02/2015). Southern part is well treed.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site access is not achievable, no site frontage onto adopted highway. The whole of this site is a designated Local Wildlife site, allocation would be inappropriate. Site is part of accepted urban greenspace option UGS1267.							

GTTS2043	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.83
Land to the south of, Laurel Drive, Batley					Employment Floorspace		Housing Capacity	
Transport		Site access achievable, however site topography could be an issue for access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for Primary or Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Site overlaps urban greenspace, UGS971						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site overlaps accepted urban greenspace option UGS971 therefore, the gypsy and traveller allocation is no longer justified.							

GTTS2053	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.64
Land north of, James Street, Liversedge					Employment Floorspace	Housing Capacity		
Transport		Site access achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is an increasing need for additional Primary school places, trends are increasing. No immediate need for additional Secondary school places, there is however an increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		Majority of site main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. There is a culverted watercourse which crosses the western boundary of the site by James Street which outfalls to the Spen. Works might be required to upgrade the culvert if a connection is proposed.						
Env Protection		Industry noise may affect new receptors. Site is on potentially contaminated land. Contaminated Land Phase 1 & 2 Reports and Noise Assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		Site overlaps urban greenspace option UGS1075. Local amenity space. No formal facilities on site. Public right of way through site. Adjoining woodland provides attractive setting. Parks/recreation ground provision in Heckmondwike ward is well below the quantity standard.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site overlaps accepted urban greenspace option UGS1075. Therefore the gypsy and traveller allocation is no longer justified.							

GTTS2057	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.45
Land south east of, Ridings Road, Earlsheaton					Employment Floorspace	Housing Capacity		
Transport		Site access achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate for additional Primary or Secondary school places. There is however, an increasing trend for Secondary places.						
Historic Env		Bullace Trees Farmhouse and the adjacent barn are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to their significance.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site does not follow a feature on the ground on its southern boundary which would leave the field to the south vulnerable to encroachment.						
Green belt edge	No	N/A						
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site does not follow a feature on the ground on its southern boundary which would leave the field to the south vulnerable to encroachment.							










GTTS2052 Site is in Green belt N Green/Brownfield G Settlement Position W Gross Area (Ha) 1.33
Nunroyd, Land north of Dale Lane, Heckmondwike Employment Floorspace Housing Capacity

Transport		Site access achievable.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		There is an additional need for Primary school places, trends are increasing. No immediate need for additional Secondary school places, trends are increasing.
Historic Env		No objections raised
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.
Biodiversity		No objections raised
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.
Open space		Site retained as urban greenspace, UGS1055.
Green belt	N/A	
Green belt edge	N/A	
Exceptional Circumstances	N/A	

Conclusion

Site is part of accepted urban greenspace allocation , UGS1055. Therefore the gypsy and traveller allocation is no longer justified.










GTTS2046 Site is in Green belt N Green/Brownfield G Settlement Position W Gross Area (Ha) 2.15
Land to the west of Station Lane, East Bierley Employment Floorspace Housing Capacity

Transport		Site access achievable
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		No immediate need for additional Primary or Secondary school places.
Historic Env		This site lies opposite the Registered Battlefield at Adwalton.
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage
Env Protection		Industry noise may affect new receptors. Phase 1 & 2 Contaminated Land Report and Noise Assessment required.
Biodiversity		No objections raised
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		Site overlaps accepted urban greenspace option UGS1269.
Green belt	N/A	
Green belt edge	N/A	
Exceptional Circumstances	N/A	

Conclusion










Site overlaps accepted urban greenspace option UGS1269. Therefore the gypsy and traveller allocation is no longer justified.









GTTS2058 Site is in Green belt N Green/Brownfield G Settlement Position W Gross Area (Ha) 0.47
Land to the east of, Lynfield Drive, Hightown Employment Floorspace Housing Capacity











Transport		Site access achievable
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		No immediate need for additional Primary or Secondary school places within the catchments area.
Historic Env		No objections raised
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.
Biodiversity		No objections raised
Other constraints		None identified.
Open space		Site is part of accepted urban greenspace option, UGS1069
Green belt	N/A	
Green belt edge	N/A	
Exceptional Circumstances	N/A	










Conclusion









Site overlaps part of an accepted urban greenspace, UGS1069. Therefore, the gypsy and traveller allocation is no longer justified.










GTTS2059	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.38
Land to the south of, Woodend Road, Lower Hopton					Employment Floorspace		Housing Capacity	
Transport		Third party land required to achieve access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional Primary or Secondary school places. There is however, an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Railway Noise may affect receptors. Low Emission Travel Plan and Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site sits in an extensive area of green belt but where existing properties and urban land uses create an area of urban fringe. It is physically separated from the settlement of Mirfield by the line of the railway to the north and by open fields to the east. This means that it has no existing relationship to the settlement, would require significant additional land release and would intensify the appearance of an urban fringe area close to the settlement edge.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site sits in an extensive area of green belt but where existing properties and urban land uses create an area of urban fringe. It is physically separated from the settlement of Mirfield by the line of the railway to the north and by open fields to the east. This means that it has no existing relationship to the settlement, would require significant additional land release and would intensify the appearance of an urban fringe area close to the settlement edge.						

GTTS2039	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.2
Lorry Park, Sands Lane, Dewsbury					Employment Floorspace		Housing Capacity	
Transport		Third party land required for access						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional Primary or Secondary school places. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Site is wholly within EA flood zone 2 and would therefore need to pass a flood risk sequential test if this site was to be allocated as a traveller site.						
Env Protection		Noise sources may affect receptors. Phase 1 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Third party land required for access. No site frontage onto the adopted highway.						

GTTS1954	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.86
Land east of, Park Road, Ravensthorpe					Employment Floorspace	Housing Capacity		
Transport		Site access not achievable						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however, an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Site within Flood Zone 3						
Env Protection		Site on potentially contaminated land. Industry noise may affect new receptors. Air Quality Impact Assessment, Low Emission Travel Plan, Phase 1 and 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		Removing this site from the green belt would separate this part of the River Spen from its wider open setting. The River Spen and its associated habitats are best protected by their green belt designation. The site has no immediate relationship with a settlement edge and would appear as an isolated developed area.						
Green belt edge		Although this site sits on the green belt edge it has no relationship with any settlement as it is separated from the residential area of Scout Hill by the line of the former railway and its embankment and by the River Spen.						
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	Site access is not achievable, site falls within Flood Zone 3. Removing this site from the green belt would separate this part of the River Spen from its wider open setting. The River Spen and its associated habitats are best protected by their green belt designation. The site has no immediate relationship with a settlement edge and would appear as an isolated developed area.							

GTTS2061	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.27
Land to south of, Woodsome Drive, Mirfield					Employment Floorspace	Housing Capacity		
Transport		Site access achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Site is part of accepted urban greenspace option, UGS1086.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site overlaps accepted urban greenspace option UGS1086. Therefore the gypsy and traveller allocation is no longer justified.							










GTTS1955	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.24
Land north of, Ravensthorpe Road, Thornhill Lees					Employment Floorspace	Housing Capacity		
Transport		Site access not achievable						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional Primary or Secondary school places						
Historic Env		Thornhill Lees Hall to the north-east of this site is a Grade I Listed Building. The 2nd Hall, alongside it is Grade II*. To the north-east of this site the barn adjacent to Lees Hall and the former gatehouse are Grade II Listed Buildings . The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there is a culverted watercourse crossing the site and ponding of surface water along the northern boundary with depths up to 600mm.						
Env Protection		Site is close to industry, may be affected by noise and odour. Air Quality Impact Assessment, Low Emission Travel Plan, Contaminated Land Report Phase 1 & 2, Noise and Odour Assessments required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No site frontage onto the adopted highway, no site access can be achieved. Environmental health concerns as site is within close proximity to industry.						










GTTS1956	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.05
Land north of, Lees Hall Road, Thornhill Lees					Employment Floorspace	Housing Capacity		
Transport		Site access is not achievable						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional school places within the catchments area. There is an increasing trend for secondary school places.						
Historic Env		Thornhill Lees Hall to the west of this site is a Grade I Listed Building. The 2nd Hall, alongside it is Grade II*. To the west of this site the barn adjacent to Lees Hall and the former gatehouse are Grade II Listed Buildings . The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		Predominantly main river flood zone 1 small overlap with flood zone 2; No objection. No objections raised to surface water flood risk or surface water drainage. However there are 2 culverted watercourses crossing the site.						
Env Protection		Site is on potentially contaminated land, industry noise and odour may affect receptors. Air Quality Impact Assessment, Phase 1 & 2 Contaminated Land Report, Noise and Odour Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access is not achievable. Site has been retained as an urban greenspace option (UGS1028)						










GTTS2060	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	D	Gross Area (Ha)	1.35
Land to the south-west, Hagg Lane, Mirfield					Employment Floorspace	Housing Capacity		
Transport		Site access not achievable						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional Primary or Secondary school places within the catchments area. There is however, an increasing trend for Secondary places.						
Historic Env		Grade II listed building to the north east of this site so impacts would need to be considered.						
Flood/drainage		Site is mainly within EA Flood Zone 1 but the entrance is covered by Flood Zone 2 and 3; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site on potentially contaminated land, industry noise may affect new receptors. Phase 1 & 2 Contaminated Land Report and Noise Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The area to the south of Mirfield in this location is characterised as an area of urban fringe, where there is a significant amount of existing development in the green belt, including the ribbon development along Boathouse Lane and industrial and agricultural buildings. Release of this site would require the removal of the field between the site and the settlement edge from the green belt in order to avoid an isolated area of non-green belt land and would intensify the appearance of urban fringe in this area, leading to pressure for further encroachment.						
Green belt edge		N/A						
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










Site access is not achievable. The area to the south of Mirfield in this location is characterised as an area of urban fringe, where there is a significant amount of existing development in the green belt, including the ribbon development along Boathouse Lane and industrial and agricultural buildings. Release of this site would require the removal of the field between the site and the settlement edge from the green belt in order to avoid an isolated area of non-green belt land and would intensify the appearance of urban fringe in this area, leading to pressure for further encroachment.










GTTS2042	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.75
Land south of, Dyon Wood Way, Bradley					Employment Floorspace	Housing Capacity		
Transport		Site access achievable						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is an additional need for Primary school places, trends are increasing. No immediate need for Secondary school places, trends are increasing.						
Historic Env		Site potentially of archaeological interest. No objections raised.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Combined sewer running along the western boundary of the site.						
Env Protection		Industry noise may affect new receptors. Phase 1 Contaminated Land Report and Noise Assessment required.						
Biodiversity		Lower Fell Greave Wood Local Wildlife Site lies to the immediate west of this site, 0.26ha to be removed from developable area.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		Site abuts accepted urban greenspace option, UGS1138.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site is accepted employment option E1836. Therefore the gypsy and traveller allocation is not justified.							









GTTS1960	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.75
Land to the south of, Lower Quarry Road, Bradley					Employment Floorspace	Housing Capacity		
Transport		No site frontage onto the adopted highway, third party land required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional Primary or Secondary school places. There is however, an increasing trend for places.						
Historic Env		Possible impact upon Tornbush Farm						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is on potentially contaminated land. Phase 1 & 2 Contaminated Land Reports, Low Emission Travel Plan and Air Quality Impact Assessment						
Biodiversity		All of the site is lowland mixed deciduous woodland UK BAP priority habitat.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site as presented does not appear to follow a feature on the ground on its western edge so would leave adjacent land vulnerable to encroachment.						
Green belt edge	N/A							
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	Site access is not achievable. All of the site is a BAP priority habitat. This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site as presented does not appear to follow a feature on the ground on its western edge so would leave adjacent land vulnerable to encroachment.							

GTTS2064	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.63
Land south west of, Fanny Moor Lane, Lowerhouses					Employment Floorspace		Housing Capacity	
Transport		Site access achievable, however Jackroyd Lane and New Laithe Hill would be unsuitable for intensification of use.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no additional need for Primary or Secondary school places within the catchments area. There is however, an increasing trend for places.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is on potentially contaminated land. Phase 1 & 2 Contaminated Land Reports required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		Important local recreation ground meriting protection.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Jackroyd Lane and New Laithe Hill would be unsuitable for intensification of use. Site to be added to the green belt through the local plan process.							

GTTS2062	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.23
Land south of, Lockwood Scar, Lockwood					Employment Floorspace		Housing Capacity	
Transport		Third party land required to make up visibility splays and site access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional Primary or Secondary school places within the area. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		Site overlaps accepted urban greenspace option, UGS1976						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Third party land is required. Site overlaps accepted urban greenspace option. Therefore the gypsy and traveller allocation is unjustified.							

GTTS2063	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.96
Land east of, Newsome Road, Newsome					Employment Floorspace		Housing Capacity	
Transport		Site access achievable						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional Primary or Secondary school places. There is however, an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. There is a culverted watercourse potentially crossing the site from south to north and through No 105						
Env Protection		Site is on potentially contaminated land. Phase 1 & 2 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Site have been retained as urban greenspace option, UGS1190.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site is part of accepted urban greenspace option, UGS1190. Therefore, the gypsy and traveller allocation is no longer justified.							

GTTS1958	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.67
Land to the north of, Old Lindley Road, Lindley Moor					Employment Floorspace		Housing Capacity	
Transport		Site access achievable, 2.4m x 43m visibility splays required and highway improvements required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env		This option slightly overlaps a Local Geological Site to the north. Regionally important geological site to the north-west corner.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Road traffic noise may affect receptors. Air Quality Impact Assessment, Phase 1 Contaminated Land Report and noise assessment required. Environmental Health objection						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site sits in a narrow strip of green belt land separated from the built up area of Lindley by the motorway. Without additional significant land release it would result in an isolated area of non green belt land surrounded by green belt, albeit the green belt to the immediate south would be the route of the motorway. One of the purposes of the green belt is to prevent the merger of towns and this site also sits on the boundary between Kirklees and Calderdale. Its development would introduce additional built form which could be detrimental to the appearance of separation in this location.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site sits in a narrow strip of green belt land separated from the built up area of Lindley by the motorway. Without additional significant land release it would result in an isolated area of non green belt land surrounded by green belt, albeit the green belt to the immediate south would be the route of the motorway. One of the purposes of the green belt is to prevent the merger of towns and this site also sits on the boundary between Kirklees and Calderdale. Its development would introduce additional built form which could be detrimental to the appearance of separation in this location.						









GTTS1964	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.78
Piece Pit Depot, Piece Pit Lane, Huddersfield					Employment Floorspace		Housing Capacity	
Transport		Third party land required to achieve access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There a need for additional Primary school places, trends are also increasing. No immediate need for additional Secondary places, increasing trend for places.						
Historic Env		Fieldhouse Lock to the south of this site is a Grade II Listed Building.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. The Huddersfield Canal runs along the southern boundary.						
Env Protection		Site falls within the middle hazard zone, is on potentially contaminated land and is close to multiple sources of noise. Contaminated Land Report Phase 1 & 2 and Noise Assessment required.						
Biodiversity		Site is located close to the Sir John Ramsden Canal Local Wildlife Site, lowland mixed deciduous woodland is located on part of the site. 0.53ha to be removed from site area.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Third party land is required to achieve access. Site falls within the middle hazard zone, is on potentially contaminated land and is close to multiple sources of noise.						

GTTS2065	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.36
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Land south of, New Laithe Hill, Newsome

Employment Floorspace

Housing Capacity










Transport		Fanny Moor Lane, Jackroyd Lane and New Laithe Hill would be unsuitable for intensification of use. Improvements are needed to the road widths, which would require 3rd party land.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		There is no immediate need for additional Primary or Secondary school places. There is however an increasing trend for places.
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument.
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage
Env Protection		Site is on potentially contaminated land. Phase 1 & 2 Contaminated Land Report required.
Biodiversity		No objections raised
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A











Conclusion

Fanny Moor Lane, Jackroyd Lane and New Laithe Hill would be unsuitable for intensification of use. Improvements are needed to the road widths, which would require 3rd party land. Site overlaps add land to the greenbelt option.

GTTS1963	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.14	
Land north of, Denby Lane, Upper Denby					Employment Floorspace		Housing Capacity		
Transport			Site access achievable						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			There is no immediate need for additional Primary or Secondary school places.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			No objections raised, Phase 1 Contaminated Land Report and Low Emission Travel Plan required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			The site has high wildlife and biodiversity value as it is recognised as an environmentally sensitive area.						
Green belt			This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A							
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion			This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						










GTTS2047	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.6	
Land to the west of, Upper Clough Road, Linthwaite					Employment Floorspace		Housing Capacity		
Transport			Site access achievable however, Upper Clough north and south of the site is narrow and has no footways. Therefore, considered unsuitable for intensification of use.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			Additional need for Primary school places. No immediate need for additional Secondary school places, there is an increasing trend for places.						
Historic Env			There are three Grade II Listed Buildings just 85 metres from the boundary of this site at Daisy Green. The loss of this area and its subsequent development could harm elements which contribute to their significance.						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity			Lowland mixed deciduous woodland UK BAP priority habitat on sloping section of site. 0.36ha to be removed from developable area.						
Other constraints			None identified.						
Open space		N/A							
Green belt			One of the purposes of the green belt is to prevent the merger of settlements. The green belt overwashes this area of urban fringe to prevent the intensification of urban land uses between Upper Clough and Blackmoorfoot and therefore to maintain the appearance of separation. Removing this parcel of land from the green belt would introduce additional built form to the west of Upper Clough Road and would also require the removal of the land between the site and the edge of the settlement in order to prevent this being an isolated parcel of non green belt land surrounded by green belt.						
Green belt edge		N/A							
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			One of the purposes of the green belt is to prevent the merger of settlements. The green belt overwashes this area of urban fringe to prevent the intensification of urban land uses between Upper Clough and Blackmoorfoot and therefore to maintain the appearance of separation. Removing this parcel of land from the green belt would introduce additional built form to the west of Upper Clough Road and would also require the removal of the land between the site and the edge of the settlement in order to prevent this being an isolated parcel of non green belt land surrounded by green belt.						










GTTS1961	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.15
Cropper Gate Quarry, Barnsley Road, Grange Moor					Employment Floorspace		Housing Capacity	
Transport		Site access achievable, 2.4m x 160m visibility splays required. Pedestrian footway required along site frontage.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is potentially on contaminated land. Phase 1 & 2 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						










GTTS2055	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.25
Land north of, Cinderhill Road, Holmfirth					Employment Floorspace		Housing Capacity	
Transport		Site access is achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional Primary or Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site has a poor relationship to the existing settlement pattern and would appear as a somewhat isolated projection of development into the countryside, contrary to the purposes of including land in the green belt. Significant additional land would be required to be released in order to create a more acceptable settlement extension.						
Green belt edge		This is a reasonably extensive area of green belt that separates Holmfirth from Scholes. The field pattern and landform to the east of the settlement in this location prevents excessive sprawl and provides an opportunity for some eastward expansion without undue impact on openness.						

Exceptional Circumstances There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.










Conclusion
This site has a poor relationship to the existing settlement pattern and would appear as a somewhat isolated projection of development into the countryside, contrary to the purposes of including land in the green belt. Significant additional land would be required to be released in order to create a more acceptable settlement extension.

GTTS1962	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.51
Land east of, Litherop Lane, Clayton West					Employment Floorspace		Housing Capacity	
Transport		Third party land required to achieve visibility splays.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional Primary or Secondary school places.						
Historic Env		This site lies within the boundary of the Grade II Historic Park and Garden at Bretton Hall. The development of this area is likely to be incompatible with the conservation of this designated heritage asset.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is on potentially contaminated land, Phase 1 & 2 Contaminated Land Reports required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site lies within the boundary of the Grade II Historic Park and Garden at Bretton Hall. The development of this area is likely to be incompatible with the conservation of this designated heritage asset. This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						

GTTS2048	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.38
Land south of, Royd House Lane, Linthwaite					Employment Floorspace		Housing Capacity	
Transport		Site access unachievable. Third party land required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Additional Primary school places required. No immediate need for additional Secondary school places, there is an increasing trend for places.						
Historic Env		Site is within a conservation area.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat on parts of site. 0.20ha to be removed from developable area.						
Other constraints		None identified.						
Open space		Site has been retained as urban greenspace option, UGS875.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site overlaps part of accepted urban greenspace option UGS875. Therefore, the gypsy and traveller allocation is no longer justified.						










GTTS2054	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.25
Land east of, Holmfirth Road, New Mill					Employment Floorspace		Housing Capacity	
Transport		Site access is achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional school places.						
Historic Env		No objections raised						
Flood/drainage		Majority of site is within main river flood zone 1, small area within flood zone 2; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		Site is accepted urban greenspace option, UGS894.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site has been retained as accepted urban greenspace option, UGS894. Therefore the gypsy and traveller allocation is no longer justified.						











GTTS2051	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.43
Land south of, Intake, Golcar					Employment Floorspace	Housing Capacity		











Transport		Site access achievable
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		No immediate need for additional Primary or Secondary school places. There is an increasing trend for places.
Historic Env		No objections raised
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.
Env Protection		School / Nursery Noise may affect receptors, Phase 1 Contaminated Land Report and Noise Assessment required.
Biodiversity		No objections raised
Other constraints		None identified.
Open space		Site is retained as accepted UGS option, UGS1214
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A









Conclusion

Site overlaps part of accepted urban greenspace option, UGS1214. Therefore the gypsy and traveller allocation is no longer justified.

H366	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	10.66
Land at, Lower Blacup Farm, Ashbourne Way, Cleckheaton					Employment Floorspace		Housing Capacity	373
Transport		Site access achievable, third party land required.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education		No immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env		Lower Blacup Farmhouse and 2 and 3 Quaker Lane in the middle of this site are Grade II Listed . The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Small overlap with flood zone 2 in the northern boundary of the site along Blacup Beck.						
Env Protection		Site is on potentially contaminated land. Industry noise may affect new receptors. Air Quality Impact Assessment, Low Emission Travel Plan, Noise Assessment and Phase 1 & 2 Contaminated Land Report required.						
Biodiversity		Hedgerow network is UK BAP priority. Retain hedgerows within the layout of the development where-ever possible. No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Overlaps urban greenspace option						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site is part of accepted urban greenspace option.							






H240	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.98
Land north of Mazebrook, Drub Lane, Cleckheaton					Employment Floorspace		Housing Capacity	24
Transport		Site access achievable from Drub Lane, 2.4m x 43m visibility splays required. No highways safety issues raised.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area. There is however, an increasing trend for places.						
Historic Env		Site of known archaeology (PRN3524). Archaeological evaluation required. The site is within an area bounded by protected trees which form the setting of the listed building.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However highway drainage improvements are required.						
Env Protection		No objections raised. Phase 1 Contaminated Land Report required.						
Biodiversity		The Nann Hall Beck runs down the west side of this site and a belt of lowland mixed deciduous woodland fringes the northern edge, both UK BAP priority habitats. 0.29ha removed from site area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		Development of the site would fill the gap between housing on Mazebrook Avenue and the settlement of Drub to the east. This would lead to the coalescence of settlements contrary to the purpose of the green belt. Development would sever a stretch of Nann Hall Beck from its wider countryside setting and impact on important wildlife habitats.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements and this area of green belt maintains separation with the settlement of Drub. The green belt boundary is formed by Nann Hall Beck which gives a strong natural edge to the settlement.						
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	Development of the site would fill the gap between housing on Mazebrook Avenue and the settlement of Drub to the east. This would lead to the coalescence of settlements contrary to the purpose of the green belt. Development would sever a stretch of Nann Hall Beck from its wider countryside setting and impact on important wildlife habitats.							










H320	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.7
Land to the east of, Balmfield Crescent, Roberttown					Employment Floorspace		Housing Capacity	24
Transport		Access width onto Balmfield Crescent only 4.3m. Suitable site access layout cannot be achieved.						
Public Health		Levels of obesity are higher than the Kirklees average. Ensure there are adequate physical activity opportunities.						
Education		Primary school - no immediate need. Secondary school - no immediate need but increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objection.						
Env Protection		Contaminated Land Phase 1 report required						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a well contained site with only a limited relationship to the wider countryside. However it also has only a limited relationship to the settlement and is poorly related to it. Development although screened to a degree would result in a poorly related projection of built form to the detriment of the openness of the green belt.						
Green belt edge		This area of green belt forms a reasonably extensive gap that separates Heckmondwike and Mirfield. The area is extensive enough to accommodate settlement extension without impacting on the extent of the gap. The settlement pattern and land use means that there are opportunities for limited settlement extensions and rounding off.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is a well contained site with only a limited relationship to the wider countryside. However it also has only a limited relationship to the settlement and is poorly related to it. Development although screened to a degree would result in a poorly related projection of built form to the detriment of the openness of the green belt. Additionally, access width onto Balmfield Crescent is only 4.3m. A suitable site access layout therefore, cannot be achieved.						

H161	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.45
Former Soothill Cricket Club, Soothill Lane, Batley					Employment Floorspace		Housing Capacity	50
Transport		Full Planning Permission granted in October 2014 for the construction of 34 dwellings and 4 apartments (2014/62/90037/E)						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		Primary - Moderate increase Secondary - Increase No immediate need for additional places.						
Historic Env		Possible impact on Station Road Conservation.						
Flood/drainage		No objections. Flood Zone 1.						
Env Protection		No objections.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Site has full planning permission (2014/90037) for 34 dwellings and 4 apartments granted 08/10/2014. Application 2015/90351 Discharge of condition 15 (boundary treatments) shows intention to develop site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site was granted full planning permission in October 2014 for the construction of 34 dwellings and 4 apartments (2014/62/90037/E). A review of the housing land availability survey at 2014-2015 indicates that the development was under construction. The development will now form part of the council's commitments/completions within its housing requirement. It is therefore, considered that this site should be deleted as an allocation. This is in order to avoid double counting of housing numbers.						










H261	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.51
Land east of, Brooklyn Road, Cleckheaton					Employment Floorspace		Housing Capacity	13
Transport		Access can be gained from Brooklyn Road which is adopted.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that developments do not contribute to an increase in poor air quality.						
Education		Primary - Moderate increase Secondary - Increase No immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		The majority of the site lies within flood zone 3a with a proportion in flood zone 2. Diversion of public sewers might be necessary otherwise stand off distances will be required.						
Env Protection		Noise Assessment required. On potentially contaminated land. Phase 1 and 2 will be required.						
Biodiversity		The Spen River runs along the east side of this proposed allocation, a UK BAP priority habitat. Otters are recorded on the Spen River. Reduce developable area by 0.13ha leaving 0.38ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The majority of the site lies within flood zone 3a with a proportion in flood zone 2. In accordance with the council's site allocation methodology, in the case of vulnerable uses such as housing, any part of the site which falls within flood risk zones 2, 3a or 3b has been excluded from the developable area. Where the remainder does not represent a deliverable site, the development option has been rejected. The Spen River runs along the east side of this proposed allocation, a UK BAP priority habitat. The developable area has been reduced by 0.13ha to 0.38ha as a consequence of the priority area. The site area therefore does not meet the threshold of 0.4ha to be included as an allocation.								










H2603	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.05
Land to the rear of 124, Old Lane, Birkenshaw					Employment Floorspace		Housing Capacity	36
Transport		Third party land required to achieve access from Old Lane, 2.4m x 43m visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional school places.						
Historic Env		This site lies close to the Registered Battlefield at Adwalton. The development of this site could harm elements which contribute to its significance.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site appears as an integral part of the wider open agricultural landscape that characterises this area of green belt. As such development would encroach into the countryside contrary to the role and function of the green belt. In addition the site lies within an area that is close to the registered Adwalton Moor historic battlefield whose setting is best preserved by the green belt designation.						
Green belt edge		This area of green belt is part of a restricted gap that separates Kirklees from Leeds. Locally opportunities for settlement extension are extremely limited as the green belt is considered to play an important role in preserving the setting of the historic Adwalton Moor registered battlefield.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site appears as an integral part of the wider open agricultural landscape that characterises this area of green belt. As such development would encroach into the countryside contrary to the role and function of the green belt. In addition the site lies within an area that is close to the registered Adwalton Moor historic battlefield whose setting is best preserved by the green belt designation.								











H557	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.94
The Paddock, Sherborne Grove, Birkenshaw					Employment Floorspace		Housing Capacity	18
Transport		Site access is achievable with the demolition of 2a Sherburn Grove. 2.4m x 43m visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.						
Historic Env		This site lies 280 metres from the boundary of the Registered Battlefield at Adwalton. The council is concerned that this site option could significantly harm a designated heritage asset (Adwalton Battlefield). There is no available evidence to demonstrate this harm can be mitigated or that public benefits would follow that would outweigh any harm.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However connection to watercourse would require crossing third party land.						
Env Protection		Phase 1 contaminated land report required						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat on part of this site. 0.4ha removed from site area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is reasonably well contained by existing development and could result in limited rounding off. However, removal of the site from the green belt would somewhat isolate the adjacent allotments from the wider green belt, resulting in pressure for development. This is contrary to the purposes of including land in the green belt. The site lies within an area that is close to the historic Adwalton Moor registered battlefield whose setting is best preserved by the green belt designation.						
Green belt edge		This area of green belt is part of a restricted gap that separates Kirklees from Leeds. Locally opportunities for settlement extension are extremely limited as the green belt is considered to play an important role in preserving the setting of the historic Adwalton Moor registered battlefield.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is reasonably well contained by existing development and could result in limited rounding off. However, removal of the site from the green belt would somewhat isolate the adjacent allotments from the wider green belt, resulting in pressure for development. This is contrary to the purposes of including land in the green belt. The site lies within an area that is close to the historic Adwalton Moor registered battlefield whose setting is best preserved by the green belt designation. The council is concerned that this site option could significantly harm a designated heritage asset (Adwalton Battlefield). There is no available evidence to demonstrate this harm can be mitigated or that public benefits would follow that would outweigh any harm.						



















H2639	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	13.36
Springfield Farm, Halifax Road, Cleckheaton					Employment Floorspace		Housing Capacity	466
Transport		No site frontage onto an adopted highway, third party land required to achieve access. Access could be achieved via sites H464 and H497 should they be developed at the same time.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there is surface water flooding around small open watercourse. Areas should remain open and have suitable stand off distances.						
Env Protection		Industry noise may affect new receptors. Air Quality Impact Assessment, Low Emission Travel Plan, Phase 1 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		The site is a large area defined as strategic urban greenspace which comprises a large area of attractive open farmland with established trees and hedgerows defining field boundaries. It provides a green lung between Cleckheaton and Hightown, defining the separation of the two settlements.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site is a large area defined as strategic urban greenspace which comprises a large area of attractive open farmland with established trees and hedgerows defining field boundaries. It provides a green lung between Cleckheaton and Hightown, defining the separation of the two settlements.						










H446	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.84
Land to the north of, 271, Cliffe Lane, Gomersal					Employment Floorspace		Housing Capacity	64
Transport		Access is possible from Ferrand Lane however this is a private road and would require making up to adoptable standard. Improvements would be required to the junction of Latham Lane / Ferrand Lane / West Lane. Improvements would also be required to the road width on Ferrand Lane and the provision of a pedestrian footway between the site and Latham Lane. Ferrand Lane is also a public right of way.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need. Secondary School - no immediate need but increasing trend for places.						
Historic Env		This area adjoins the boundary of the Gomersal Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.						
Flood/drainage		Main river flood zone 1; No objection raised. Surface water flood risk; no objection, but concerns over available options for surface water drainage.						
Env Protection		Contaminated land phase 1 report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The site is contained by existing buildings to the south and partly to the east and by Ferrand Lane to the north. However, for some of its western edge it does not follow a feature on the ground and so does not present a defensible new green belt boundary. This would leave adjacent land at risk from encroachment contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between Gomersal and Cleckheaton. Locally this is an area of urban fringe where there is an amount of sporadic built form in close proximity to the settlement. The existing settlement pattern, land use features and existing development present numerous opportunities for containment so settlement extension could be achieved without significant impact on the role and function of the green belt.						
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 site is contained by existing buildings to the south and partly to the east and by Ferrand Lane to the north. However, for some of its western edge it does not follow a feature on the ground and so does not present a defensible new green belt boundary. This would leave adjacent land at risk from encroachment contrary to the purposes of including land in the green belt.						










H2741	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	5.34
Land at Birstall Bowling Club, Batley					Employment Floorspace		Housing Capacity	186
Transport		Access can be provided from the A62 Gelderd Road. 2.4m x 43m visibility splays required. A secondary access serving a limited number of dwellings could be provided from Raikes Lane. Public rights of way cross the site.						
Public Health		No applicable health problems.						
Education		No immediate need for school places within the catchments area. There is however an increasing trend for places.						
Historic Env		Potential impact on Birstall conservation area.						
Flood/drainage		The site lies within flood zone 1. Culverted watercourse in centre of the site and overland flow route crossing the site. Ponding possible around 80-84 Geldered road. Public sewer in Geldered road. Flow path must be accommodated in layout. Culvert survey required.						
Env Protection		Industry noise may affect new receptors. Noise assessment required. On potentially contaminated land. Phase 1 and 2 will be needed.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		One standard quality green used by Birstall Bowling Club. Quality improved due to increased maintenance. Capacity for additional use and pay and play. The Playing Pitch Study recommends protect local site for casual and club use.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The reason for rejecting the site as a housing allocation is that it is proposed as an accepted Urban green space (UGS966). The site forms part of a standard quality green used by Birstall Bowling Club. The Playing Pitch Study recommends protecting the local site for casual and club use.						










H2572	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.54
Land to the rear of 99 Drub Lane, Cleckheaton					Employment Floorspace		Housing Capacity	18
Transport		Third party land required to achieve visibility splays						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for additional Primary or Secondary school places. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is located in the settlement of Drub which is overwashed by the green belt. Drub largely consists of a line of ribbon development either side of Drub Lane and this site would represent backland development, considerably extending the built settlement form to the north. Drub is overwashed in order to prevent further intensification of the line of ribbon development. The site itself is well contained by existing property and strong boundary features but could not be removed from the green belt in isolation. The Local Plan strategy does not include the removal of Drub from the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is located in the settlement of Drub which is overwashed by the green belt. Drub largely consists of a line of ribbon development either side of Drub Lane and this site would represent backland development, considerably extending the built settlement form to the north. Drub is overwashed in order to prevent further intensification of the line of ribbon development. The site itself is well contained by existing property and strong boundary features but could not be removed from the green belt in isolation. The Local Plan strategy does not include the removal of Drub from the green belt.						











H104	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	6.64
Land to the south of, Norristhrope Lane, Norristhorpe					Employment Floorspace		Housing Capacity	232
Transport		This site has no site frontage onto an adopted highway, third party land would be required.						
Public Health		Levels of obesity are higher than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary school place within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; no objection. No objections raised to surface water flood risk. Concerns over whether soakaways will work, access to watercourse is over third party land.						
Env Protection		Entertainment noise may affect new receptors. Phase 1 Contaminated Land Report, Air Quality Impact Assessment and Low Emission Travel Plan required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is an extensive site relative to the alignment of the settlement edge. There is no other obvious new boundary to the south to reduce the scale and the impact which would appear as encroachment into the countryside contrary to the purposes of including land in the green belt. The configuration of the site would leave land between the site and the settlement edge vulnerable to development pressure without further land release.						
Green belt edge		This area of green belt forms a reasonably extensive gap that separates Heckmondwike and Mirfield. The area is extensive enough to accommodate settlement extension without impacting on the role and function of the green belt but the settlement pattern and land use means that opportunities that relate well to the existing settlement 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		This is an extensive site relative to the alignment of the settlement edge. There is no other obvious new boundary to the south to reduce the scale and the impact. There are reasonable ground features that could create new boundaries but the option on its own would not present a satisfactory settlement extension without further land release.						



















H2571	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.57
Land at, Brunswick Street, Heckmondwike					Employment Floorspace		Housing Capacity	89
Transport		Significant engineering works would be required to achieve access. Access onto Walkley Lane is unsuitable due to close proximity to Walkley Avenue. No site safety issues have been raised.						
Public Health		levels of physical activity are lower than the Kirklees average. Open space provision needed within 15 min walking distance.						
Education		There is an need for additional Primary school places. No immediate need for additional Secondary school places. There is however an increasing trend for places.						
Historic Env		No constraints						
Flood/drainage		Culverted watercourse crossing the site further investigation needed.						
Env Protection		Industry noise may affect new receptors. Noise and phase 1 contaminated land assessments required.						
Biodiversity		Would benefit from a botanical survey before it is considered for allocation. May support lowland dry acid grassland within the disused railway cutting a UK BAP priority habitat.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Overlap with UGS1064						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site is a disused railway cutting. To provide access to the site would require significant engineering works. Insufficient evidence has been provided as to how this could be satisfactorily achieved.						
H164	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.87
Church Farm, Church Lane, Gomersal					Employment Floorspace		Housing Capacity	170
Transport		The land owner is in control of all the property that would need to be demolished to achieve access. 2.4m x 43m sight lines would be needed to Church Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for Primary or Secondary School places, however there is an increasing trend for places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk; no objection. Further research required to assess surface water drainage which could be affected by Church Beck.						
Env Protection		Industry noise may affect new receptors, farm nearby. Low Emission Travel Plan, Phase 1 Contaminated Land Report, Noise Assessment and Odour Assessment						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a poorly configured site relative to the existing settlement pattern and lies within an area where there is a restricted gap separating major settlements. It is contained by houses at The Coppice to the east and landform and trees to the north so there is no danger of further sprawl towards Birstall. It lies behind existing ribbon development to the north side of Church Lane that connects Gomersal to Birstall and the green belt in this location prevents any intensification of this connection. Inclusion of this site as a housing option would significantly reinforce the appearance of connection as it would introduce depth to the existing ribbon development, contrary to the role and function of the green belt.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt performs an important role in helping to prevent the coalescence of Gomersal and Birstall, and although the existing settlement pattern provides some limited opportunities for minor infill or rounding off the extensive nature of the field pattern means that any settlement extension is unlikely to be achieved without significant land release, which could compromise the overall strategic role of the green belt in this location.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is a poorly configured site relative to the existing settlement pattern and lies within an area where there is a restricted gap separating major settlements. It is contained by houses at The Coppice to the east and landform and trees to the north so there is no danger of further sprawl towards Birstall. It lies behind existing ribbon development to the north side of Church Lane that connects Gomersal to Birstall and the green belt in this location prevents any intensification of this connection. Inclusion of this site as a housing option would significantly reinforce the appearance of connection as it would introduce depth to the existing ribbon development, contrary to the role and function of the green belt.						

H546	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.4
Land to the north-west of, 636-646, Halifax Road, Hightown					Employment Floorspace		Housing Capacity	14
Transport		Site access is achievable, 2.4m x 43m (30mph speed limit) visibility splays are required on Halifax Road.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Development must not contribute to an increase in air quality.						
Education		Primary - Moderate increase Primary - Increase No immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Phase one contaminated land assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		This site forms part of a strategic urban greenspace comprising of a large area of attractive open farmland with established trees and hedgerows defining field boundaries. The site provides a green lung between Cleckheaton and Hightown and defines the separation of the two settlements. An array of public footpaths dissect the site and they are highly used with one footpath tarmaced in the central area of the site.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
This site forms part of a strategic urban greenspace comprising of a large area of attractive open farmland with established trees and hedgerows defining field boundaries. The site provides a green lung between Cleckheaton and Hightown and defines the separation of the two settlements. An array of public footpaths dissect the site and they are highly used with one footpath tarmaced in the central area of the site.								

H171	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.55
Land to the north of, Highmoor Lane, Hartshead Moorside					Employment Floorspace		Housing Capacity	54
Transport		Site access achievable, 2.4m x 43m visibility splays required						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		No immediate need for additional Primary or Secondary school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there are areas of ponding on site.						
Env Protection		Multiple sources of noise may affect new receptors. Phase 1 Contaminated Land Report, Noise Assessment and Air Quality Impact Assessment						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		Area of former school now demolished is unused land, assessed as low value. Provision of natural/semi-natural greenspace in the Cleckheaton ward is above the standard.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Site access is achievable. Site is a former school which is now demolished. The land is unused and assessed as low value. Provision of natural/semi-natural greenspace in the Cleckheaton ward is above the standard. Site overlaps with accepted housing option H1704.								




















H279	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	5.32
Land west of, Muffit Lane, Gomersal					Employment Floorspace		Housing Capacity	186
Transport		Site access achievable. 2.4m x 43m (30mph speed limit) visibility splays req. along Muffit Lane. Highways agency rank 3 site: additional mitigation required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objections. Potential watercourse extending into site, investigate. Northern field appears to be close to a watercourse, investigate suitability.						
Env Protection		Noise and odour assessments required. Potentially on contaminated land.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		One of the purposes of the green belt is to preserve the countryside from encroachment. This is a poorly configured site unrelated to the settlement which would introduce an isolated residential area into the countryside. Part of the boundary does not follow a feature on the ground so a new defensible green belt boundary would need to be found, particularly at the south western extent of the site, if future encroachment were to be prevented.						
Green belt edge		N/A						
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		One of the purposes of the green belt is to preserve the countryside from encroachment. This is a poorly configured site unrelated to the settlement which would introduce an isolated residential area into the countryside. Part of the boundary does not follow a feature on the ground so a new defensible green belt boundary would need to be found, particularly at the south western extent of the site, if future encroachment were to be prevented.						







H84	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.77
Land to the west of, Swallow Farm, Hodgson Lane/Station Lane, Birkenshaw					Employment Floorspace		Housing Capacity	61
Transport		Site access achievable. 2.4m x 43m (30mph speed limit) visibility splays required along Station Lane. Pedestrian facilities will be required to be incorporated within the access arrangements.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need. Secondary school - no immediate need but increasing trend for places.						
Historic Env		This site lies within the boundary of the Registered Battlefield at Adwalton.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objections. Soak away may not be suitable due to report of local ditching/land drainage being problematic. Discharges to larger public surface water sewer could be greater depending on assessment but could be as low as 3l/s. YW will comment and should evidence any capacity issues.						
Env Protection		Noise, odour and contaminated land phase 1 (and phase 2) reports required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is well related to the settlement and could form infill between existing residential areas. The western edge follows a feature on the ground which although not a strong feature could form a new green belt boundary. However, the site is located within the area of Adwalton Moor registered battlefield which is best protected by its green belt designation and whose setting would be compromised by further development within and around it.						
Green belt edge		This area of green belt overwashes the Adwalton Moor historic battlefield which is best protected by the green belt designation.						
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 site lies within the Adwalton Moor Registered Battlefield and should be protected from development. This site is well related to the settlement and could form infill between existing residential areas. The western edge follows a feature on the ground which although not a strong feature could form a new green belt boundary. However, the site is located within the area of Adwalton Moor registered battlefield which is best protected by its green belt designation and whose setting would be compromised by further development within and around it.						











H305	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.48
Land to the north of, Wyke Lane, Oakenshaw, Bradford,					Employment Floorspace		Housing Capacity	104
Transport		Site access achievable from south street. No highways safety issues have been raised.						
Public Health		Rates of respiratory admissions are higher than the Kirklees average						
Education		There is no immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1,2 & 3; No objection. No objections raised to surface water flood risk or surface water drainage. However Low Moor Beck runs along the northern boundary.						
Env Protection		Site is potentially on contaminated land with possible odour issues from nearby farm. All of the site fall within a HSE middle zone. Low Emission Travel Plan and Phase 1 & 2 Contaminated Land reports required.						
Biodiversity		The northern boundary of this proposed allocation is the Low Moor Beck and there is also a block of adjacent lowland mixed deciduous woodland both UK BAP priority habitats. 0.5ha removed from developable area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site falls within HSE middle zone. Planning Advice for Developments near Hazardous Installations (PADHI) advice suggests maximum of 30 dwellings. Site are and number of dwellings proposed exceeds HSE advice.								
H625	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.85
Land north west of, Primrose Lane, Liversedge					Employment Floorspace		Housing Capacity	134
Transport		No site frontage to the adopted highway. Access could be provided from Darley Road and Lower Hall Close were the site to be developed along with SHLAA 401 (H122) to the west of the site. Access to the site would need to cross Primrose Lane which is a public bridleway. Third party land is required to access the site. PROW SPE/115/40 at southern boundary of site. PROW SPE/115/30 to south of site. PROW SPE/115/50 to western boundary of site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		The site is within flood zone 1. No objection on surface water drainage. There is a public combined sewer to the north boundary of the site along the cycle track. The site would benefit from a combined drainage masterplan with nearby proposed allocations.						
Env Protection		Contaminated land report phase 1 and 2 required.						
Biodiversity		No objection raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a poorly configured site with very little relationship to the settlement. Development would impact on the strategic nature of the green belt in an already restricted area and effectively join Liversedge to Cleckheaton along the Spen Valley Greenway contrary to the role and function of the green belt.						
Green belt edge		The green belt in this area performs an important role in separating Cleckheaton and Hightown from Liversedge. The existing settlement and land use patterns mean that some development could be accommodated with limited impact on openness and provided that the strategic gap is maintained.						
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 reasons for rejecting the site are: It is a very poorly configured site with no relationship to the settlement. Development would impact on the strategic nature of the green belt in an already restricted area and effectively join Liversedge to Cleckheaton along the Spen Valley greenway contrary to the purposes of including land in the green belt. The configuration could leave adjacent areas vulnerable to encroachment and there are areas where the potential new boundary does not follow a strong feature on the ground.								
Further insufficient evidence has been submitted to demonstrate that the site could be satisfactorily accessed without considerable third party land.								

H497	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.95	
Land east of, 706, Halifax Road, Hightown					Employment Floorspace		Housing Capacity	33	
Transport			Site access achievable on Halifax Road, 2.4m x 43m visibility splays required.						
Public Health			Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education			There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for primary school places.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However surface water is shown to pond on Halifax Road						
Env Protection			Site is on potentially contaminated land, road noise may affect new receptors. Phase 1 & 2 Contaminated Land Reports and Noise Assessment required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			Strategic urban greenspace comprising large area of attractive open farmland with established trees and hedgerows defining field boundaries. Provides green lung between Cleckheaton and Hightown, defines the separation of the two settlements. An array of public footpaths dissect the site and they are highly used with one footpath tarmacked in the central area of the site.						
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion									
The site forms part of a strategic urban greenspace comprising large area of attractive open farmland with established trees and hedgerows defining field boundaries. Provides green lung between Cleckheaton and Hightown, defines the separation of the two settlements. An array of public footpaths dissect the site and they are highly used with one footpath tarmacked in the central area of the site.									

H647	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.35	
Land Adjacent, Tong Moor Side, East Bierley					Employment Floorspace		Housing Capacity	47	
Transport			No site frontage to the adopted highway. Access from Tong Moor Side unsuitable for further development. Tong Moor Side is a narrow bridleway unsuitable for any intensification of use.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			No immediate need for new places.						
Historic Env			Site of archaeological significance (PRN3476). Recommend pre-determination archaeological evaluation						
Flood/drainage			The site is within flood zone 1. There is a land drain running through the site.						
Env Protection			On potentially contaminated land. Phase 1 and 2 assessments required. Industry noise may affect new receptors. Noise assessment required.						
Biodiversity			No objections raised.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			Site assessed as green for urban greenspace.						
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion									
Site access is unachievable. There is no site frontage onto the adopted highway.									

H143	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.27
Land to the east of, Milton Road, Liversedge					Employment Floorspace		Housing Capacity	44
Transport		Site access achievable onto Cornmill Lane, 2.4m x 43m visibility splays required. No highways safety issues have been raised.						
Public Health		Levels of obesity are higher than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river Flood Zone 3a/3b; Objections raised. Objection raised to surface water, site stores storm water at dangerous depths. No objection raised to surface water drainage.						
Env Protection		Site is on potentially contaminated land, industry noise may affect new receptors. Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		Littletown FC club site with one good quality adult. Capacity available but not at peak time. PPS recommends protect well used club site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site has been allocated as an Urban Greenspace option.						
H45	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.85
Land to the north of, Still House Farm, Upper Batley Low Lane, Upper Batley					Employment Floorspace		Housing Capacity	79
Transport		Site access achievable. Highways Agency rank 3 site: additional mitigation required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.						
Historic Env		Still House, 113, Upper Batley Low Lane is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. Close to known archaeological site; archaeological evaluation required.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk; no objection. Objection raised to surface water drainage: further research required to assess impact of former railway on drainage options should soakaways not be an option. Watercourse emerge immediately to downstream of the site in several places. Investigation required. Isolated patches on ponding also need investigating.						
Env Protection		Phase 1 contaminated land report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The configuration and location of this site would both reduce the gap between Birstall and Upper Batley and be poorly related to the existing settlement form, projecting new development to the south. A new boundary along the line of the former railway could contain sprawl but in itself is a weak feature on the ground. However, there is already a degree of built form to the east of Upper Batley Lane and the railway does form the green belt boundary further to the south.						
Green belt edge		This is a reasonably extensive area of green belt between Kirklees and Leeds but which is more narrow where it separates Batley and Birstall. The existing green belt boundary along Upper Batley Lane is a strong feature on the ground. The line of the former railway presents a less defensible boundary, beyond which there is risk of sprawl.						
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 and location of this site would both reduce the gap between Birstall and Upper Batley and be poorly related to the existing settlement form, projecting new development to the south. A new boundary along the line of the former railway could contain sprawl but in itself is a weak feature on the ground. However, there is already a degree of built form to the east of Upper Batley Lane and the railway does form the green belt boundary further to the south.						
		Further to this insufficient information has been submitted to demonstrate that issues associated with heritage impact and surface water drainage could be satisfactorily mitigated against.						











H311	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.43	
Gomersal Primary School, Land to the north of, Oxford Road, Gomersal					Employment Floorspace		Housing Capacity	28	
Transport			Visibility splays cannot be achieved without third party land						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			Primary school - no immediate need. Secondary school - no immediate need for places but increasing trend.						
Historic Env			Pollard Hall is Listed Grade II*. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. The site also lies partly within Gomersal conservation area.						
Flood/drainage			Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objection. There is a watercourse to the north of the site but connection would require crossing third party land.						
Env Protection			Contaminated land phase 1 report required. Presume noise report required as the site is immediately adjacent to a school.						
Biodiversity			This site lies next to an area of mixed deciduous woodland UK BAP priority habitat which stretches to the east. Development will cause significant increases in disturbance to this habitat and is likely to also result in tipping of garden waste - area removed.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			Once a buffer to protect the treed area which is a priority habitat has been applied the configuration of this site would be extremely poor resulting in an unrelated linear projection of development into the countryside. There would be little risk of sprawl or further encroachment because the site is almost entirely contained by woodland, with the school grounds to the south.						
Green belt edge			One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt performs an important role in helping to prevent the coalescence of Gomersal and Birstall, and although the existing settlement pattern provides some limited opportunities for minor infill or rounding off the extensive nature of the field pattern means that any settlement extension is unlikely to be achieved without significant land release, which could compromise the overall strategic role of the green belt in this location.						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion			This site lies next to an area of mixed deciduous woodland UK BAP priority habitat which stretches to the east. Development will cause significant increases in disturbance to this habitat. Once a buffer to protect the treed area which is a priority habitat has been applied the configuration of this site would be extremely poor resulting in an unrelated linear projection of development into the countryside. There would be little risk of sprawl or further encroachment because the site is almost entirely contained by woodland, with the school grounds to the south.						
Additionally required visibility splays cannot be achieved without third party land.									

H317	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.94	
Land between, Rydal Grove and Moor View, Mirfield					Employment Floorspace		Housing Capacity	137	
Transport			Site access achievable. Right turn lane may need to be provided on Sunny Bank Road.						
Public Health			Levels of obesity are higher than the Kirklees average. Ensure there are adequate physical activity opportunities.						
Education			No immediate need for further primary or secondary place in this vicinity						
Historic Env			No objections raised (listed boundary stone on roadside)						
Flood/drainage			Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objections. Sites H317, H120 & H92 would benefit from a drainage masterplan. Public combined sewer in Huddersfield Road depending if this can be drained by gravity.						
Env Protection			AQIA, noise and contaminated land phase 1 reports required.						
Biodiversity			No objections raised.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			The location and extent of this site would close a strategic gap between Mirfield and Roberttown contrary to the role and function of the green belt.						
Green belt edge			One of the purposes of the green belt is to prevent neighbouring towns from merging into each other. This area of green belt forms a strategic gap that prevents the coalescence of Mirfield and Roberttown.						
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 location and extent of this site would close a strategic gap between Mirfield and Roberttown contrary to the role and function of the green belt.						

H447	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	10.05
Land north of, Upper Batley Lane, Upper Batley					Employment Floorspace		Housing Capacity	351
Transport		Two points of access are required for a development of this scale. Long site frontage onto Upper Batley Low Lane and Upper Batley Lane. 2.4m x 120m (40mph speed limit) visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places. Capacity of the site is >300						
Historic Env		Still House, on the opposite site of Upper Batley low Lane, is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. Site of possible archaeological interest; archaeological evaluation required.						
Flood/drainage		Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objection. Sites H447, H662 & H45 would benefit from a drainage masterplan.						
Env Protection		AQIA, noise and contaminated land phase 1 reports required.						
Biodiversity		No impact						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The extent and location of this site would completely close the strategic gap that currently separates this part of Birstall and Batley, and would cut off a large area of green belt to the west, including Wilton Park, from the wider green belt.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. The green belt in this location overwashes a narrow undeveloped gap along Upper Batley Low Lane which allows the green belt to penetrate to the west so as to include important open space within it and to help maintain separation with Upper Batley.						
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 extent and location of this site would completely close the strategic gap that currently separates this part of Birstall and Batley, and would cut off a large area of green belt to the west, including Wilton Park, from the wider green belt.						

H2590	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.9
Land off, New Lane, Cleckheaton					Employment Floorspace		Housing Capacity	31
Transport		Site access is achievable from New Lane. 2.4m x 43m visibility splays required. No highways safety issues have been raised.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Road traffic noise may affect new receptors. Phase 1 Contaminated Land Report and Noise Assessment required.						
Biodiversity		Moderate foraging habitat for common and soprano pipistrelle bats.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site option forms part of larger urban greenspace option UGS1068.						

H352	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	9.24
Land between, Scotland Beck and footpath, south of, Nutter Lane, Birstall					Employment Floorspace		Housing Capacity	253











Transport		Site access achievable but poor highway infrastructure unsuited to any intensification. Highways agency rank 3 site: additional mitigation required.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.
Historic Env		Oakwell Hall which is situated 160 metres to the north of this area is a Grade I Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. Close to area believed to be a medieval settlement (PRN8278) - evaluation required.
Flood/drainage		Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objections. Flood risk may need to be modelled.
Env Protection		AQIA and contaminated land phase 1 reports required.
Biodiversity		Any development on this site would have a significant impact on both the woodland and the beck. Lowland mixed deciduous woodland UK BAP habitat covers this site adjacent to the Scotland Beck. The Nutter Beck joins the Scotland Beck at this point.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		This site is partly contained by development which limits its relationship to the wider countryside. However, the site contains one open watercourse and there is another in very close proximity whose relationship with the countryside would be compromised by development of this site. These features and their related important wildlife habitats are best protected by the green belt designation.
Green belt edge		One of the purposes of the green belt is to safeguard the countryside from encroachment. Nova Beck and Scotland Beck and their important wildlife habitats are countryside features that form the east and west edges with the settlement in this location and whose protection is best achieved through the green belt designation.

Exceptional Circumstances There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.

Conclusion

This site is partly contained by development which limits its relationship to the wider countryside. However, the site contains one open watercourse and there is another in very close proximity whose relationship with the countryside would be compromised by development of this site. These features and their related important wildlife habitats are best protected by the green belt designation.

H1796	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	8.51
Land between, Laverhills and Quaker Lane, Hightown					Employment Floorspace		Housing Capacity	297

Transport		Two points of access are required to serve a development of this scale. Limited access from Chiltern Way. Unsuitable to serve many dwellings. A second access could be provided via H564 with access onto Hightown Road. 180m frontage onto Hightown Road. May only be sufficient for one access point due to junction spacing. 2.4 x 43m visibility splays required.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		There is no immediate need for Primary or Secondary school places within the catchments area. There is however, an increasing trend for Secondary school places
Historic Env		No objections raised
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Sites in this area would benefit from a drainage masterplan.
Env Protection		No objections raised, Air Quality Impact Assessment, Low Emission Travel Plan and Phase 1 Contaminated Land Report required.
Biodiversity		No objections raised
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		The site is located in a restricted area of green belt that prevents the merger of major settlements. This site could be released with limited impact on this strategic role, although it is large in relation to the size of the strategic gap. Quaker Lane could provide a strong new eastern boundary but the northern boundary is less well defined on the ground and the option would leave a significant area of land to the west between the site and the settlement isolated from the wider green belt. The site retains a countryside character and contains an open watercourse on its northern boundary. The loss of countryside would represent encroachment but impact is limited by the existing degree of containment.
Green belt edge		The green belt in this area performs an important role in separating Cleckheaton and Hightown from Liversedge. The existing settlement and land use patterns mean that some development could be accommodated without significantly undermining this role provided that the strategic gap is maintained.

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

Two access points are required to serve a development of this scale. Access is limited from Chiltern Way. The site is located in a restricted area of green belt that prevents the merger of major settlements. This site could be released with limited impact on this strategic role, although it is large in relation to the size of the strategic gap. Quaker Lane could provide a strong new eastern boundary but the northern boundary is less well defined on the ground and the option would leave a significant area of land to the west between the site and the settlement isolated from the wider green belt. The site retains a countryside character and contains an open watercourse on its northern boundary. The loss of countryside would represent encroachment but impact is limited by the existing degree of containment.











H596	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.26	
Land off, Windy Bank Lane, Hightown					Employment Floorspace		Housing Capacity	184	
Transport			Access can be provided from Windy Bank Lane and / or Hare Park Lane. 2.4m x 43m (30mph speed limit) visibility splays are required. The provision of a pedestrian footway is required along the site frontage on Hare Park Lane. Public Right of Way PROW SPE/89/60 crosses site.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			Primary school - no immediate need for additional places over and above existing plans Secondary school - no immediate need but increasing trend for places.						
Historic Env			Thornbush Farm to the east of this area is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. Site close to scheduled site (PRN53). Archaeological evaluation recommended.						
Flood/drainage			Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objections. Clough Beck runs through the centre of the site.						
Env Protection			AQIA, noise and contaminated land phase 1 reports required. Objection raised: consider buffer adjacent to Park Works						
Biodiversity			No objections raised.						
Other constraints			None identified.						
Open space			N/A						
Green belt			Only a small section of this site actually borders the existing settlement. Part of the north western edge does not follow any feature on the ground so a new boundary would need to be found. If Windy Bank Lane was used to form a new boundary additional large areas of open land would have to be removed from the green belt. If a new green belt boundary were created just around the site it would not be well related to the settlement. This would represent significant encroachment into the countryside to the detriment of the openness of the green belt.						
Green belt edge			This is a reasonably extensive area of green belt which borders with green belt in Calderdale. Locally it is separated from the wider green belt by Windy Bank Lane but appears contiguous in character with the adjacent countryside. The existing settlement pattern presents opportunities for infill or rounding off between the existing built up area and Windy Bank Lane without undermining the role and function of the green belt.						
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			Only a small section of this site actually borders the existing settlement. Part of the north western edge does not follow any feature on the ground so a new boundary would need to be found. If Windy Bank Lane was used to form a new boundary additional large areas of open land would have to be removed from the green belt. If a new green belt boundary were created just around the site it would not be well related to the settlement. This would represent significant encroachment into the countryside to the detriment of the openness of the green belt.						

H815	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.01	
land Adjacent, White Lee Road, Batley					Employment Floorspace		Housing Capacity	70	
Transport			Site access achievable from White Lee Road, third party land required for visibility splays. Northern part of the site has planning permission for 24 dwellings with proposed access from Riding Street.						
Public Health			Levels of obesity are higher than the Kirklees average.						
Education			Primary school; no immediate need with decreasing trend for places. Secondary school; no immediate need but increasing trend for places.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1: No objection. No objections raised to surface water flood risk or surface water drainage. However gravity connection to public surface water sewer in Asquith Fields may not be possible.						
Env Protection			Industry noise may affect new receptors. Noise Assessment and Contaminated Land Phase 1 report required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			Marginally overlaps (1%) with large strategic urban greenspace site at Batley						
Green belt			N/A						
Green belt edge			N/A						
Exceptional Circumstances			N/A						
Conclusion			The site overlaps with housing option H612. This site was granted a reserved matters application for 24 dwellings in February 2015 (2014/61/93425/E). The principle of development has therefore, been accepted on this part of the site.						

The smaller site option H612 has been accepted excluding the southern built out area of the site option.









H1726	Site is in Green belt	Y	Green/Brownfield	PB	Settlement Position	E	Gross Area (Ha)	4.48
Urban Greenpace and land off, Windy Bank Lane, Hightown					Employment Floorspace		Housing Capacity	155
Transport			Site access achievable					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			No immediate need for additional Primary or Secondary school places. There is however an increasing trend for places.					
Historic Env			There is the possibility development could affect the setting of Thornbush Farm which is a Grade II Listed Building.					
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.					
Env Protection			No objections raised. Phase 1 Contaminated Land Report and Low Emission Travel Plan required.					
Biodiversity			No objections raised					
Other constraints			None identified.					
Open space			Former school site with school playing fields. School buildings now demolished. MUGA on small part of site.					
			Need to consider future of site as opportunity to help meet open space and playing pitch deficiencies in the area before release for development. CHECK PPS suggest any redevelopment should include enhanced pos provision.					
Green belt			The small extension of this site to the south into the green belt provides the opportunity to create a new strong green belt boundary as there is no existing boundary on the ground where it meets the former school site. The track to the east would present a new strong defendable boundary, as would Windy Bank Lane to the west. However, the field boundary running south west from Hawthorne Lodge does not present a strong feature on the ground and would therefore be vulnerable to encroachment.					
Green belt edge			This is a reasonably extensive area of green belt which borders with green belt in Calderdale. Locally it is separated from the wider green belt by Windy Bank Lane but appears contiguous in character with the adjacent countryside. The existing settlement pattern presents opportunities for infill or rounding off between the existing built up area and Windy Bank Lane without undermining the role and function of the green belt.					
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			Site overlaps with H198 which is considered to be the better more defendable alternative. In view of this option H1726 rejected.					

H811	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	6.93
Land Adjacent, Westgate, Cleckheaton					Employment Floorspace		Housing Capacity	231
Transport			Site access is achievable from Westgate. No highways safety issues have been raised.					
Public Health			Rates of respiratory emergency admissions are higher than the Kirklees average.					
Education			No objections raised					
Historic Env			The site is within 100m of Grade II listed buildings, Lower Blacup Farmhouse and 2 & 3 Quaker Lane. Development could impact on the setting of these buildings.					
Flood/drainage			Majority of the site falls in Flood Zone 1, Southern areas of the site fall in Flood Zone 2 and 3. No objections to surface water risk or surface water drainage.					
Env Protection			The site maybe affected by multiple sources of noise. Air Quality impact assessment (Monitising of Environmental Damage), Low Emission Travel Plan, Contaminated Land Phase 1 and 2 reports and Noise assessment required.					
Biodiversity			The Backup Beck runs along the southern side of the site. 0.33ha removed from developable area.					
Other constraints			None identified.					
Open space			N/A					
Green belt			N/A					
Green belt edge			N/A					
Exceptional Circumstances			N/A					
Conclusion			Site access is achievable from Westgate. Planning permission granted for mixed use development. Site now rejected and mixed use option accepted to coincide with planning permission					

H2561	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.86
Land north and south, Cliffe Lane, Gomersal, Cleckheaton					Employment Floorspace		Housing Capacity	134
Transport		Site access achievable, 2.4m x 43m visibility splays required on to Cliffe Lane. There are no site safety issues within the vicinity of the site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No additional need for additional school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Ordinary watercourse runs along the southern boundary.						
Env Protection		Site is on potentially contaminated land. Phase 1 & 2 Contaminated Land Report and Low Emission Travel Plan required.						
Biodiversity		An area of ancient woodland, lowland mixed deciduous woodland and hedgerows both UK BAP priority habitats occur on and to the south of this proposed allocation. 0.9258ha removed.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		While the eastern extent of this site is reasonably well related to the settlement its western extent intrudes into open countryside contrary to the role and function of the green belt and impacts on the environmentally sensitive area of Fusden Wood and its associated watercourse.						
Green belt edge		This is a reasonably extensive area of green belt that maintains separation between Gomersal and Cleckheaton. Opportunities for settlement extension in this area are limited by the presence of sensitive environmental features including protected trees and an open watercourse.						
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		While the eastern extent of this site is reasonably well related to the settlement its western extent intrudes into open countryside contrary to the role and function of the green belt and impacts on the environmentally sensitive area of Fusden Wood and its associated watercourse.						
H123	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.7
Land south of, Whitcliffe Road, Cleckheaton,					Employment Floorspace		Housing Capacity	24
Transport		Site access is achievable, 2.4m x 43m (30mph speed limit) visibility splays req. along Prospect Avenue. Site topography (sloping down from road) may make access difficult.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Phase 1 contaminated land report required. No objections raised.						
Biodiversity		There is a block of lowland mixed deciduous woodland UK BAP priority habitat covering about half of this site and grassland of unknown quality on the remainder. This site lies in the centre of Cleckheaton on a disused railway corridor which forms Route 66 Sustrans Greener Greenways. Site has been removed and retain for biodiversity value and ideally quiet recreation/public open space.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Site overlaps Urban Greenspace option						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site is a semi natural greenspace including woodland and grassland. There is a block of lowland mixed deciduous woodland UK BAP priority habitat covering around half of this site and grassland of unknown quality on the remainder. This site lies in the centre of Cleckheaton on a disused railway corridor which forms Route 66 Sustrans Greener Greenways. The site has been retained as an Urban Greenspace option.						

H1723	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.49
Land adjacent, Milton Road, Heckmondwike					Employment Floorspace		Housing Capacity	35
Transport		Site access is achievable from Milton Road. No highways safety issues have been raised.						
Public Health		Levels of obesity are higher than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Site is located in flood zone 3a and 3b. River Spen runs along the eastern boundary of the site.						
Env Protection		Industry noise may affect new receptors. Noise Assessment and Phase 1 Contaminated Land Report Required.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat on part of site. 0.47ha removed from the developable area.						
Other constraints		None identified.						
Open space		Littletown FC club site with one good quality adult. Capacity available but not at peak time. PPS recommends protect well used club site.						
		Poorly used amenity greenspace assessed as low value but could provide opportunity to meet sport/recreational shortfalls in the area.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No change to site option - retained as UGS.						
H195	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	D	Gross Area (Ha)	0.8
Land at Moor Top, Far Common Road, Mirfield					Employment Floorspace		Housing Capacity	25
Transport		Site access achievable, 2.4m x 43m visibility splays required along Taylor Hall Lane						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for Primary or Secondary school places. There is however, an increasing trend from Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; no objections. Surface water flood risk and surface water drainage; no objections. The pond and its watercourse feed must be analysed. Stand off distances will apply and ideally the watercourse should flow under roads or indeed be opened up.						
Env Protection		Site is on potentially contaminated land, multiple sources of noise may affect receptors. Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity		Site includes a pond/reservoir which is a UK BAP priority habitat, 0.08ha removed for site area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site lies within an extensive area of green belt that separates Mirfield, Roberttown and Hartshead. It contains industrial buildings and is located where there are a number of residential and farm buildings in an urban fringe area. It is unrelated to either Mirfield or Roberttown and so could not be released from the green belt in isolation as it would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. National planning guidance states that redevelopment of brownfield sites may be appropriate provided that openness is preserved and this should be an important consideration should any redevelopment scheme be proposed, in order not to reinforce the urban fringe. The ability to consider openness would be lost if the site were to be removed from the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site lies within an extensive area of green belt that separates Mirfield, Roberttown and Hartshead. It contains industrial buildings and is located where there are a number of residential and farm buildings in an urban fringe area. It is unrelated to either Mirfield or Roberttown and so could not be released from the green belt in isolation as it would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. National planning guidance states that redevelopment of brownfield sites may be appropriate provided that openness is preserved and this should be an important consideration should any redevelopment scheme be proposed, in order not to reinforce the urban fringe. The ability to consider openness would be lost if the site were to be removed from the green belt.						









H709	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.08
Land to south and south east of, 17 - 43, Farfield Court, Hightown					Employment Floorspace		Housing Capacity	37

Transport		No site frontage to the adopted highway. Access can only be achieved from Low House Fold through Housing Option H646 if both sites were developed at the same time.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		No immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary school places.
Historic Env		Potential impact on the setting of a listed building to the north.
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.
Env Protection		Site is on potentially contaminated land, multiple sources of noise may affect receptors. Phase 1 & 2 Contaminated Land Reports and Noise Assessment required.
Biodiversity		No objections raised
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion

The site has been rejected on the grounds that it does not front an adopted highway. Third party land is required to achieve access. No evidence has been provided that the site is deliverable or developable during the local plan period. There is however, a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period and for this reason a safeguarded land option (SL2181) is proposed as an accepted allocation.











H791	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.6
Land to the east and south east of, 4 - 12, Lands Beck Way, Hightown					Employment Floorspace		Housing Capacity	17

Transport		Access achievable off Lands Beck Way. 2.4 x 43m visibility splays required (30mph speed limit).
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		No immediate need for additional places.
Historic Env		No objections raised.
Flood/drainage		The site is in flood zone 1. No objections raised.
Env Protection		No constraints - minor residential conditions required
Biodiversity		No objections raised.
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion

The site was previously identified in the Unitary Development Plan and there are no constraints with the site. The site has been rejected on the basis that it forms part of a larger site allocation which extends to the south (H278) which has been accepted.









H141	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.54
Land between, South View and Hunsworth Lane, East Bierley					Employment Floorspace		Housing Capacity	123

Transport		Site access achievable on to Hunsworth Lane 2.4m x 43m visibility splays required. No site safety issues have been raised.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning
Education		There is no immediate need for Primary or Secondary school places within the catchments area.
Historic Env		This area lies close to the southern edge of the East Bierley Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there are only small diameter pipes available, heavy restrictions may be required.
Env Protection		No objections raised. Phase 1 Contaminated Land Report and Low Emission Travel Plan required.
Biodiversity		No objections raised.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		This site is only loosely related to the settlement and large in relation to it. The extent of the site makes it highly visible on the approach to East Bierley to the detriment of the openness of the green belt and would result in significant encroachment into this open countryside setting.
Green belt edge		One of the purposes of the green belt is to prevent the unrestricted sprawl of large built up areas. The green belt in this area is extensive and some settlement extension could occur without significantly compromising the green belt role, although the land use pattern means that opportunities for settlement extension or rounding off without resulting in sprawl 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

This site is only loosely related to the settlement and large in relation to it. The extent of the site makes it highly visible on the approach to East Bierley to the detriment of the openness of the green belt and would result in significant encroachment into this open countryside setting.

H122	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.94
Land to the east of, Primrose Lane, Liversedge,					Employment Floorspace		Housing Capacity	80

Transport		Access can be achieved from Lower Hall Close and Darley Road both of which are adopted.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.
Historic Env		No objections raised
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there are off site problems with drainage systems to the north.
Env Protection		No objections raised
Biodiversity		Lowland mixed deciduous woodland covers part of this site adjacent to a disused railway corridor. 0.64ha removed from developable area leaving 2.49ha.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion

This site overlaps accepted option H2159

H243	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.66	
Land south of, Mazebrook Farm, Drub Lane, Drub					Employment Floorspace		Housing Capacity	86	
Transport			Site access achievable from Drub Lane, 2.4m x 43m visibility splays required. No highways safety issues have been raised.						
Public Health			Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education			There is no immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env			Site of known archaeology (PRN3524). Impact on setting of listed buildings. The site is within an area bounded by protected trees associated with the listed buildings.						
Flood/drainage			Main river flood zone 1; No objection, watercourse present but unmodelled, suitable stand off required; area has been removed. No objections raised to surface water flood risk or surface water drainage. However there is an isolated pocket of ponding so re-grading of land may be required.						
Env Protection			No objections raised, Phase 1 Contaminated Land Report and Low Emission Travel Plan required.						
Biodiversity			The Nann Hall Beck runs down the west side of this site and an area of lowland mixed deciduous woodland fringes the south-eastern side, both UK BAP priority habitats. 1.18ha removed from developable area.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			Development of the site would fill the gap between housing on Mazebrook Avenue and the settlement of Drub to the east. This would lead to the coalescence of settlements contrary to the purpose of including land in the green belt. Development would leave the Nann Hall Beck and its associated important wildlife habitats isolated from the wider countryside. The best way to protect these features from encroachment is through the green belt designation.						
Green belt edge			The existing green belt boundary in this location is formed by Nann Hall Beck which presents a strong boundary on the ground and which is a countryside feature associated with important wildlife habitat. One of the purposes of the green belt is to prevent the merger of settlements and there is also a very restricted gap in this location between the existing green belt edge and the settlement of Drub.						
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











Development of the site would fill the gap between housing on Mazebrook Avenue and the settlement of Drub to the east. This would lead to the coalescence of settlements contrary to the purpose of including land in the green belt. Development would leave the Nann Hall Beck and its associated important wildlife habitats isolated from the wider countryside. The best way to protect these features from encroachment is through the green belt designation.











H62	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	2.04	
Land to the South-East of, Warehouse and Depot, Union Road, Heckmondwike					Employment Floorspace		Housing Capacity	71	
Transport			Access is achievable from Union Street and Beck Lane with visibility splays of 2.4m x 43m (30mph speed limit).						
Public Health			Levels of obesity are higher than the Kirklees average. Ensure there are adequate physical activity opportunities.						
Education			Primary - Increase Secondary - Increase No immediate need for additional places						
Historic Env			No objections raised.						
Flood/drainage			Nearly all of this site is within Flood Zone 3a.						
Env Protection			Multiple sources of noise may affect receptors - Noise Assessment required.						
Biodiversity			No objections raised.						
Other constraints			None identified.						
Open space			N/A						
Green belt			N/A						
Green belt edge			N/A						
Exceptional Circumstances			N/A						











Conclusion









The majority of the site falls in flood zone 3a. It accordance with the council's site allocation mythology, the site has been rejected on flood risk grounds.










H363	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	12.1
Land north and west of High Street & Challenge Way, Hanging Heaton					Employment Floorspace		Housing Capacity	423
Transport		Two access points and third party land required. Possible ransom strip west of B6128. PROW BAT/45/30 crosses the site. Highways agency rank 3 site: additional mitigation required.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.						
Education		Primary - No immediate need for establishing additional places although the potential for increasing capacity at one or more schools will be investigated. Secondary school - no immediate need but increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		Main river flood zone 1. Objection not stated. Surface water flood risk; no objection but record of flooding incident where one of the watercourses that cross the site joins the culvert. Surface water drainage; no objection.						
Env Protection		AQIA, noise and contaminated land phase 1 reports required. Close to landfill site.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Development of this site would result in the merger of Hanging Heaton with Dewsbury contrary to the purposes of the green belt which is to prevent the merger of settlements. The site is located on a steeply sloping hillside where development could be prominent and therefore detrimental to the openness of the green belt in this location. It would separate all the land to the west which extends over the steep Crackenedge slopes to Hanging Heaton golf course, all of which would need to be removed from the green belt						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into each other. This area of the green belt forms a strategic gap that prevents the merger of Hanging Heaton and Dewsbury.						
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		Development of this site would result in the merger of Hanging Heaton with Dewsbury contrary to the purposes of the green belt which is to prevent the merger of settlements. The site is located on a steeply sloping hillside where development could be prominent and therefore detrimental to the openness of the green belt in this location. It would separate all the land to the west which extends over the steep Crackenedge slopes to Hanging Heaton golf course, all of which would need to be removed from the green belt						









H491	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.59
Land North of, High Street, Hanging Heaton					Employment Floorspace		Housing Capacity	20
Transport		Site access is achievable but topography (sloping down from road) on High Street could make access difficult.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.						
Education		Primary school - no immediate need for establishing additional places although there may be potential for increasing capacity at one or more schools. Secondary school - no immediate need but increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		The site is within flood zone 1. No objections raised on surface water and drainage. Public combined sewer in High Street and along the north boundary of the site. The site could benefit from a combined drainage plan with other sites.						
Env Protection		Contaminated land phase 1 report required.						
Biodiversity		There is lowland mixed deciduous woodland covering most of this proposed allocation site which forms a habitat of principal importance. The whole site should not be developed.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The site represents the only open space along Mill Lane/High Street that allows the green belt to penetrate to the west. This protects the open area of Hanging Heaton golf course and the steep slopes that form a backdrop to the heavily built up areas of Batley and Dewsbury. The northern boundary of the site does not follow a feature on the ground so a new green belt boundary would need to be found.						
Green belt edge		One of the purposes of the green belt is to prevent settlements merging into one another. The green belt in this location overwashes High Street so as to retain the narrow gap that separates Batley from Hanging Heaton, and which also allows the green belt to penetrate to the west and maintain the important open space of Crackenedge. This area north of High Street is steeply sloping and development could be severely constrained by the topography and prominent on a steep hillside.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This area of green belt is a habitat of principal importance (mixed deciduous woodland) which would be seriously compromised by the development of this site. The site represents the only open space along Mill Lane/High Street that allows the green belt to penetrate to the west. This protects the open area of Hanging Heaton golf course and the steep slopes that form a backdrop to the heavily built up areas of Batley and Dewsbury. The northern boundary of the site does not follow a feature on the ground so a new green belt boundary would need to be found.						











H7	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	10.99
Taylor Hall Farm, Little Taylor Hall Lane, Roberttown					Employment Floorspace		Housing Capacity	334
Transport		Two accesses are required and are achievable from Leeds Road and from Roberttown Lane. Multiple access options available. Access via A62 Leeds Road. 120m stopping sight distance required (40mph speed limit). Access via Roberttown Lane. Two site frontages. 43m stopping sight distance required (30mph speed limit). Footway required along site frontage .Access via Little Taylor Hall Lane. Two long site frontages available, including possibility of improving Roberttown Lane / Little Taylor Hall Lane junction. 43m stopping sight distance required (30mph speed limit).Note: Leeds Road / Little Taylor Hall Lane junction is sub standard and has an "all vehicles prohibited" (except for access) sign banning vehicles entering Little Taylor Hall Lane from Leeds Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend fro places.						
Historic Env		No objection raised.						
Flood/drainage		Main river flood zone 1; no objection. Area of dangerously deep surface water flood risk at the southern boundary needs an assessment. Houses and gardens potentially excluded from these areas. Drainage masterplan required with H155 & H195.						
Env Protection		AQIA, noise and phase 1 contaminated land reports required.						
Biodiversity		Remove 0.65 ha from developable area leaving 10.30ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site falls within a strategic area that separates Mirfield from Roberttown. The site would sprawl along Far Common Road and merge with the buildings at Moor Top, bringing them within the settlement. This is an area of urban fringe where there is already sporadic development within the green belt. Although Taylor Hall Lane could provide a new boundary the presence of development immediately beyond it risks further encroachment. Although Leeds Road is within the green belt the extent of development proposed would give the appearance of merger.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into each other. This area of green belt forms part of a narrow strategic gap that prevents the coalescence of Mirfield and Roberttown.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site falls within a strategic area that separates Mirfield from Roberttown. The site would sprawl along Far Common Road and merge with the buildings at Moor Top, bringing them within the settlement. This is an area of urban fringe where there is already sporadic development within the green belt. Although Taylor Hall Lane could provide a new boundary the presence of development immediately beyond it risks further encroachment. Although Leeds Road is within the green belt the extent of development proposed would give the appearance of merger.						






















H113	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.7
Land to the East of, Moor Lane, Birkenshaw					Employment Floorspace		Housing Capacity	24
Transport		Significant third party land needed to achieve access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1: objection not stated. Surface water flood risk; no objection. May be restrictions on surface water drainage - test for soakaways required. Connection to watercourse would have to cross third party land.						
Env Protection		No objection. Phase 1 contaminated land report required						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is poorly related to the existing settlement and its configuration would result in an unsatisfactory narrow projection into the countryside to the detriment of the openness of the green belt in this location.						
Green belt edge		This area of green belt forms an extensive area that separates Birstall, Birkenshaw and Gomersal as well as maintaining separation from Leeds. The settlement and land use pattern in this part of Birkenshaw allows numerous opportunities for settlement extension or rounding off without compromising the role of the green belt and without significant detriment to openness.						
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		Access on this site is not achievable without the use of significant third party land. The site's configuration would result in an unsatisfactory narrow projection into the countryside to the detriment of the openness of the green belt in this location.						










H611	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	0.55
33, Lower Hall Lane, Hightown					Employment Floorspace		Housing Capacity	18
Transport		No site frontage to the adopted highway. Access could be achieved via Lower Hall Lane, a private road. Third party land would be required to make this road up to adoptable standard. 2.4m x 43m (30mph speed limit) visibility splays at the A649 / Lower Hall Lane junction cannot be achieved without third party land.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for places.						
Historic Env		No objections raised.						
Flood/drainage		The site is within flood zone 1 No objections raised although surface water options are limited.						
Env Protection		Contaminated land report - phase 1 required.						
Biodiversity		No assessment received.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The reason for rejecting the site is that insufficient information has been received to demonstrate that a satisfactory access could be provided to the site. There is no site frontage to the adopted highway. Access could be achieved via Lower Hall Lane, a private road. However, third party land would be required to make this road up to adoptable standard. Further there is a requirement to provide 2.4m x 43m (30mph speed limit) visibility splays at the A649 / Lower Hall Lane junction which cannot be achieved without third party land.						

H260	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.47
Holly View Farm, Owlter Lane, Birstall					Employment Floorspace		Housing Capacity	14
Transport		Site access achievable from Field Head Lane, 2.4m x 43m visibility splays required. Pedestrian facilities will be required to be incorporated within the access arrangements.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Road traffic noise may affect new receptors, farm is within close proximity. Phase 1 Contaminated Land Report and Odour Assessment required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is a small site associated with an existing residential property and its garden/paddock. Its release would have very limited impact on openness as it is already enclosed and different in character to the land immediately surrounding it. However, it is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is a small site associated with an existing residential property and its garden/paddock. Its release would have very limited impact on openness as it is already enclosed and different in character to the land immediately surrounding it. However, it is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						











H196	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.85
XL Joinery Ltd, Bradford Road, Batley					Employment Floorspace		Housing Capacity	64
Transport		Access possible from Bradford Road, Lea Road or Ealand Road. 2.4m x 43m visibility splays required. No highways safety issues raised						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area. However, there is an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Deep surface water flood risk shown accumulating by existing building. If houses were there then depth would reduce as water would flow through site but carries own risk, further research required. Main river crosses site, may need further analysis, suitable stand off, chance to open the watercourse. No surface water drainage objections.						
Env Protection		Site is on potentially contaminated land, multiple sources of noise may affect receptors. Phase 1 & 2 Contaminated Land Report, Noise Assessment and Air Quality Impact Assessment required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Evidence indicates that this is an operational business within an existing area dominated by business and industry.								









H587	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.84
Land south west of, Nursery Wood Road, Hanging Heaton					Employment Floorspace		Housing Capacity	29
Transport		Access possible from Nursery Wood Road which is part adopted. Third party land would be required to make this road up to adoptable standard. Visibility splays at Commonsides / Nursery Wood Road are poor						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.						
Education		Primary school - no immediate need. Secondary school - no immediate need but increasing trend for places.						
Historic Env		Site of possible archaeological interest (PRN733). Archaeological evaluation recommended						
Flood/drainage		Main river flood zone 1; No objection. Surface water flood risk and surface water drainage; no objection. A combined drainage masterplan is recommended with neighbouring proposed allocations..						
Env Protection		No objections raised. Phase 1 contaminated land report required						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The site is at a significantly higher level than houses fronting Commonsides. Highly visible development would encroach into the hillside to the detriment of the openness of the green belt in this location. The eastern edge of this site does not follow any feature on the ground so a new boundary would need to be found. There does not appear to be any feature east of the site that could present a new boundary.						
Green belt edge		One of the purposes of the green belt is to safeguard the countryside from encroachment and one of the ways of doing this is to prevent development that would be prominent in long distance views to the detriment of openness, or be intrusive in a countryside setting. This area of green belt forms a steep hillside that separates major built up areas and forms a backdrop to this area of Batley.						
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 site is at a significantly higher level than houses fronting Commonsides. Highly visible development would encroach into the hillside to the detriment of the openness of the green belt in this location. The eastern edge of this site does not follow any feature on the ground so a new boundary would need to be found. There does not appear to be any feature east of the site that could present a new boundary.								











H492	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	6.99
Land north of and south of High Street & Bromley Road, Hanging Heaton					Employment Floorspace		Housing Capacity	244
Transport		Two access points would be required for a development of this scale. Access is achievable from Bromley Road. The limit of adoption on Bromley Road is adjacent to Plot 54. Beyond this point Bromley Road is unadopted and will require making up to adoptable standard to achieve access. A second access could potentially be provided from High Street if H491 to the south of the site is developed at the same time. H491 is proposed as a rejected housing allocation.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.						
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		The site is within flood zone 1. No objections raised on surface water and drainage. A public combined sewer crosses the site. A combined drainage masterplan with other nearby proposed allocations is recommended.						
Env Protection		AQIA, noise and contaminated land phase 1 reports required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The wedge of green belt of which this site is a part separates the towns of Dewsbury and Batley. Development that would lead to the coalescence of settlements would be contrary to green belt policy. The green belt in this location protects the steep valley sides that forms a backdrop to the heavily built up area of Batley. Development on steep slopes could be prominent and therefore detrimental to the openness of the green belt.						
Green belt edge		The edge of the settlement in this location is severely constrained by its topography and development on the steep slope could be very prominent. This area of green belt also forms a strategic gap separating Dewsbury from Batley.						
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 wedge of green belt of which this site is a part separates the towns of Dewsbury and Batley. Development that would lead to the coalescence of settlements would be contrary to green belt policy. The green belt in this location protects the steep valley sides that forms a backdrop to the heavily built up area of Batley. Development on steep slopes could be prominent and therefore detrimental to the openness of the green belt.						
H1810	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.72
Whitechapel Road Recreation Ground, Whitechapel Grove, Scholes					Employment Floorspace		Housing Capacity	13
Transport		Access can be achieved via an extension to Whitechapel Grove. There are no highways safety issues.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area. There is however, an increasing trend for places.						
Historic Env		Site may contain area of archaeological interest (PRN6219)						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		All the site lies within an outer hazard zone. 44% of the site lies within the inner and middle buffer of a high pressure gas pipeline. The remainder of the site that is unaffected is below 0.4ha.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Open space value assessment is low, however provision in Cleckheaton ward for this typology is below the quantity standard.						
Green belt		This site is mostly contained, being bounded by existing residential development to the south and belts of trees to the north and east. The western boundary is more open to the adjacent fields. This would form a small settlement extension that has little impact on the gap that separates Kirklees from Bradford and which has limited impact on openness.						
Green belt edge		This area of green belt is part of a fairly extensive area that separates Kirklees from Bradford. The land north of Whitechapel Grove slopes down towards Whitehall Road so development risks being prominent. There is a high pressure gas pipeline running east to west in close proximity to the edge of the settlement which severely constrains development, although there are limited minor opportunities for settlement extension.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This area of green belt is part of a fairly extensive area that separates Kirklees from Bradford. The land north of Whitechapel Grove slopes down towards Whitehall Road so development risks being prominent. There is a high pressure gas pipeline running east to west in close proximity to the edge of the settlement which severely constrains development, although there are limited minor opportunities for settlement extension. Site is less than 0.4ha.						

H61	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.65
Land to the south west of, 49, Cross Bank Road, Carlinghow					Employment Floorspace		Housing Capacity	22
Transport		A suitable site access layout and visibility splays (2.4m x 43m) cannot be achieved from Cross Bank Road without third party land.						
Public Health		Levels of obesity are higher than the Kirklees average. Ensure there are adequate physical activity opportunities. Rates of lonely and isolated in the under 65s are higher than the Kirklees average. Ranks number 1 on the Index of Multiple Deprivation.						
Education		Primary - decrease Secondary - Increase No immediate need for additional places						
Historic Env		Possible impact on Cross Bank Conservation area.						
Flood/drainage		The site is within flood zone 1. Small area possible already drained, likely to be a small discharge rate restriction. Relatively steep slope with terraced properties close by, assumed cellars, therefore soakaways pose risk.						
Env Protection		Business noise may be an issue - Noise Assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Natural/semi-natural greenspace off North Bank Road with public footpath through middle. Western part is well treed and eastern part is unused.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The reason for rejecting the site is that it forms part of a wider Urban Greenspace. It comprises natural/semi-natural greenspace off North Bank Road with a public footpath through the middle. The western part is well treed and the eastern part is unused.						

Additionally, a suitable site access layout and visibility splays (2.4m x 43m) cannot be achieved from Cross Bank Road without third party land.

H362	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.22
Part of, Housing allocation H11.1, Grange Road, Soothill					Employment Floorspace		Housing Capacity	42
Transport		Site is located between SHLAA sites 223 and 916. There is no frontage to adopted highway. Were the site to be developed along with SHLAA 223 and 916 access would be achievable.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.						
Education		No immediate need for school places.						
Historic Env		No objections raised.						
Flood/drainage		The site is within flood zone 1. The site would benefit from a combined drainage masterplan with other proposed allocations.						
Env Protection		Industry noise may affect new receptors - Noise Assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The majority of this option is within the settlement boundary of Soothill, albeit an undeveloped housing allocation. The northern section that extends into the green belt is an unrelated triangle of land that has no boundary on its eastern side. This would leave adjacent land vulnerable to encroachment contrary to the purposes of including land in the green belt. The existing green belt boundary with the housing allocation does not follow any feature on the ground but the option does not present any opportunity for improvement.						
Green belt edge		One of the purposes of the green belt is to prevent towns from merging into one another and this is an important area of green belt whose role is to maintain the open areas that separate Kirklees and Leeds. The existing land use pattern presents few opportunities for settlement extension without significant land release.						
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 majority of this option is within the settlement boundary of Soothill, albeit an undeveloped housing allocation. The northern section that extends into the green belt is an unrelated triangle of land that has no boundary on its eastern side. This would leave adjacent land vulnerable to encroachment contrary to the purposes of including land in the green belt. The existing green belt boundary with the housing allocation does not follow any feature on the ground but the option does not present any opportunity for improvement.						
No evidence has been submitted to demonstrate that the site could be satisfactorily accessed.								

H151	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	6.35
Birkby Plastics, Headlands Road, Liversedge					Employment Floorspace		Housing Capacity	175
Transport		Site access is achievable 2.4m x 43m visibility splays required. There is an accident cluster at the A62/Headlands Road junction						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. Surface water flood risk shows very deep flooding risk to the current site layout which appear to be where tributaries meet Tanhouse Beck, further assessment required. No objection to surface water drainage.						
Env Protection		Site is on potentially contaminated land, industry noise may affect new receptors. Phase 1 & 2 contaminated land report, Air Quality Impact Assessment, Low Emission Travel Plan, Noise Assessment and Odour Assessment required						
Biodiversity		Site includes lowland mixed deciduous woodland UK BAP habitat. 1.26ha removed from site area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This is a brownfield site removed however, a housing option on this site is not deliverable as there existing operational businesses on the site and it would introduce residential into a commercial area. Lowland mixed deciduous woodland UK BAP habitat on site, 1.26ha removed from developable area leaving 5.02ha. In addition this site is now allocated as a Priority Employment Area.								










H78a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.63
Land to south west of, Bradford Road, East Bierley					Employment Floorspace		Housing Capacity	22
Transport		Site access achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional school places.						
Historic Env		No objections raised.						
Flood/drainage		The site is within flood zone 1. Surface water drainage options limited.						
Env Protection		Noise assessment required. Air quality impact assessment and minor residential conditions. High pressure gas pipes.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The site is partly contained by an urban land use to the south west and has only a limited relationship with the wider countryside it adjoins. However, the new green belt boundary to the west would not follow any feature on the ground. The site is poorly configured and would partly result in unsatisfactory backland development. There has already been some garden encroachment and in one place the existing boundary no longer follows any feature on the ground. However, the new boundary presented by this site would be equally weak.						
Green belt edge		This area of green belt prevents any further merger between Kirklees and Leeds and restricts the sprawl of settlement west of Bradford Road and so helps to retain East Bierley as a reasonably distinct settlement. However, the existing settlement pattern and field boundaries do present limited opportunities for settlement extension without significantly compromising the role of the green belt in this location.						
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 site is partly contained by an urban land use to the south west and has only a limited relationship with the wider countryside it adjoins. However, the new green belt boundary to the west would not follow any feature on the ground. The site is poorly configured and would partly result in unsatisfactory backland development. There has already been some garden encroachment and in one place the existing boundary no longer follows any feature on the ground. However, the new boundary presented by this site would be equally weak.

H466	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	2.36	
Former White Lee Colliery, Leeds Road, Heckmondwike					Employment Floorspace		Housing Capacity	82	
Transport			Site access achievable. 2.4m X 43m (30mph speed limit) visibility splays required on Muffit Lane.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			Primary school and secondary school - no immediate need but increasing trend for places						
Historic Env			No impact raised.						
Flood/drainage			Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objections. Public combined sewer in Huddersfield Road but connection may require crossing third party land.						
Env Protection			Noise and phase 1 and 2 contaminated land reports required.						
Biodiversity			No objections raised.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			Being a former colliery this site is significantly different in character from the surrounding agricultural land, and the brownfield element containing the former colliery buildings is mainly screened by trees. National planning guidance does allow for the redevelopment of brownfield sites provided that openness is maintained. However, a significant proportion of the site is not currently developed. In isolation the site is poorly related to the settlement and would not present a sensible new green belt boundary.						
Green belt edge			This site lies in an area of mainly open agricultural land beyond the strong defendable green belt boundary formed by Leeds Road. It is an important area of green belt that separates major settlements but does present some limited opportunities for settlement extension without risking merger.						
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									
Being a former colliery this site is significantly different in character from the surrounding agricultural land, and the brownfield element containing the former colliery buildings is mainly screened by trees. National planning guidance does allow for the redevelopment of brownfield sites provided that openness is maintained. However, a significant proportion of the site is not currently developed. In isolation the site is poorly related to the settlement and would not present a sensible new green belt boundary.									

H1760	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	3.65	
Land to the south of, Egypt Farm, Cliffe Lane, Cleckheaton					Employment Floorspace		Housing Capacity	127	
Transport			Site access achievable from Cliffe Lan, 2.4m x 43m visibility splays required. No highways safety issues have been raised.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			There is no immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.						
Historic Env			64 and 66 Cliffe Lane at the northern end of this site are Grade II Listed buildings. The loss of this area and its subsequent development could harm elements which contribute to their significance. Site contains site of archaeological interest (PRN 8770)						
Flood/drainage			Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objection, although comments suggest there are no available options for surface water drainage. Sites in this area would benefit from a drainage masterplan.						
Env Protection			Industry noise and odour may affect new receptors. Phase 1 Contaminated Land Report, Low Emission Travel Plan, Noise Assessment and Odour Assessment required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			This area of green belt forms part of a reasonably extensive gap between Cleckheaton and Gomersal and there are opportunities west of the line of the former railway for limited rounding off or infill development without compromising the strategic role of the green belt. However, this site is unrelated to any settlement and could lead to the sprawl of built form down a prominent slope to the detriment of openness. The site could not be released from the green belt in isolation and would also require the removal of the land between the site and the edge of Cleckheaton.						
Green belt edge			N/A						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion									
This area of green belt forms part of a reasonably extensive gap between Cleckheaton and Gomersal and there are opportunities west of the line of the former railway for limited rounding off or infill development without compromising the strategic role of the green belt. However, this site is unrelated to any settlement and could lead to the sprawl of built form down a prominent slope to the detriment of openness. The site could not be released from the green belt in isolation and would also require the removal of the land between the site and the edge of Cleckheaton.									

H1775	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	3.07
Spen House, The Coach House and No. 1, Spen Lane and Gomersal Lane, Cleckheaton					Employment Floorspace		Housing Capacity	52
Transport		Site is split into three parts, separated by private tracks. Access possible onto Spen Lane. 2.4 x 43m visibility splays required (30mph speed limit). Three separate access points required. Gomersal Lane not suitable for access due to the steepness of the gradient on Gomersal Lane and the close proximity of any access to the Spen Lane junction. In addition 2.4 x 43m visibility splays cannot be achieved onto Gomersal Lane without 3rd party land.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area. However, there is an increasing trend for places.						
Historic Env		Spen Hall and the adjoining cottages opposite this site are Grade II Listed buildings. The loss of this area and its subsequent development could harm elements which contribute to their significance.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Entertainment noise may affect new receptors. Phase 1 Contaminated Land and Noise Assessment required.						
Biodiversity		Lowland mixed deciduous woodland/parkland open grown trees across the site and around the margins. Remove around 50% of the developable area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another and this area of green belt forms a gap that separates Gomersal and Cleckheaton. There is already a considerable amount of built form fronting Spen Lane and the undeveloped frontages help to maintain the appearance of separation. The site is unrelated to any settlement and could not be released from the green belt in isolation.						
Green belt edge		N/A						
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		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another and this area of green belt forms a gap that separates Gomersal and Cleckheaton. There is already a considerable amount of built form fronting Spen Lane and the undeveloped frontages help to maintain the appearance of separation. The site is unrelated to any settlement and could not be released from the green belt in isolation.						

H2739	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.45
Land to rear of, Fairfax View, South View Road, East Bierley					Employment Floorspace		Housing Capacity	15

Transport		No suitable access can be achieved from the adopted highway. Access can be achieved from a private road off South View Road between plots 1 and 12. As this is a private road third party land would be required to make this up to adoptable standard. In addition visibility splays of 2.4m x 43m onto South View Road cannot be achieved without 3rd party land or highway mitigation works (if feasible).
Public Health		No applicable health issues.
Education		No immediate need for additional school places.
Historic Env		Potential impact adjacent Conservation Area. A heritage impact assessment may be required.
Flood/drainage		The site is within flood risk zone 1. No available options for surface water drainage. Reports of flooded cellar at nearby property, soak ways may not be suitable. Connection to sewer may require crossing third party land.
Env Protection		Noise and odour reports required. Phase 1 and 2 contaminated land report required. High pressure gas pipeline outer buffer only. No area removed.
Biodiversity		No objections raised.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		Development of this site would have only limited impact on openness as it is partly contained by an existing urban land use. However, it is not well related to the settlement as it would appear as a projection of built form north of houses on South View Road and would leave land to the east, between the existing properties and the gas holder, particularly vulnerable to pressure for infill development. While there is a distinct change in character between the site and the agricultural land to the north, the northern boundary does not appear to be a strong feature on the ground which would leave neighbouring land vulnerable to encroachment.
Green belt edge		This area of green belt prevents any further merger between Kirklees and Leeds and restricts the sprawl of settlement west of Bradford Road and so helps to retain East Bierley as a reasonably distinct settlement. However, the existing settlement pattern and field boundaries do present limited opportunities for settlement extension without significantly compromising the role of the green belt in this location.




















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









Development of this site would have only limited impact on openness as it is partly contained by an existing urban land use. However, it is not well related to the settlement as it would appear as a projection of built form north of houses on South View Road and would leave land to the east, between the existing properties and the gas holder, particularly vulnerable to pressure for infill development. While there is a distinct change in character between the site and the agricultural land to the north, the northern boundary does not appear to be a strong feature on the ground which would leave neighbouring land vulnerable to encroachment. No suitable access can be achieved from the adopted highway. Access can be achieved from a private road off South View Road between plots 1 and 12. As this is a private road third party land would be required to make this up to adoptable standard. In addition visibility splays of 2.4m x 43m onto South View Road cannot be achieved without 3rd party land or highway mitigation works (if feasible).





















H186	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.11
Land west of, Fusden Lane, Gomersal					Employment Floorspace		Housing Capacity	32
Transport			Site access achievable from Spen Lane, 2.4m x 43m visibility splays required. No highway safety issues have been raised.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			There is no immediate need for Primary or Secondary school places within the catchments area. There is however, an increasing trend for Secondary school places.					
Historic Env			No objections raised					
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.					
Env Protection			May be affected by noise from busy wedding venue (Gomersal Lodge Hotel). Objection raised. Contaminated land phase 1 report required.					
Biodiversity			The northern side abuts replaced ancient woodland 0.17ha removed from developable area.					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			The green belt in this location prevents the reinforcement of urban land uses along Spen Lane. Undeveloped gaps help to preserve the sense of separation between settlements and this site represents one of the few remaining undeveloped frontages. The site abuts an area of ancient woodland the setting of which is best protected by its green belt designation.					
Green belt edge			One of the purposes of the green belt is to prevent the merger of neighbouring towns. This is a somewhat restricted green belt gap between Gomersal and Cleckheaton. There is already a degree of built form along both sides of Spen Lane and the over washing of the green belt prevents the intensification or consolidation of the ribbon type development. The presence of environmentally sensitive areas limit opportunities for settlement extension north of Spen Lane.					
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			Objection raised concerning noise from the adjacent business. The green belt in this location prevents the reinforcement of urban land uses along Spen Lane. Undeveloped gaps help to preserve the sense of separation between settlements and this site represents one of the few remaining undeveloped frontages. The site abuts an area of ancient woodland the setting of which is best protected by its green belt designation.					

H752	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.07
Land Adjacent, Tong Moor Side, East Bierley					Employment Floorspace		Housing Capacity	37
Transport			Site access is not achievable from Tong Moor Side					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning					
Education			There is no immediate need for Primary or Secondary school places within this catchments area.					
Historic Env			No objections raised.					
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.					
Env Protection			Site is on potentially contaminated land, industry noise may affect new receptors. Phase 1 & 2 Contaminated Land Reports and Noise Assessment required.					
Biodiversity			No objections raised					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			N/A					
Green belt edge			N/A					
Exceptional Circumstances			N/A					
Conclusion			Site access is not achievable from Tong Moor Side.					

H613	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.42
Land to south west of, 81 - 99, Enfield Drive, Carlinghow					Employment Floorspace		Housing Capacity	84
Transport		Third party land required to provide access.						
Public Health		Levels of obesity are higher than the Kirklees average. Ensure there are adequate physical activity opportunities.						
Education		No immediate need for school places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised. The site is in Flood zone 1. A public combined sewer crosses the site. The site would benefit from a drainage masterplan.						
Env Protection		No objections raised. Minor residential conditions required as part of a future planning application.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		This site has value as open space in its own right and as part of the wider urban green space allocation UGS973. Comprises agricultural grazing land and forms the north western part of UGS973. Assessed as part of a larger area of natural and semi-natural greenspace having high value as open space based on its structural and landscape qualities and its significant contribution to the amenity of the area and sense of place, as well as use and enjoyment for informal recreation along the public footpath network. Being similar in character and appearance to this adjoining open land, the site itself is viewed as an integral part of the wider open space that can be appreciated from different vantage points and plays a valuable role in providing an open aspect from the public footpath network adjacent the site and in the wider area. UGS973 is not deemed, in whole or part, to be clearly surplus to requirements.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	The site has been allocated as urban greenspace (UGS973). Third party land required to provide access.							
H147	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	6.7
Land to the south of, Cliffe Lane, Cleckheaton					Employment Floorspace		Housing Capacity	196
Transport		Site access is achievable along Cliffe Lane, 2.4m x 43m visibility splays required, footway improvements are needed to site frontage. No highways safety issues have been noted.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for Primary or Secondary school place, however there is an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone zones 1, 2 and 3a. Sequential test required. No objections to surface water flood risk or surface water drainage. Drainage master plan with adjacent sites to allow connection route to watercourse.						
Env Protection		Industry noise may affect new receptors. Phase 1 Contaminated Land Report, Noise Assessment, Air Quality Impact Assessment and Low Emission Travel Plan Required.						
Biodiversity		The Spen River runs along the south western side of the site. This is a UK BAP priority habitat. Part of the section is artificially straightened. The site also has a network of intact hedgerows also a UK BAP priority habitat. 0.69ha netted off from developable area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		Cliff Lane and field boundaries would present a reasonable new green belt boundary but the site as a whole is not well related to the settlement as it is separated from it by the route of the river. Preserving the river and its sensitive wildlife habitats would disassociate development from the settlement edge leading to a poor relationship with the edge of Cleckheaton. The existing boundary does not in places follow a feature on the ground so release of the site presents an opportunity for a strong new boundary to be found. However, this would not outweigh the harm to the green belt caused by the release of this site.						
Green belt edge		This area of green belt forms part of a reasonably extensive gap between Cleckheaton and Gomersal. The existing settlement pattern and land use features, including built form and the line of the former railway, present a number of opportunities for settlement extension without undermining the role and function of the green belt. The edge of the settlement to the south is formed by the line of the River Spen which presents a strong natural edge to Cleckheaton in this location.						
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	Release of this site would significantly impact on the River Spen. Cliffe Lane and field boundaries would present a reasonable new green belt boundary but the site as a whole is not well related to the settlement as it is separated from it by the route of the river. Preserving the river and its sensitive wildlife habitats would disassociate development from the settlement edge leading to a poor relationship with the edge of Cleckheaton. The existing boundary does not in places follow a feature on the ground so release of the site presents an opportunity for a strong new boundary to be found. However, this would not outweigh the harm to the green belt caused by the release of this site.							



















H2633	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	1.94
181 Church Lane, Gomersal					Employment Floorspace		Housing Capacity	67
Transport		Site access achievable onto Church Lane, 2.4m x 43m visibility splays required in both directions. No highways safety issues have been raised.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there is a small watercourse to the south associated with localised flooding						
Env Protection		Site is on potentially contaminated land. Phase 1 & 2 Contaminated Land Report and Low Emission Travel Plan required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is located within a restricted area of green belt that performs the strategic role of separating Gomersal from Birstall. The green belt in this location washes over the ribbon development north of Church Lane in order to allow the green belt to flow to the north and to prevent any further intensification of development in this area. While the site is reasonably well related to the settlement form, in that it is bounded on three sides by existing development, its impact on the strategic role of this area of green belt would be significant.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt performs an important role in helping to prevent the coalescence of Gomersal and Birstall.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is located within a restricted area of green belt that performs the strategic role of separating Gomersal from Birstall. The green belt in this location washes over the ribbon development north of Church Lane in order to allow the green belt to flow to the north and to prevent any further intensification of development in this area. While the site is reasonably well related to the settlement form, in that it is bounded on three sides by existing development, its impact on the strategic role of this area of green belt would be significant.						









H639	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.75
Part of POL					Employment Floorspace		Housing Capacity	26
Transport		No site frontage to the adopted highway. Site is land-locked and surrounded by private roads and cycleway. Green lane / Wyke Lane junction is sub-standard. Sugden Street and Cross Lane are sub standard and unsuitable for access.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is within middle hazard zone.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access is not achievable, no site frontage onto the adopted highway. Site is also within a middle hazard zone.						











H504	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.69
Land North and East of, Ullswater Road, Hanging Heaton					Employment Floorspace		Housing Capacity	85
Transport		Third party land would be required to make Nursery Wood Road up to adoptable standards. Visibility splays cannot be achieved at the second access point off Commons side without third party land.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education		Primary school - no immediate need for establishing additional places although the capacity for increasing capacity at one or more schools is being investigated. Secondary school - no immediate need but increasing trend for places.						
Historic Env		Part of site contains potentially significant archaeological remains (PRN733). Evaluation required.						
Flood/drainage		Main river flood zone 1. No objection. Surface water flood risk and surface water drainage objections; none.						
Env Protection		AQIA and contaminated land phase 1 report required.						
Biodiversity		Part of the site is defined as semi-improved acid grassland in the 1990 Phase 1 habitat Survey. The site area has been reduced by 3.24 ha leaving an area of 2.44ha as a result.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site would join properties in Dewsbury and Batley contrary to the purpose of the green belt which is to prevent the merger of settlements. This area of green belt has an important role in protecting the steep valley side that forms a backdrop to heavily built up areas. Development on steep slopes could be prominent which would be detrimental to the openness of the green belt in this location. Development of this site option would isolate a significant area of green belt to the west which could no longer perform a green belt role.						
Green belt edge		This steep, prominent and narrow area of green belt is considered to constitute a strategic gap separating Dewsbury and Batley.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site would join properties in Dewsbury and Batley contrary to the purpose of the green belt which is to prevent the merger of settlements. This area of green belt has an important role in protecting the steep valley side that forms a backdrop to heavily built up areas. Development on steep slopes could be prominent which would be detrimental to the openness of the green belt in this location. Development of this site option would isolate a significant area of green belt to the west which could no longer perform a green belt role. Additionally, the site cannot be satisfactorily accessed without third party land.						
H2556	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	8.01
Land off, Moor Lane, Gomersal					Employment Floorspace		Housing Capacity	241
Transport		Access achievable onto Moor Lane. 2.4 x 43m visibility splays needed on to Moor Lane. Level difference between Moor Lane and development site may result in the need for significant engineering works.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional school places.						
Historic Env		No objections raised.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objections. Culverted watercourse will need surveying and possible works required to upgrade capacity and condition off site.						
Env Protection		Objection on the grounds of noise, air quality and contamination. Even with large barriers (2.4m) the external levels are still high and a 100m bund would be required to protect development from motorway noise. The noise report does not address the issue of the bund and the information provided is not considered to address the site issues to provide a satisfactory residential environment.						
Biodiversity		Reduce developable area by about 1.0720ha leaving 6.9130ha						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site would be contained on all sides by existing development, the motorway and Moor Lane and as such there is no risk of sprawl. The site while agricultural does not appear as part of the countryside. The site as presented does not have a strong boundary with the property at 16 Manor Park Gardens which would become isolated from the wider green belt.						
Green belt edge		One of the purposes of the green belt is to prevent settlements from merging. The green belt in this location forms a narrow gap separating Gomersal from Birkenshaw, but the presence of the M62 means that there is no risk of physical merger and no risk of further sprawl.						
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		There are significant noise, air quality and contamination issues associated with this site. Evidence submitted by the site promoter is not considered to address the issues and does not overcome concerns about environmental quality and the potential impact on residential amenity. Further constraints to development include the high voltage power lines which cross the site, the requirement for a 100m bund to protect residential development from motorway noise. This requirement may also impact on the ability to satisfactorily access the site.						










H1703	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.25	
Land Adjacent, Nova Lane, Birstall					Employment Floorspace		Housing Capacity	43	
Transport			Site access is achievable onto Nova Lane. There are no highway safety issues surrounding this site.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education			There are no immediate need for Primary or Secondary school places within the area to accommodate development of this site. Cross boundary movements are likely to change with parental preference.						
Historic Env			No objections raised.						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			The site is within close proximity to a school, this may affect receptors. Noise Assessment and Phase 1 Contaminated Land Report required.						
Biodiversity			The site includes a former recreational ground which is included within the Local Nature Reserve and Local Wildlife Site. Recreational ground has been retained as Urban Greenspace.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			The site is used as a recreational ground with equipped play areas to the west. This area of the site has been retained as an Urban Greenspace option.						
Green belt			The part of this site that is within the green belt would encroach into Oakwell Hall Local Nature Reserve. This would undermine the purpose of the green belt which is to protect the countryside from encroachment.						
Green belt edge			This is a reasonably extensive area of green belt which maintains separation between Batley and Gomersal but where locally opportunities for settlement extension are limited by the presence of Oakwell Hall Local Nature Reserve.						
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									
Site access can be achieved via Nova Lane. However a large proportion of the site has been retained as an Urban Greenspace option, development of this site would encroach into Oakwell Hall Local Nature Reserve.									










H1700	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.01	
Land Adjacent, Cross Bank Road, Batley					Employment Floorspace		Housing Capacity	35	
Transport			Site access achievable from Cross Bank Road, 2.4m x 43m visibility splays required. There is the potential for access to be provided from Coal Pit Mews. Safety issues around Cross Bank Road/ Carlinghow Lane/ Ealand Road Junction.						
Public Health			Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education			No immediate impact on Primary or Secondary school places.						
Historic Env			No objections raised.						
Flood/drainage			Main river flood zone 1; no objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			Site option is on potentially contaminated land, phase1 and phase 2 contamination land reports required.						
Biodiversity			No objections raised.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			The site is an accepted Urban Greenspace option.						
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion									
Site access can be achieved from Cross Bank Road. However the site is a high value Urban Greenspace option and has been retained as part of a larger Urban Greenspace.									











H482	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.25
Springfield Farm, 15, Moorside, Cleckheaton					Employment Floorspace		Housing Capacity	113
Transport		No site frontage to the adopted highway network. Considerable third party land required to achieve access.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area.						
Historic Env		No objections raised.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there is an ordinary watercourse running along the northern boundary.						
Env Protection		No objections raised. Phase 1 Contaminated Land Report and Low Emission Travel Plan required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Strategic urban greenspace comprising large area of attractive open farmland with established trees and hedgerows defining field boundaries. Provides green lung between Cleckheaton and Hightown, defines the separation of the two settlements. An array of public footpaths dissect the site and they are highly used with one footpath tarmacked in the central area of the site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site lies within a larger area defined as strategic urban greenspace which comprises a large area of attractive open farmland with established trees and hedgerows defining field boundaries. It provides a green lung between Cleckheaton and Hightown, defining the separation of the two settlements.						
H651	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.13
Land at, Cliff Hollins Lane, Oakenshaw					Employment Floorspace		Housing Capacity	27
Transport		Site access achievable. 2.4m x 43m (30mph speed limit) visibility splays required on Cliff Hollins Lane. Although adopted, Cliff Hollins Lane is a narrow road with poor horizontal alignment and steep gradients. Improvements would be required to the road width and the provision of passing places on Cliff Hollins Lane between the site and Oaks Mill to the south. A pedestrian footway would also be required along the site frontage.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.						
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.						
Historic Env		No objection raised.						
Flood/drainage		Main river flood zones 2 and 3a immediately associated with High Royds Beck. Surface water flood risk and surface water drainage; no objections, although modelling of High Royds Beck may be required. 0.3ha removed to account for flood zone 2 and 3 adjacent to the watercourse, including area removed for BAP habitat.						
Env Protection		AQIA, noise and contaminated land phase 1 reports required. All of the site falls within an outer hazard zone.						
Biodiversity		High Royds Beck is a UK BAP priority habitat. An area of 0.16ha has been removed from the developable area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is unrelated to any settlement in Kirklees, although it appears as an area of urban fringe where there are a number of residential properties and associated buildings already present in the green belt. It borders with Bradford but is physically separated from the existing residential area by High Royd Beck and its treed edges, as well as by a significant change in levels. Development on Cliff Hollins Lane would be elevated and very prominent in views from Bradford to the detriment of openness. Development would sever High Royd Beck and its associated important wildlife habitats from their wider setting and leaving a buffer with the watercourse would give development a very poor relationship with any settlement.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is unrelated to any settlement in Kirklees, although it appears as an area of urban fringe where there are a number of residential properties and associated buildings already present in the green belt. It borders with Bradford but is physically separated from the existing residential area by High Royd Beck and its treed edges, as well as by a significant change in levels. Development on Cliff Hollins Lane would be elevated and very prominent in views from Bradford to the detriment of openness. Development would sever High Royd Beck and its associated important wildlife habitats from their wider setting and leaving a buffer with the watercourse would give development a very poor relationship with any settlement.						










H744	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.29
Land off, Upper Batley Lane, Batley					Employment Floorspace		Housing Capacity	115
Transport		Site access can not be achieved to this site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for Primary or Secondary school places in the catchments area.						
Historic Env		Development on this site may impact upon the Upper Batley Conservation area.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site access is not achievable for this site option.							










H66	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.45
Land to the west of, Westroyd Avenue, Hunsworth					Employment Floorspace		Housing Capacity	50
Transport		Site access achievable from Westroyd Avenue. No highway safety issues have been raised.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that developments do not contribute to an increase in poor air quality.						
Education		Primary and secondary schools; no immediate need but increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objection. Discharge to watercourse requires third party land.						
Env Protection		Noise and contaminated land phase 1 and 2 reports required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		This site is well related to the settlement and could form a small settlement extension with limited impact on openness. Mill Lane could present a strong boundary to the north but the field boundary that marks the western boundary is not a strong feature on the ground and could leave adjacent land vulnerable to encroachment. Removing the site from the green belt would also leave the narrow area of green belt to the west between the site and the settlement under significant development pressure contrary to the purposes of including land in the green belt.						
Green belt edge		This is a contained area of green belt buffered from the motorway by Hunsworth Wood. It forms part of an extensive stretch of green belt which overwashes the motorway and maintains separation with Bradford. The existing settlement form and land use features in the immediate location mean that there is some minor opportunity for rounding off the settlement that would not impact significantly on the openness of the green belt.						
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This site is well related to the settlement and could form a small settlement extension with limited impact on openness. Mill Lane could present a strong boundary to the north but the field boundary that marks the western boundary is not a strong feature on the ground and could leave adjacent land vulnerable to encroachment. Removing the site from the green belt would also leave the narrow area of green belt to the west between the site and the settlement under significant development pressure contrary to the purposes of including land in the green belt.							

H460	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	1.04
Land north and west of, 11 to 25, The Shearings, Hightown					Employment Floorspace		Housing Capacity	27
Transport		Site access achievable from Halifax Road through demolition of existing dwelling, 2.4m x 43m visibility splays required. Secondary access could be provided from The Shearings, however third party land may be required.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		Strategic urban greenspace comprising large area of attractive open farmland with established trees and hedgerows defining field boundaries. Provides green lung between Cleckheaton and Hightown, defines the separation of the two settlements. An array of public footpaths dissect the site and they are highly used with one footpath tarmacked in the central area of the site.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Strategic urban greenspace comprising large area of attractive open farmland with established trees and hedgerows defining field boundaries. Provides green lung between Cleckheaton and Hightown, defines the separation of the two settlements. An array of public footpaths dissect the site and they are highly used with one footpath tarmacked in the central area of the site.							

H1699	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.63
Land Adjacent, North Bank Road, Batley					Employment Floorspace		Housing Capacity	22
Transport		Site access is not achievable. Third party land is required.						
Public Health		Levels of obesity are amongst the highest in the district.						
Education		No immediate need for Primary or Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there is a culverted watercourse crossing the site.						
Env Protection		No objections raised, phase 1 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		This site is part of a larger Urban Greenspace option.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Access cannot be achieved to this site. The site is part of a larger accepted strategic Urban Greenspace.							

H246	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	6.34	
Land between, Castle Hill Road and Firthcliffe Parade, Gomersal					Employment Floorspace		Housing Capacity	154	
Transport			Site access achievable from Listing Lane or A651, 2.4m x 43m visibility splays required. No highways safety issues have been raised.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			There is an additional need for places at Millbridge Junior Infant and Nursery school, no additional need for other Primary schools within the catchments. No immediate need for Secondary school places, there is however an increasing trend for places.						
Historic Env			The Bar House to the east of this area is a Grade II Listed Building. Close to known archaeological site. Need to evaluate pre-determination.						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Watercourse on part of site; research required. Site falls in different directions.						
Env Protection			No objections raised. Outer Hazard Zone covers most of the site. Air Quality Impact Assessment, Low Emission Travel Plan and Phase 1 Contaminated Land Report required.						
Biodiversity			The steeper slopes of this site comprise lowland acid grassland which should be protected. 1.93ha removed from site area.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			Releasing the site would lead to the merger of Gomersal and Liversedge contrary to the role and function of the green belt. The site is on a prominent area of high ground and development would also significantly impact on openness.						
Green belt edge			One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt forms a narrow strategic gap separating Liversedge and Gomersal. To the west close to the settlement edge the area is also characterised by steep slopes where development could be prominent.						
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			Releasing the site would lead to the merger of Gomersal and Liversedge contrary to the role and function of the green belt. The site is on a prominent area of high ground and development would also significantly impact on openness.						



















H2640	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	41.59	
Springfield Farm, Lower Blacup Farm & Upper Blacup Farm, Halifax Road, Cleckheaton					Employment Floorspace		Housing Capacity	1450	
Transport			Site access achievable from Halifax Road, 2.4m x 43m visibility splays required. At least 2 access points are required.						
Public Health			Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education			There is no immediate need for additional Primary or Secondary school places. There is however an increasing trend for places						
Historic Env			No objections raised						
Flood/drainage			Small overlap with flood zone 3. Public sewer crosses northern part of the site, this will result in stand off distances. Sequential test required.						
Env Protection			Site is on potentially contaminated land, multiple sources of noise may affect receptors. Phase 1 & 2 Contaminated Land Report, Air Quality Impact Assessment, Low Emission Travel Plan and Noise Assessment required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			The site is a large area defined as strategic urban greenspace which comprises a large area of attractive open farmland with established trees and hedgerows defining field boundaries. It provides a green lung between Cleckheaton and Hightown, defining the separation of the two settlements.						
Green belt			N/A						
Green belt edge			N/A						
Exceptional Circumstances			N/A						
Conclusion			The reason for rejecting the site is that it is proposed to be allocated as part of a wider Urban Green space.						

H673	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.25
Land north of, Church Lane, Gomersal					Employment Floorspace		Housing Capacity	43
Transport		Considerable third party land required to achieve access. Nearest potential access point is The Coppice, the head of which is not adopted.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places						
Historic Env		No objections raised.						
Flood/drainage		Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objections, but comments indicate there are no available options for surface water drainage.						
Env Protection		Contaminated land phase 1 report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is located within a restricted area of green belt that performs the strategic role of separating Gomersal from Birstall. Although development of the site itself would have little impact on this strategic role, it could not be released in isolation, and releasing other land to create a strong defensible new green belt boundary and to make the development relate to the existing settlement pattern would begin to impact on the strategic role of the green belt. There is no clear boundary to the north where the site meets Church Wood.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						











Conclusion

This site is located within a restricted area of green belt that performs the strategic role of separating Gomersal from Birstall. Although development of the site itself would have little impact on this strategic role, it could not be released in isolation, and releasing other land to create a strong defensible new green belt boundary and to make the development relate to the existing settlement pattern would begin to impact on the strategic role of the green belt. There is no clear boundary to the north where the site meets Church Wood.

Site access not achievable without significant third party land.

H1792	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	17.67
Brownhill Farm, Old Lane and Station Lane, Birkenshaw					Employment Floorspace		Housing Capacity	436
Transport		Site access achievable, two access points are required for the development of this site. Whilst access from Station Road can be achieved, a secondary access from Old Lane is considered unacceptable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.						
Historic Env		This site adjoins the southern boundary of the Registered Battlefield at Adwalton. National policy guidance makes it clear that Registered Battlefields are considered to be in the category of designated heritage assets of the highest significance where substantial harm to their significance should be wholly exceptional. The allocation of this site would be likely to harm the significance of this area.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Industry noise may affect new receptors, farm nearby. Air Quality Impact Assessment, Low Emission Travel Plan, Phase 1 Contaminated Land Report, Noise and Odour Assessments required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The extent of the option would significantly reduce the gap between settlement in Kirklees and settlement in Leeds and so compromise the strategic role of the green belt in this location. Development would significantly encroach into this open countryside landscape contrary to the purpose of including land in the green belt. The site includes part of the registered Adwalton Moor historic battlefield whose site and setting is best protected by the green belt designation						
Green belt edge		This area of green belt is part of a restricted gap that separates Kirklees from Leeds. Locally opportunities for settlement extension are extremely limited as the green belt is considered to play an important role in preserving the setting of the historic Adwalton Moor registered battlefield.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site adjoins the southern boundary of the Registered Battlefield at Adwalton. National policy guidance makes it clear that Registered Battlefields are considered to be in the category of designated heritage assets of the highest significance where substantial harm to their significance should be wholly exceptional. The allocation of this site would be likely to harm the significance of this area. The extent of the option would significantly reduce the gap between settlement in Kirklees and settlement in Leeds and so compromise the strategic role of the green belt in this location. Development would significantly encroach into this open countryside landscape contrary to the purpose of including land in the green belt. As the site includes part of the registered historic battlefield at Adwalton Moor the site and setting is best protected by the green belt designation.						
H2626	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	2.7
Former Whiteley Works, St Peg Lane, Cleckheaton					Employment Floorspace		Housing Capacity	94
Transport		Site access is achievable from A643 St Peg Lane, 2.4m x 43m visibility splays required.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for additional school places within the catchments area. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		53% of the site is within flood zone 3, the remainder of the site is within flood zone 2. 1 in 20/25 flood risk identified through 2016 SFRA. Proposed policy will prevent housing construction.						
Env Protection		The site is on potentially contaminated land. Industry noise and odour may affect new receptors. Phase 1 & 2 Contaminated Land Report, Noise Assessment, Odour Assessment and Low Emission Travel Plan required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		53% of the site is within flood zone 3, the remainder of the site is within flood zone 2. 1 in 20/25 flood risk identified through 2016 SFRA. Proposed policy will prevent housing construction.						











H289	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.26
Land at, 6, Gomersal Road, Heckmondwike					Employment Floorspace		Housing Capacity	33










Transport		Site access is achievable
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		This site falls within the catchments of Millbridge JI and N school where there is a need for additional places. Secondary school - no immediate need but increasing trend for places.
Historic Env		Stubley Farmhouse, 100 metres north- east of this area is a Grade II Listed Building. The Bar House, just under 80 metres from the site's north-western edge is also Grade II Listed. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. Very close to PRN4361 - may require archaeological condition.
Flood/drainage		Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objections. However, there have been reports of flooded properties on Gomersal Road.
Env Protection		Contaminated land phase 1 report required.
Biodiversity		This site includes a substantial hedgerow, marshy grassland and deciduous woodland fringe which are all UK BAP priority habitats - area of 0.30ha removed
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		The green belt in this location overwashes the properties fronting Gomersal Lane in order to prevent the intensification of built form and maintain the appearance of separation between Liversedge and Gomersal. There are very few undeveloped stretches of road frontage but the site presents one very narrow undeveloped gap east of Gomersal Lane, albeit behind a line of trees. Introducing urban features, including a major access road, would result in a wholly developed road frontage between Liversedge and Gomersal. The site includes priority habitats associated with marshy ground immediately north of the properties on Stubley Road. Protecting these areas would detach the site from the remainder of the settlement. These sensitive areas of wildlife are best protected by their green belt designation.
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt forms a narrow strategic gap separating Liversedge and Gomersal.

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 allocation of this site would be contrary to the role and function of the green belt and has therefore been rejected. The green belt in this location overwashes the properties fronting Gomersal Lane in order to prevent the intensification of built form and maintain the appearance of separation between Liversedge and Gomersal. There are very few undeveloped stretches of road frontage but the site presents one very narrow undeveloped gap east of Gomersal Lane, albeit behind a line of trees. Introducing urban features, including a major access road, would result in a wholly developed road frontage between Liversedge and Gomersal. The site includes priority habitats associated with marshy ground immediately north of the properties on Stubley Road. Protecting these areas would detach the site from the remainder of the settlement. These sensitive areas of wildlife are best protected by their green belt designation.









H226	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.29
Land south of, Hightown Road, Liversedge					Employment Floorspace		Housing Capacity	73
Transport		Access is achievable from Hightown Road, 2.4m x 43m visibility splays required.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that developments do not contribute to an increase in poor air quality.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Contaminated land phase 1 and 2 reports required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a well contained site that could be released without compromising the strategic extent of the green belt in this location. However, the site is poorly configured relative to the settlement edge and would isolate a significant area of green belt between Quaker Lane and Hightown Road which would become vulnerable to development pressure contrary to the purposes of including land in the green belt. Although contained to the south by a watercourse this is an area of urban fringe with limited relationship to the wider countryside to the east.						
Green belt edge		The green belt in this area performs an important role in separating Cleckheaton and Hightown from Liversedge. The existing settlement and land use patterns mean that some development could be accommodated without significantly undermining this role provided that the strategic gap is maintained.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is a well contained site that could be released without compromising the strategic extent of the green belt in this location. However, the site is poorly configured relative to the settlement edge and would isolate a significant area of green belt between Quaker Lane and Hightown Road which would become vulnerable to development pressure contrary to the purposes of including land in the green belt. Although contained to the south by a watercourse this is an area of urban fringe with limited relationship to the wider countryside to the east.						










H524	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.23
Land at north west of, 15 - 19, Jail Road, White Lee					Employment Floorspace		Housing Capacity	78
Transport		160m site frontage onto White Lee Road providing good visibility.30mph = 2.4 x 43m visibility splays achievable.						
Public Health		Levels of obesity higher than the Kirklees average						
Education		No immediate need for school places.						
Historic Env		No objections raised.						
Flood/drainage		The site is within Flood zone 1. The boundary along White Lea Road is shown to be at risk from surface water to a depth of approximately 600mm. Public combined sewer in White Lea Road.						
Env Protection		No objections raised. Residential conditions required at planning application stage.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		This site has value as open space in its own right and as part of the wider urban green space allocation UGS973. Site comprises attractive open grazing land fronting White Lee Road on the western edge of UGS973. Assessed as part of a larger natural and semi-natural greenspace having high value as open space based on its structural and landscape qualities and its significant contribution to the amenity of the area and sense of place, as well as use and enjoyment for informal recreation along the public footpath network. The site itself is as an integral and important part of the wider open space that can be viewed from different vantage points and plays a valuable role in giving an open aspect from White Lee Road. UGS973 is not deemed, in whole or part, to be clearly surplus to requirements.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The reason for rejection is that the site is proposed to be allocated as part of a wider Urban Greenspace.						











This site has value as open space in its own right and as part of the wider urban green space allocation UGS973. Site comprises attractive open grazing land fronting White Lee Road on the western edge of UGS973. Assessed as part of a larger natural and semi-natural greenspace having high value as open space based on its structural and landscape qualities and its significant contribution to the amenity of the area and sense of place, as well as use and enjoyment for informal recreation along the public footpath network. The site itself is as an integral and important part of the wider open space that can be viewed from different vantage points and plays a valuable role in giving an open aspect from White Lee Road. UGS973 is not deemed, in whole or part, to be clearly surplus to requirements.





H1724	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.57
Land to the south of, 40 - 64, Upper Lane, Gomersal					Employment Floorspace		Housing Capacity	89
Transport		Site access achievable						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site falls within middle and outer hazard zone. Low Emission Travel Plan and Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		Pleasant local park, mainly grass, in residential area. No play facilities.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site retained as urban greenspace.							

H241	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	20.65
Land south of, Whitehall Road, Scholes					Employment Floorspace		Housing Capacity	442
Transport		Site access is achievable. Two access points required. Right turn lane needed from A 58.2.4 x 215m sight lines onto A58. Highways Agency rank the site a 3, mitigation is likely to be required by 2028.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However a there is an isolated small area of relative deep ponding which would need regarding. Surface water drainage could be provided through the tributary for Stubs Beck which runs south to north through site.						
Env Protection		Road traffic noise may affect new receptors, advised buffer zone on the East of the site due to close proximity to M62. Most of the site falls within an outer hazard zone. No impact on area. The site is affected by the routes of high pressure gas mains; area removed.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		This site has no relationship to any settlement, particularly due to its configuration, although the ribbon development along Whitechapel Road gives the appearance of merger with Scholes. The properties fronting Whitechapel Road are overwashed by the green belt in order to prevent intensification. Development of the site frontage would result in almost continuous development between Scholes and Cleckheaton and impact on the strategic gap between the two settlements, although the presence of the M62 and land between the site and Whitechapel Grove would prevent physical merger.						
Green belt edge	N/A							
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This site has no relationship to any settlement, particularly due to its configuration, although the ribbon development along Whitechapel Road gives the appearance of merger with Scholes. The properties fronting Whitechapel Road are overwashed by the green belt in order to prevent intensification. Development of the site frontage would result in almost continuous development between Scholes and Cleckheaton and impact on the strategic gap between the two settlements, although the presence of the M62 and land between the site and Whitechapel Grove would prevent physical merger. There are no exceptional circumstances that would justify the removal of this site from the green belt for housing development.							











H745	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.66
Land Adjacent, Whitechapel Road, Cleckheaton					Employment Floorspace		Housing Capacity	23
Transport		Site access can be achieved if site option is linked with Option H508. No access is not available off Whitechapel Road.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary school places within this catchments area.						
Historic Env		Development may impact upon the setting of Whitechapel Church, a grade II listed building.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Road traffic noise may affect new receptors. Air Quality Impact Assessment, Contaminated Land Phase 1 Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access is not achievable for this site option. Site option has been incorporated into H508								

H490	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.79
Land adjacent, Former Roundhill Mill, Cliffe Lane, Gomersal					Employment Floorspace		Housing Capacity	22
Transport		Site access achievable. Cliffe Lane is a rural country lane measuring between 4.8m and 5m along the site frontage. Improvements would be required to the road width and the provision of a pedestrian footway along the site frontage.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objections, but comment indicates there is no option available for surface water drainage.						
Env Protection		Contaminated land phase 1 report required. Minor residential conditions required.						
Biodiversity		The site lies adjacent to an area of replanted ancient woodland - area removed						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is remote from Gomersal and unrelated to any settlement. It is located immediately adjacent to a site where residential development has been approved but this was as a redevelopment of a brownfield site and therefore could be accepted under the terms of green belt policy subject to a consideration of openness. The removal of this site from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site is remote from Gomersal and unrelated to any settlement. It is located immediately adjacent to a site where residential development has been approved but this was as a redevelopment of a brownfield site and therefore could be accepted under the terms of green belt policy. The removal of this site from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.								

H77	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	8.37
Land north of, Manor Farm, Soothill					Employment Floorspace		Housing Capacity	292
Transport		Site access achievable. 2.4m x 43m (30mph speed limit) visibility splays required along Soothill Lane.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env		No objection in principle but need to evaluate potential impact on archaeological site.						
Flood/drainage		The site is within flood zone 1. A drainage masterplan is recommended.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		There is an existing strong green belt edge along the rear of properties east of Manor Farm Drive although there is the potential for some limited settlement extension that would not undermine the role and function of the green belt. The northern and eastern extent of this option risks prominent development on rising ground.						
Green belt edge		One of the purposes of the green belt is to prevent towns from merging into one another and this site lies within an important area of green belt whose role is to maintain the open areas that separate Kirklees and Leeds. The existing land use and field boundaries present some opportunity for settlement extension without significantly undermining the role and function of the green belt, although separation with Woodkirk should be maintained.						
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		There is an existing strong green belt edge along the rear of properties east of Manor Farm Drive although there is the potential for some limited settlement extension that would not undermine the role and function of the green belt. The northern and eastern extent of this option risks prominent development on rising ground.						

H247	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.59
Land east of, Oxford Road, Gomersal					Employment Floorspace		Housing Capacity	151
Transport		Site access achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need. Secondary school - increasing trend for need for places						
Historic Env		Red House with its barn and coach house and Pollard Hall are Listed Grade II*. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. Extreme western edge of site lies within Gomersal conservation area.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objections, but research required into areas at risk from surface water flooding and investigation of the tributary watercourse required to see if it can accommodate surface water drainage.						
Env Protection		AQIA, noise and contaminated land phase 1 reports required						
Biodiversity		The southern part of this site includes lowland mixed deciduous woodland which is a UK BAP priority habitat. Area removed.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is an important open area whose green belt role is to help prevent the merger of Gomersal and Birstall. The configuration of the site would impact on this role as it would significantly reduce the extent of the gap. It is poorly related to Gomersal and would represent significant encroachment into the countryside and impact on an extensive area of protected trees which is a priority habitat and which is best protected by the green belt designation.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt performs an important role in helping to prevent the coalescence of Gomersal and Birstall, and although the existing settlement pattern provides some limited opportunities for minor infill or rounding off the extensive nature of the field pattern means that any settlement extension is unlikely to be achieved without significant land release, which could compromise the overall strategic role of the green belt in this location.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is an important open area whose green belt role is to help prevent the merger of Gomersal and Birstall. The configuration of the site would impact on this role as it would significantly reduce the extent of the gap. It is poorly related to Gomersal and would represent significant encroachment into the countryside and impact on an extensive area of protected trees which is a priority habitat and which is best protected by the green belt designation.						

H231	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	7.09
Wheatleys Farm, Dewsbury Road, Gomersal					Employment Floorspace		Housing Capacity	105

Transport		Site access achievable from Bradford Road, 2.4m x 43m visibility splays required. Highways agency rank this site a 3, additional mitigation is likely to be required by 2028. Transport assessment submitted.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		There is no immediate need for Primary or Secondary school places within the catchments area. However there is an increasing trend for Secondary school places.
Historic Env		No objections raised
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However an open watercourse runs through the centre of the site which has not been modelled. High risk of surface water flooding. Buffer required to protect the route of the watercourse, area has been removed. Flood Risk Assessment submitted.
Env Protection		Road traffic noise may affect new receptors. Site is close to the M62 and will create a new Air Quality Management Area. Air Quality Impact Assessment, Low Emission Travel Plan, Phase 1 Contaminated Land Report required. Noise Assessment submitted.
Biodiversity		This area contains parkland with open grown trees over semi-improved grassland a UK BAP priority habitat. Other UK BAP habitat includes a beck and lowland mixed deciduous woodland. 0.34ha removed from developable area.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		This is an urban fringe area where built form is already present, but there are also sensitive environmental areas including extensive areas of protected trees and an open watercourse. The site is visually linked to the neighbouring parkland. The drive to the Gomersal Park Hotel/Wheatley Farm does not present a sufficiently strong feature on the ground to form a new defendable green belt boundary.
Green belt edge		This area of green belt forms a narrow gap separating Gomersal from Birkenshaw. However the presence of the M62 means that there is no risk of sprawl to the north and no risk of settlement merger. The existing settlement pattern and land use features present some opportunity for settlement extension although these are limited by natural features and protected trees.

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

Option would create a new AQMA. This is an urban fringe area where built form is already present, but there are also sensitive environmental areas including extensive areas of protected trees and an open watercourse. The site is visually linked to the neighbouring parkland. The drive to the Gomersal Park Hotel/Wheatley Farm does not present a sufficiently strong feature on the ground to form a new defendable green belt boundary.

H263	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	7.07
Land at, Monk Ings, Bradford Road, Gomersal					Employment Floorspace		Housing Capacity	233

Transport	■	Whilst there is no site frontage on to adopted highway, the site can be accessed via Monk Ings Avenue as an extension to the existing residential area. Highways England ranked 3 scheme.
Public Health	■	The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education	■	Primary school - no immediate need but there is an increasing trend for places at one of the schools affected. Secondary school - no immediate need but there is an increasing trend for places.
Historic Env	■	The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of Gomersal Conservation Area.
Flood/drainage	■	Main river flood risk, surface water flood risk and surface water drainage objections; none. Assessment of natural catchments required to determine how many outfalls and to which system and agreed rate.
Env Protection	■	AQIA and contaminated land phase 1 report required.
Biodiversity	■	The southern part of this site includes lowland mixed deciduous woodland which is a UK BAP priority habitat - an area of 0.38ha has been removed from the developable area leaving 6.67ha.
Other constraints	■	Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt	■	The size of this option would erode the size of the green belt gap separating Gomersal and Birstall. Although there are clear boundaries to the west and south, particularly along the beck and woodland, the northern extent of the option does not present a defensible new green belt boundary and would probably necessitate the removal of the frontage properties from the green belt in order to make Bradford Road the new green belt boundary. Open spaces, or the appearance of open space immediately behind frontage properties, are critically important in retaining a sense of separation between towns. The loss of the open spaces would significantly undermine the role and function of the green belt in this location.
Green belt edge	■	One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt performs an important role in helping to prevent the coalescence of Gomersal and Birstall, and although the existing settlement pattern provides some limited opportunities for minor infill or rounding off the extensive nature of the field pattern means that any settlement extension is unlikely to be achieved without significant land release, which could compromise the overall strategic role of the green belt in this location.

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 size of this option would erode the size of the green belt gap separating Gomersal and Birstall. Although there are clear boundaries to the west and south, particularly along the beck and woodland, the northern extent of the option does not present a defensible new green belt boundary and would probably necessitate the removal of the frontage properties from the green belt in order to make Bradford Road the new green belt boundary. Open spaces, or the appearance of open space immediately behind frontage properties, are critically important in retaining a sense of separation between towns. The loss of the open spaces would significantly undermine the role and function of the green belt in this location.

H1795	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	9.2
Primrose Hill Farm, Primrose Lane, Cleckheaton					Employment Floorspace		Housing Capacity	225

Transport		Two points of access would be required for a development of this scale. Access is possible via Cartwright Street, however 3rd party land would be required to extend to the site boundary. Significant improvements would be required to the road width to the west of Unit E including the bridge over the River Spen. Access can also be achieved from Primrose Lane however 3rd party land is required to make this road up to adoptable standards.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		There is no immediate need for Primary or Secondary school places within the catchments area. There is however, an increasing trend for Secondary school places
Historic Env		No objections raised
Flood/drainage		Main river flood zones 1, 2 and 3a. Sequential test required. No objections raised to surface water flood risk or surface water drainage.
Env Protection		Site is on potentially contaminated land, multiple sources of noise may affect receptors. Air Quality Impact Assessment, Low Emission Travel Plan, Phase 1 & 2 Contaminated Land Report and Noise Assessment required. Adjacent to significant potential contamination, very high risk of lateral migration (no objection raised).
Biodiversity		The Spen River lies adjacent to the site and also has lowland mixed deciduous woodland UK BAP priority habitat in limited areas. 0.33ha removed from developable area.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		The site is wholly contained by Primrose Lane to the south, the Spen Valley Greenway to the west and by existing development to the east and north and could be developed without significantly impacting on the openness of the green belt. Primrose Lane and the Greenway would present a strong new defendable boundary. Development up to the proposed south eastern extent of the site where Primrose Lane meets the Greenway would leave only an extremely narrow gap connecting the green belt to the north with the green belt to the south (hence the inclusion of edge ref LV7 as influencing this green belt area). This would effectively sever these two areas of green belt and join Liversedge to Cleckheaton at this point, contrary to the role and function of the green belt.
Green belt edge		The green belt in this area forms a narrow and restricted area that separates Heckmondwike, Liversedge and Cleckheaton. It overwashes the route of the former railway line which is also the Spen Valley Greenway in order to include important open spaces to the south east. The edges of the settlement where it meets the green belt are constrained by an open watercourse that runs west to east into the River Spen and by the River Spen itself which forms the green belt boundary between Primrose Lane and Cartwright Street. Although these are countryside features best associated with green belt they are already impacted upon by existing development and have only a tenuous relationship with the wider countryside. It is possible that in this area a degree of settlement extension could be possible as rounding off, providing that the green belt continues to overwash the route of the greenway so as not to isolate land to the west.
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 site is wholly contained by Primrose Lane to the south, the Spen Valley Greenway to the west and by existing development to the east and north and could be developed without significantly impacting on the openness of the green belt. Primrose Lane and the Greenway would present a strong new defendable boundary. Development up to the proposed south eastern extent of the site where Primrose Lane meets the Greenway would leave only an extremely narrow gap connecting the green belt to the north with the green belt to the south (hence the inclusion of edge ref LV7 as influencing this green belt area). This would effectively sever these two areas of green belt and join Liversedge to Cleckheaton at this point, contrary to the role and function of the green belt.










H319	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.3
land to the rear of, 117, Westfield Lane, Wyke					Employment Floorspace		Housing Capacity	42
Transport		Third party land required. Outline planning permission 2006/60/91552/E1 was granted in June 2006 on land adjacent to the site on Westfield Lane. Access to the site is only possible from Westfield Lane via permitted development. Ransom strip is likely. The frontage to the plot includes the existing house and would provide the access point.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.						
Education		Primary and secondary schools; no immediate need but increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objections.						
Env Protection		Contaminated Land Phase 1 report required. Small part within middle hazard zone. Remainder within outer zone.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		While development of this site would narrow the strategic gap with the Bradford green belt, the overall function of the gap would not be compromised. The site has strong potential new boundaries so there is no risk of sprawl. However, the site is very poorly related to the existing built form and would project development well beyond the existing settlement edge resulting in encroachment into the countryside, contrary to the purposes of including land in the green belt.						
Green belt edge		This area of green belt forms a restricted gap that maintains the separation of settlements in Kirklees from settlements in Bradford, although there is already a degree of merger at the junction of Westfield Lane with Whitehall Road. The somewhat extensive field pattern limits opportunities for containment in some areas.						
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		While development of this site would narrow the strategic gap with the Bradford green belt, the overall function of the gap would not be compromised. The site has strong potential new boundaries so there is no risk of sprawl. However, the site is very poorly related to the existing built form and would project development well beyond the existing settlement edge resulting in encroachment into the countryside, contrary to the purposes of including land in the green belt.						











H315	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.38
Land at, 16, Manor Park Gardens, Gomersal					Employment Floorspace		Housing Capacity	53
Transport		Third party land required to achieve access from Manor Park Gardens.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for school places but increasing trend for secondary school places.						
Historic Env		No objection raised.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objections. Sites H315 & H230 would benefit from a joint drainage plan.						
Env Protection		Objection on the grounds of noise, air quality and contamination. Even with large barriers (2.4m) the external levels are still high and a 100m bund would be required to protect development from motorway noise. The noise report does not address the issue of the bund and the information provided is not considered to address the site issues to provide a satisfactory residential environment.						
Biodiversity		A UK BAP priority habitat - appears around the north and east sides of this proposal. Lowland mixed deciduous woodland - this requires retention. The area has been netted off.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.						
Open space		N/A						
Green belt		The configuration of this site and its location relative to the existing settlement edge means that it is not well related to the settlement. Some additional land would need to be released from the green belt between the site and the motorway to create a defensible new boundary.						
Green belt edge		One of the purposes of the green belt is to prevent settlements from merging. The green belt in this location forms a narrow gap separating Gomersal from Birkenshaw, but the presence of the M62 means that there is no risk of sprawl and no risk of physical merger. The existing settlement pattern and land use features are such that there are opportunities for settlement extension without undermining the role and function of the green belt.						
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 site and its location relative to the existing settlement edge means that it is not well related to the settlement. Some additional land would need to be released from the green belt between the site and the motorway to create a defensible new boundary. Additionally, there are noise, air quality and contamination issues associated with the site which would impact on residential amenity. Evidence submitted by the site promoter is not considered to address the issues and does not overcome concerns about environmental quality and the potential impact on residential amenity. Further constraints to development include the requirement for third party land to provide access to the site and high voltage power lines.						











H1701	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.36	
Land adjacent Woodlands Road, Batley					Employment Floorspace		Housing Capacity	47	
Transport			Site access achievable through an extension to Birch Grove. No highways safety issues have been raised.						
Public Health			Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education			There is no immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.						
Historic Env			Development may have impact on setting of Grade II* listed building, Bagshaw Museum.						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space			New UGS option accepted						
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion	New UGS option accepted on this site.								










H78	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.85	
Land west of, 809 - 835, Bradford Road, East Bierley					Employment Floorspace		Housing Capacity	14	
Transport			Site access achievable. 2.4m x 43m (30mph speed limit) visibility splays required along Bradford Road. The site has frontage along Bradford Road in two locations both of which provide the required visibility splays						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.						
Historic Env			No objections raised.						
Flood/drainage			Main river flood zone 1; no objection. Surface water flood risk; no objection. Surface water drainage; further research required to ascertain whether the sewer connection is adequate.						
Env Protection			High pressure gas pipeline runs east west across the southern part of the site. An area of 0.32ha has been removed as a result. AQIA, noise, odour and contaminated land phases 1 and 2 reports required.						
Biodiversity			No objections raised.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space		N/A							
Green belt			The site is partly contained by an urban land use to the south west and has only a limited relationship with the wider countryside it adjoins. However, the new green belt boundary to the west would not follow any feature on the ground. The site is poorly configured and would partly result in unsatisfactory backland development. There has already been some garden encroachment and in one place the existing boundary no longer follows any feature on the ground. However, the new boundary presented by this site would be equally weak.						
Green belt edge			This area of green belt prevents any further merger between Kirklees and Leeds and restricts the sprawl of settlement west of Bradford Road and so helps to retain East Bierley as a reasonably distinct settlement. The existing settlement pattern and field boundaries do present limited opportunities for settlement extension without significantly compromising the role of the green belt in this location.						
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 site is partly contained by an urban land use to the south west and has only a limited relationship with the wider countryside it adjoins. However, the new green belt boundary to the west would not follow any feature on the ground. The site is poorly configured and would partly result in unsatisfactory backland development. There has already been some garden encroachment and in one place the existing boundary no longer follows any feature on the ground. However, the new boundary presented by this site would be equally weak.								











H675	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	20.07
Brownhill Farm Hilltop Farm and land east of Old Lane, Old Lane, Birkenshaw					Employment Floorspace		Housing Capacity	702
Transport			At least two access points are required for a development of this scale. 100 metre site frontage on Whitehall Road East. At least one access point can be provided from Whitehall Road East. 2.4m x 120m (40mph speed limit) visibility splays are required. Two further access points can be provided on Old Lane to serve a limited number of dwellings. A third access could be provided from Hodgson Lane were the site to be developed along with H262 to the north of the site. However, highways comments on H262 as an independent site state that it cannot be accessed without third party land. Highways Agency rank 3 site; additional mitigation required.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			Primary school - no immediate need. Secondary school - no immediate need but increasing trend for places					
Historic Env			The site adjoins the boundary of the Registered Battlefield at Adwalton. PRN8765 within area. Archaeological recording required.					
Flood/drainage			The site is within flood zone 1. A combined drainage masterplan is required with adjacent sites. Kettle Point Beck runs through the centre of the site with an additional ordinary watercourse to the southern boundary.					
Env Protection			AQIA, odour and contaminated land phase 1 reports required.					
Biodiversity			No objections raised.					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			Site boundary amended to remove the area that falls within the site of the allotments.					
Green belt			The configuration and extent of this site would result in an unsatisfactory settlement extension which would leave only a very narrow gap between the built form of Birkenshaw and Adwalton in Leeds, contrary to the purposes of including land in the green belt. It would leave isolated pockets of land cut off from the wider green belt and significantly encroach into the countryside. Part of the site option, associated with Hill Top Farm, does not follow any feature on the ground. The area includes the registered battlefield of Adwalton Moor the site of which is best protected through its green belt designation.					
Green belt edge			This area of green belt is part of a restricted gap that separates Kirklees from Leeds. Locally opportunities for settlement extension are extremely limited as the green belt is considered to play an important role in preserving the setting of the historic Adwalton Moor registered battlefield.					
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 and extent of this site would result in an unsatisfactory settlement extension which would leave only a very narrow gap between the built form of Birkenshaw and Adwalton in Leeds, contrary to the purposes of including land in the green belt. It would leave isolated pockets of land cut off from the wider green belt and significantly encroach into the countryside. Part of the site option, associated with Hill Top Farm, does not follow any feature on the ground. The area includes the registered battlefield of Adwalton Moor the site of which is best protected through its green belt designation.							
H6	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.42
Land to the north east of, 15-29, Dewsbury Road, Gomersal					Employment Floorspace		Housing Capacity	14
Transport			Site access achievable. Pedestrian refuge may need to be re-sited					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			Primary school - no immediate need. Secondary school - no immediate need but increasing trend for places.					
Historic Env			No objections raised					
Flood/drainage			Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objection, but may be watercourse across the site for which stand off distances will be required. Further research required.					
Env Protection			AQIA, noise and contaminated land phase 1 and 2 reports required.					
Biodiversity			No objections raised					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			This is a small site with limited relationship to the wider countryside and could be removed from the green belt without significant impact on openness. However, the site does not present a defensible new eastern boundary which would leave the adjacent land vulnerable to encroachment contrary to the purposes of including land in the green belt.					
Green belt edge			This area of green belt forms a narrow gap separating Gomersal from Birkenshaw. However the presence of the M62 means that there is no risk of sprawl to the north and no risk of settlement merger. The existing settlement pattern and land use features present opportunities for settlement extension without undermining the role and function of the green belt.					
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This is a small site with limited relationship to the wider countryside and could be removed from the green belt without significant impact on openness. However, the site does not present a defensible new eastern boundary which would leave the adjacent land vulnerable to encroachment contrary to the purposes of including land in the green belt.							





















H354	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	1.59
Land at, Coal Pitt Lane, White Lee					Employment Floorspace		Housing Capacity	54
Transport		No site frontage to the adopted highway. Access can be achieved from Coal Pit Lane however third party land is required to achieve a suitable site access layout.						
Public Health		Obesity and lonely/isolated issues are higher than Kirklees average. Ensure there are adequate physical activity opportunities.						
Education		No immediate need for additional school places.						
Historic Env		No objections raised.						
Flood/drainage		The site is within flood zone 1. There is a public combined sewer in Chaster Street. To link to this may require crossing third party land.						
Env Protection		Potentially contaminated land. No other constraints identified.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		This site has value as open space in its own right and as part of the wider urban green space allocation UGS973. Comprises agricultural grazing land, assessed as part of a larger area of natural and semi-natural greenspace having high value as open space based on its structural and landscape qualities and its significant contribution to the amenity of the area and sense of place, as well as use and enjoyment for informal recreation along the public footpath network. Being similar in character and appearance to this adjoining open land, the site itself is viewed as an integral part of the wider open space that can be appreciated from different vantage points and plays a valuable role in providing an open aspect from the public footpath network adjacent the site and in the wider area. UGS973 is not deemed, in whole or part, to be clearly surplus to requirements.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The reason for rejection is that the site is proposed to be allocated as part of a wider Urban Greenspace. This site has value as open space in its own right and as part of the wider urban green space allocation UGS973. Comprises agricultural grazing land, assessed as part of a larger area of natural and semi-natural greenspace having high value as open space based on its structural and landscape qualities and its significant contribution to the amenity of the area and sense of place, as well as use and enjoyment for informal recreation along the public footpath network. Being similar in character and appearance to this adjoining open land, the site itself is viewed as an integral part of the wider open space that can be appreciated from different vantage points and plays a valuable role in providing an open aspect from the public footpath network adjacent the site and in the wider area. UGS973 is not deemed, in whole or part, to be clearly surplus to requirements.								










H1813	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.15
Land adjacent, 192 and 196, Nab Lane, Birstall					Employment Floorspace		Housing Capacity	33
Transport		Site access cannot be achieved without demolition of property. Narrow road width (approx 3.8m) in the vicinity of the site frontage. This makes Nab Lane unsuitable for any intensification of use.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.						
Historic Env		No objection raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		All of the site lies within an outer hazard zone. Industry noise may affect new receptors. Phase 1 Contaminated Land and Noise Assessment required.						
Biodiversity		The northern end of the site is lowland mixed deciduous woodland UK BAP priority habitat. 0.19ha removed from developable area.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site. Powerlines cross the site.						
Open space	N/A							
Green belt		The configuration of the site does not relate well to the settlement and would be a projection of development into open land. The northern part of the site appears to constitute woodland and there is no feature on the ground where a new green belt boundary could be created.						
Green belt edge		This area of green belt has little relationship with the wider countryside and is bisected by the route of the former railway which is a pedestrian and cycle route. Some development could be accommodated without prejudicing the role and purpose of the green belt.						
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								
Site access cannot be achieved without demolition of property. Narrow road width (approx 3.8m) in the vicinity of the site frontage. This makes Nab Lane unsuitable for any intensification of use. The configuration of the site does not relate well to the settlement and would be a projection of development into open land. The northern part of the site appears to constitute woodland and there is no feature on the ground where a new green belt boundary could be created.								









H49	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.64
Land to the rear of 20, Oddfellows Street, Scholes					Employment Floorspace		Housing Capacity	57
Transport		Site access achievable. Whilst Oddfellows Street is adopted, improvements would be required to the road surface and the provision of pedestrian facilities. 2.4m x 43m (30mph speed limit) visibility splays required along Oddfellows Street.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that developments do not contribute to an increase in poor air quality.						
Education		Primary and secondary schools; no immediate need but increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk; no objection. Surface water drainage; no objection concerns about downstream capacity which may not be suitable.						
Env Protection		Contaminated Land Phase 1 report required						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The location and size of this site presents an opportunity for some rounding off, although the southern extent does encroach into more open countryside and leaves land to the west between the site and the settlement vulnerable to pressure for development. The site is bounded on the west and north by the existing settlement but the southern and eastern boundaries are very poorly defined and do not represent strong defensible boundaries.						
Green belt edge		The green belt in this location forms part of an extensive gap between Scholes and Cleckheaton and prevents the eastward encroachment of Scholes along Scholes Lane. The existing settlement form and field patterns present opportunities for settlement extension or rounding off without undermining the role of the green belt in this location.						
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 location and size of this site presents an opportunity for some rounding off, although the southern extent does encroach into more open countryside and leaves land to the west between the site and the settlement vulnerable to pressure for development. The site is bounded on the west and north by the existing settlement but the southern and eastern boundaries are very poorly defined and do not represent strong defensible boundaries. For these reasons the site has been rejected. A smaller allocation (H49a) is however, proposed as an accepted housing allocation.						










H464	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	2.8
Land south of, 1-3, Moorside Paddock, Cleckheaton					Employment Floorspace		Housing Capacity	97
Transport		Site access achievable from Halifax Road, 2.4m x 43m visibility splays required. No site safety issues have been raised.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is on potentially contaminated land, industry noise may affect new receptors. Phase 1 & 3 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Strategic urban greenspace comprising large area of attractive open farmland with established trees and hedgerows defining field boundaries. Provides green lung between Cleckheaton and Hightown, defines the separation of the two settlements. An array of public footpaths dissect the site and they are highly used with one footpath tarmacked in the central area of the site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Strategic urban greenspace comprising large area of attractive open farmland with established trees and hedgerows defining field boundaries. Provides green lung between Cleckheaton and Hightown, defines the separation of the two settlements. An array of public footpaths dissect the site and they are highly used with one footpath tarmacked in the central area of the site.						











H3	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	13.98
Land south of, Nutter Lane, Birstall					Employment Floorspace		Housing Capacity	405
Transport		Site access achievable. 2 access points required. Highways agency rank 3 site: additional mitigation required. See comments regarding highway infrastructure on H352						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need but increasing trend for places. Secondary school - no immediate need but increasing trend for places.						
Historic Env		This area lies less than 170 metres from the Grade I Listed Oakwell Hall. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. Close to known archaeological site - evaluation required.						
Flood/drainage		Site access achievable. 2 access points required. Highways agency rank 3 site: additional mitigation required. See comments regarding highway infrastructure on H352						
Env Protection		AQIA and phase 1 contaminated land report required						
Biodiversity		The Scotland Beck and Nova Beck form the sites eastern and western boundaries. Both are UK BAP priority habitat. They are tree lined and lowland mixed deciduous woodland/wet woodland habitat is also UK BAP habitat. Stand off of 10m required from top of banks. See comments on H352						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is partly contained on three sides by development but is still extensive enough to appear as an area of countryside. The site contains two open watercourses on the boundary whose relationship with their countryside setting would be compromised. These features and their related important wildlife habitats are best protected by the green belt designation.						
Green belt edge		One of the purposes of the green belt is to safeguard the countryside from encroachment. Nova Beck and Scotland Beck and their important wildlife habitats are countryside features that form the east and west edges with the settlement in this location and whose protection is best achieved through the green belt designation.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site contains two open watercourses whose relationship with the countryside would be compromised by development of this site. Protection of the watercourses and their important wildlife habitats would detach the site from the remainder of the settlement.						

H165	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.27
Land to the rear of, 10, Oxford Road, Gomersal					Employment Floorspace		Housing Capacity	18
Transport		Site access achievable from Oxford Road, 2.4m x 43m visibility splays required. Existing dwelling needs demolishing.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area however, there is an increasing trend for Secondary school places.						
Historic Env		Stubley Farmhouse to the east of this site and The Bar House to the south-west are Grade II Listed Buildings. The loss of this and its subsequent development could harm elements which contribute to their significance. Close to known archaeological site.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Soakaways on steeper sloping sites have a risk of re-emergence that cannot be adequately assessed off site						
Env Protection		farm nearby, Odour Assessment, Phase 1 Contaminated Land required, A significant percentage of the site falls within a middle hazard zone.						
Biodiversity		This site includes a bank of semi-improved acid grassland likely to be UK BAP priority habitat, 0.74ha removed from developable area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Release of the site from the green belt would further erode the narrow gap that separates Gomersal and Liversedge which is already encroached upon by existing residential properties that line the frontage to Oxford Road. The green belt designation prevents the intensification or consolidation of this line of ribbon development, where open spaces, or the appearance of open spaces to the rear of frontage properties, are critically important in retaining a sense of separation. The area of slope at the rear of the site should be protected from development because it contains priority habitat and is also a steep and prominent slope where new development would be prominent to the detriment of openness.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt forms a narrow strategic gap separating Liversedge and Gomersal.						
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								
Release of the site from the green belt would further erode the narrow gap that separates Gomersal and Liversedge which is already encroached upon by existing residential properties that line the frontage to Oxford Road. The green belt designation prevents the intensification or consolidation of this line of ribbon development, where open spaces, or the appearance of open spaces to the rear of frontage properties, are critically important in retaining a sense of separation. The area of slope at the rear of the site should be protected from development because it contains priority habitat and is also a steep and prominent slope where new development would be prominent to the detriment of openness.								
H112	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.07
Land to south west of, Snelsins Lane, Chain Bar					Employment Floorspace		Housing Capacity	142
Transport		While Snelsins Lane is adopted, improvements would be required to the road width as well as the provision of pedestrian facilities						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		No immediate need for additional school places. There is however, an increasing trend for places.						
Historic Env		Site of known archaeology (PRN2310). Archaeological evaluation required.						
Flood/drainage		Main river flood zone1; no objection. Surface water flood risk; no objection. Surface water drainage; no objection, but soak away re-emergence difficult to assess. Connection to a watercourse may have to cross third party land. Need evidence from YW.						
Env Protection		A new Air Quality Management Area would be created if this site were developed. AQIA, noise and contaminated land phase 1 reports required. Small part of the site is located within an outer hazard zone. No impact on capacity.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Tree cover and existing land uses limit long distance views of this site, although its slope and elevation is such that new development would be at a higher level than properties on Snelsins Lane to the detriment of the openness of the green belt in the immediate vicinity. Its containment and degree of overlooking by existing development limits its relationship to the wider countryside.						
Green belt edge		This is an extensive area of green belt that helps maintain separation between Kirklees and Bradford. Locally the green belt is completely isolated from the wider countryside by the M62, which is overwashed. It is elevated above the level of the motorway so development may be prominent.						
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								
Development of this site would result in the creation of a new Air Quality Management Area.								

H525	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.92
Land north of, 13 - 25, Mortimer Terrace, Healey					Employment Floorspace		Housing Capacity	102
Transport		Access possible from White Lee Road via H524 to the west of the site if this site were to be developed at the same time. H524 is proposed as retention for urban green space. Access not suitable from Mortimer Terrace to the south due to circuitous route through existing residential streets. Third party land required for access.						
Public Health		Levels of obesity higher than the Kirklees average. Ensure adequate physical activity opportunities.						
Education		No immediate need for additional school places.						
Historic Env		No objections raised.						
Flood/drainage		The site is within flood zone 1. No objections raised.						
Env Protection		Potential contamination. Requires Contamination assessment phase 1.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		The site has value as open space in its own right and as part of the wider urban green space allocation UGS973. Comprises agricultural grazing land, assessed as part of a larger area of natural and semi natural greenspace having high value as open space based on its structural and landscape qualities and its significant contribution to the amenity of the area and sense of place, as well as use and enjoyment for informal recreation along the public footpath network.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	The site has value as open space in its own right and as part of the wider urban green space allocation UGS973. Comprises agricultural grazing land, assessed as part of a larger area of natural and semi natural greenspace having high value as open space based on its structural and landscape qualities and its significant contribution to the amenity of the area and sense of place, as well as use and enjoyment for informal recreation along the public footpath network. Public health comments support the use of the site as urban green space.							
Additionally insufficient evidence has been provided to demonstrate that the site could be satisfactorily accessed without the need for third party land.								










H152	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.53
Land South of, Batley Frontier, Bradford Road, Batley Carr					Employment Floorspace		Housing Capacity	18
Transport		Site access achievable, 2.4m x 43m visibility splays required along A652 Bradford Road. No highways safety issues have been raised.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		The majority of the site is within Flood Zone 3a Predominantly River zone 3 (MARCH 2015), no change of a sequential approach. Sequential test required. No objections raised to surface water surface water flooding or surface water drainage.						
Env Protection		Site is on potentially contaminated land, multiple sources of noise may affect new receptors. Air Quality Impact Assessment, Phase 1 & 2 Contaminated Land Reports and Noise Assessment required.						
Biodiversity		Although heavily canalised the Batley Beck flows down the eastern side of this proposed allocation. 0.08ha to be netted off from site area.						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Majority of the site falls within flood zone 3a, sequential test required.							

H2547	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.23
Land adjacent, Quarry Lane, Hightown					Employment Floorspace		Housing Capacity	43
Transport		No suitable access can be achieved.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Overlaps with strategic Urban Greenspace option at Cleckheaton						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
No site access can be achieved. The site lies within a larger area defined as strategic urban greenspace which comprises a large area of attractive open farmland with established trees and hedgerows defining field boundaries. It provides a green lung between Cleckheaton and Hightown, defining the separation of the two settlements.								

H552	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.74
Land to the north of, 271, Cliffe Lane, Gomersal					Employment Floorspace		Housing Capacity	60
Transport		Site access achievable. Access from Cliffe Lane would require third party land. Access from Ferrand Lane would be possible but this would require making up to adoptable standards. Improvements would be required to the junction of Latham Lane / Ferrand Lane / West Lane. Improvements would also be required to the road width on Ferrand Lane and the provision of a pedestrian footway between the site and Latham Lane. Ferrand Lane is also a PROW.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.						
Historic Env		This area lies close to the boundary of the Gomersal Conservation Area. The loss of this currently open area and its subsequent development could harm elements which contribute to the significance of this area.						
Flood/drainage		Main river flood zone 1; No objection. No objection raised to surface water flood risk or surface water drainage. Third party land may need to be crossed.						
Env Protection		Phase 1 contaminated land report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The site option as presented does not follow any feature on the ground on its eastern edge. While it is bounded by Ferrand Lane to the north and existing development to the south and west, it borders fields to the east which would be left between the site and the existing settlement which would be vulnerable to encroachment. This is an area of urban fringe but the site is not well related to the existing settlement pattern.						
Green belt edge		This is an extensive area of green belt that maintains separation between Gomersal and Cleckheaton. Locally this is an area of urban fringe where there is an amount of sporadic built form in close proximity to the settlement. The existing settlement pattern, land use features and existing development present numerous opportunities for containment so settlement extension could be achieved without significant impact on the role and function of the green belt.						
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 site option as presented does not follow any feature on the ground on its eastern edge. While it is bounded by Ferrand Lane to the north and existing development to the south and west, it borders fields to the east which would be left between the site and the existing settlement which would be vulnerable to encroachment. This is an area of urban fringe but the site is not well related to the existing settlement pattern.

H53	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.01
Land North East of, St Joseph's J&I School, Healds Road, Dewsbury					Employment Floorspace		Housing Capacity	
Transport		Site access is achievable, 2.4m x 43m visibility splays required along Healds Road. Safety issues have been highlighted at the Halifax Road / Healds Road junction and Halifax Road / Upper Road junction						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average. Ranks number 1 on the Index of Multiple Deprivation (IMD).						
Education		No immediate need for additional school places within the catchments area. There is however an increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		The site is within Flood zone 1. Continuous flow route identified through site associated with piped/watercourse. Clear route will be required and justified in layout design. Capacity (houses) will be reduced. Road and open spaces will need careful thought and elevated properties.						
Env Protection		School / Nursery noise may affect new receptors. Contaminated land phase 1 report required. No noise assessment submitted.						
Biodiversity		The site is lowland mixed deciduous woodland UK BAP priority habitat.						
Other constraints		None identified.						
Open space		School site with school playing field. Adjoining woodland is predominantly mixed deciduous and regenerating woodland, majority protected by Tree Preservation Orders (TPOs).						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						

Conclusion

The site has been rejected on the basis that this whole site is lowland mixed deciduous woodland UK BAP priority habitat and as such has been rejected as a potential allocation.

The site is also proposed as an urban greenspace. The site lies adjacent to a school and school playing fields. The woodland is predominantly mixed deciduous and regenerating woodland, and partly protected by Tree Preservation Orders (TPOs).

H160	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	14.96
Land east and to the rear of, Syke Lane Bradford Road, Oakenshaw					Employment Floorspace		Housing Capacity	144

Transport	Orange	Site access is achievable however, there is requirement for third party land in order to achieve the second access to the site if two accesses cannot be achieved along Bradford Rd. No highways safety issues have been raised.
Public Health	Orange	Rates of respiratory emergency hospital admissions are amongst the highest in the district.
Education	Orange	There is no immediate need for Primary or Secondary school places however, there is an increase trend for places within the catchments area.
Historic Env	Green	No objections raised
Flood/drainage	Orange	Main river flood zone 1; no objection. Surface water flood risk; no objection. Surface water drainage; no objection, re-emergence issues in locality likely to preclude use of soakaways. Examination of available watercourse required Downstream.
Env Protection	Orange	Contaminated land phase 1 and phase 2 reports required. Hazardous material outer and middle zones; capacity affected. High pressure gas zone; outer zone only. Noise report and AQIA also required.
Biodiversity	Green	No objections raised
Other constraints	Orange	Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.
Open space		N/A
Green belt	Red	The location and configuration of this site means that it would be wholly contained east of the greenway and therefore there would be little risk of sprawl to the west. The greenway would form the new green belt boundary. However, the southern extent of the site would significantly undermine the strategic role of the green belt in preventing the merger of Oakenshaw with Cleckheaton. The green belt overwashes the lower density ribbon development and the industrial park to the west of Bradford Road in order to prevent the intensification of built form and to prevent any depth of development to the west and so maintain the appearance of separation which would be lost should the option be accepted.
Green belt edge	Green	One of the purposes of the green belt is to prevent the merger of towns and this area of green belt performs an important role in preventing the merger of Oakenshaw with Cleckheaton. The administrative boundary between Kirklees and Bradford bisects Oakenshaw so it is acknowledged that west of Bradford Road Kirklees and Bradford are already joined. The extent of the strategic gap and the existing settlement pattern and landform features to the south of Oakenshaw present opportunities for rounding off without compromising the role of the green belt in this location. The area to the west of Bradford Road has only limited relationship to its wider setting and is contained by the route of the Spenningsdale Valley Greenway which would prevent sprawl.

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 location and configuration of this site means that it would be wholly contained east of the greenway and therefore there would be little risk of sprawl to the west. The greenway would form the new green belt boundary. However, the southern extent of the site would significantly undermine the strategic role of the green belt in preventing the merger of Oakenshaw with Cleckheaton. The green belt overwashes the lower density ribbon development and the industrial park to the west of Bradford Road in order to prevent the intensification of built form and to prevent any depth of development to the west and so maintain the appearance of separation which would be lost should the option be accepted.

H226a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.66
Land South of Hightown Road, Liversedge					Employment Floorspace		Housing Capacity	58
Transport			Access achievable onto Hightown Road 2.4m x 43m visibility splays required in each direction. No highways safety issues have been raised.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.					
Historic Env			No objections raised					
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.					
Env Protection			No objections raised. Low Emission Travel Plan and Phase 1 Contaminated Land Report required.					
Biodiversity			No objections raised					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			This is a well contained site that could be released without compromising the strategic extent of the green belt in this location. However, the site is poorly configured relative to the settlement edge (even less so than H226 because of the removal of the western portion of the site which lessens the relationship to the existing settlement form) and would isolate a significant area of green belt between Quaker Lane and Hightown Road which would become vulnerable to development pressure contrary to the purposes of including land in the green belt. Although contained to the south by a watercourse this is an area of urban fringe with limited relationship to the wider countryside to the east.					
Green belt edge			The green belt in this area performs an important role in separating Cleckheaton and Hightown from Liversedge. The existing settlement and land use patterns mean that some development could be accommodated without significantly undermining this role provided that the strategic gap is maintained.					
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.					
Conclusion			This is a well contained site that could be released without compromising the strategic extent of the green belt in this location. However, the site is poorly configured relative to the settlement edge (even less so than H226 because of the removal of the western portion of the site which lessens the relationship to the existing settlement form) and would isolate a significant area of green belt between Quaker Lane and Hightown Road which would become vulnerable to development pressure contrary to the purposes of including land in the green belt. Although contained to the south by a watercourse this is an area of urban fringe with limited relationship to the wider countryside to the east.					











H2569	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.13
Land adjacent, West House, Oxford Road, Gomersal					Employment Floorspace		Housing Capacity	109
Transport			Site access achievable, 2.4m x 43x visibility splays required on to Oxford Road. Footways need to be provided to the Latham Lane frontage					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			No additional need for school places.					
Historic Env			This site includes West House which is a Grade II Listed Building.. The loss of this area and its subsequent development could harm elements which contribute to its significance.					
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.					
Env Protection			Road traffic noise may affect new receptors. Phase 1 Contaminated Land Report, Noise Assessment and Low Emission Travel Plan required.					
Biodiversity			No objections raised. However, a large proportion of the site is covered with TPO's.					
Other constraints			None identified.					
Open space			No constraints					
Green belt			N/A					
Green belt edge			N/A					
Exceptional Circumstances			N/A					
Conclusion			The site is dominated by protected trees, many of which are very valuable trees (A Category)					









H3316	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.63
Land adjacent to Hartshead Manor, Hartshead					Employment Floorspace		Housing Capacity	22

Transport		Access can be achieved onto A649 Halifax Road.40 mph speed limit - 2.4 x 105m visibility splays needed on to Halifax Road and a right turn lane within existing central island.
Public Health		No constraints
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.
Historic Env		No objections raised.
Flood/drainage		The site lies within flood zone 1.
Env Protection		Road traffic noise may have an impact on proposed residential development. Noise assessment required. The site falls within the inner, middle and outer HSE zones.
Biodiversity		No objections received.
Other constraints		None identified.
Open space		No open space assessment undertaken.
Green belt		This site has no border with the unallocated settlement of Scholes and is separated from Hartshead by the motorway. As such it has no relationship with an inset settlement and could not be released from the green belt in isolation. In addition it lies in a restricted area of green belt and although the motorway prevents physical merger the site does present an undeveloped gap which helps the appearance of separation. The site abuts green belt in Calderdale so is also unrelated to any settlement in Calderdale.
Green belt edge		N/A
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.











Conclusion

This site has no relation to the settlement of Scholes and is separated from Hartshead by the motorway. This site could not be released from the green belt in isolation. The site abuts green belt in Calderdale, therefore the site is also unrelated to any settlement in Calderdale.

H264	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.1
Land west of, Dewsbury Road, Gomersal					Employment Floorspace		Housing Capacity	143
Transport		Site access achievable. 2.4m x 43m (30mph speed limit) visibility splays required along A652 Dewsbury Rd. Highways Agency rank 3 site: additional mitigation required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need. Secondary school - no immediate need but increasing trend for places.						
Historic Env		This area adjoins the boundary of the Gomersal Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.						
Flood/drainage		Main river flood risk zone 1; no objections. Surface water flood risk and surface water drainage; no objections, but further investigation needed into suitability of on-site watercourse. Surface Water flood maps show route into site from Scott Lane and also central track. This needs to be accommodated. Two minor drains/watercourse picked up and need to be accommodated with suitable stand off distances.						
Env Protection		Contaminated land phase 1 and 2 reports required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The access point lies within a very narrow strategic gap along Dewsbury Road which already contains development. The access point represents the last open gap on the south side of that frontage. Introducing further urban features, including a major access point, would further erode the gap and contribute to the merger of Gomersal and Birstall. The land use pattern without field boundaries means that there is no scope for limiting the size of the option as there is no feature on the ground that a new green belt boundary could follow.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt performs an important role in helping to prevent the coalescence of Gomersal and Birstall, and although the existing settlement pattern provides some limited opportunities for minor infill or rounding off the extensive nature of the field pattern means that any settlement extension is unlikely to be achieved without significant land release, which could compromise the overall strategic role of the green belt in this location.						
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 access point lies within a very narrow strategic gap along Dewsbury Road which already contains development. The access point represents the last open gap on the south side of that frontage. Introducing further urban features, including a major access point, would further erode the gap and contribute to the merger of Gomersal and Birstall. The land use pattern without field boundaries means that there is no scope for limiting the size of the option as there is no feature on the ground that a new green belt boundary could follow.						
		This area adjoins the boundary of the Gomersal Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area. No evidence has been submitted which demonstrates any potential harm to the area could be mitigated against.						

H694	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.95
Land Adjacent, Norristhorpe Lane, Norristhorpe					Employment Floorspace		Housing Capacity	68
Transport		Site access is achievable from Norristhorpe Lane, third party land is required to achieve 2.4m x 43m visibility splays. No site safety issues have been raised.						
Public Health		Levels of obesity are higher than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary school places within the catchments of this site.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Low Emission Travel Plan and Phase 1 Contaminated Land Report Required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access is achievable from Norristhorpe Lane, third party land is required to achieve visibility splays.						

H2602	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	28.13
Brownhill Farm, Old Lane & Station Lane, Birkenshaw					Employment Floorspace		Housing Capacity	877










Transport		Third party land required. A development of this size needs more than one access point.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		No immediate need for additional school places.
Historic Env		This site adjoins the western boundary of the Registered Battlefield at Adwalton. National policy guidance makes it clear that Registered Battlefields are considered to be in the category of designated heritage assets of the highest significance where substantial harm to their significance should be wholly exceptional. The allocation of this site, would be likely to harm the significance of this area.
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Kittle Point Beck runs from North to South.
Env Protection		Road traffic noise may affect new receptors. Air Quality Impact Assessment, Low Emission Travel Plan, Noise Assessment and Phase 1 Contaminated Land Report required.
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat to west of site. 3.425ha removed from developable area.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		This is a very large site the extent of which would significantly undermine the role and function of the green belt in this location. It would leave only a very narrow gap between the built form of Birkenshaw and Adwalton in Leeds. It would leave isolated pockets of land cut off from the wider green belt and significantly encroach into this extensive area of countryside. The area includes the registered battlefield of Adwalton Moor the site of which is best protected through its green belt designation.
Green belt edge		This area of green belt is part of a restricted gap that separates Kirklees from Leeds. Locally opportunities for settlement extension are extremely limited as the green belt is considered to play an important role in preserving the setting of the historic Adwalton Moor registered battlefield.

Exceptional Circumstances There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.

Conclusion



















This site adjoins the western boundary of the Registered Battlefield at Adwalton. National policy guidance makes it clear that Registered Battlefields are considered to be in the category of designated heritage assets of the highest significance where substantial harm to their significance should be wholly exceptional. The allocation of this site, would be likely to harm the significance of this area. This is a very large site the extent of which would significantly undermine the role and function of the green belt in this location. It would leave only a very narrow gap between the built form of Birkenshaw and Adwalton in Leeds. It would leave isolated pockets of land cut off from the wider green belt and significantly encroach into this extensive area of countryside. The area includes the registered battlefield of Adwalton Moor the site of which is best protected through its green belt designation.

H693	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.63
Land Adjacent, Westfield Road, Heckmondwike					Employment Floorspace		Housing Capacity	22

Transport		No suitable site access can be achieved to this site option
Public Health		Levels of obesity are higher than the Kirklees average.
Education		There is need for additional Primary school places within the area, there is no immediate need for additional Secondary school places within the catchments area.
Historic Env		No objections raised
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.
Env Protection		No objections raised Phase 1 Contaminated Land Report required.
Biodiversity		No objections raised
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		This site is a council owned allotment site and has been designated as an Urban Greenspace option.
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A











Conclusion











No suitable site access can be achieved to this site option. This site is a council owned allotment site and has been designated as an Urban Greenspace option UGS848.

H486	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	E	Gross Area (Ha)	1.29
Land north of, Cliffe Lane, Cleckheaton					Employment Floorspace		Housing Capacity	21
Transport		Third party land required to achieve a suitable site access with Cliffe Lane. Visibility splays could be an issue. 2.4m x 43m visibility splays are required. There is a TPO at the point of access on to Cliffe Lane.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.						
Education		Primary and secondary schools; no immediate need but increasing trend for places.						
Historic Env		Lands Farmhouse, 165 metres to the east of this site, is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building.						
Flood/drainage		A small part of the site lies within flood zone 2 and 3 and relates to the Nann Hall Beck. Surface water flood risk and surface water drainage; no objections.						
Env Protection		Contaminated land phase 1 and 2 reports required. No objections subject to minor residential conditions.						
Biodiversity		The Nann Hall Beck and associated mixed deciduous woodland, UK BAP priority habitats run down the west side of this site. Area removed. Retain all marginal woodland.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The developable area of this site is disassociated from the settlement to the west because of the course of Nann Hall Beck and its associated important wildlife habitat as well as by a significant change in levels. The best means of protecting the natural countryside feature and its associated habitats from encroachment is through the green belt designation. Development of the site would sever the stream from its wider countryside setting at this location. Although there is a distinct change in character between the site and the wider agricultural landscape the boundary as submitted does not appear to follow any feature on the ground on its eastern edge.						
Green belt edge		This area of green belt is part of a reasonably extensive area that separates Cleckheaton from Gomersal. The extent of the gap means that there are opportunities for settlement extension and infilling that could be achieved without compromising the role and function of the green belt. However the existing green belt boundary in this location follows Nann Hall Beck which forms a strong natural boundary to the settlement in this location.						
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 developable area of this site is disassociated from the settlement to the west because of the course of Nann Hall Beck and its associated important wildlife habitat as well as by a significant change in levels. Development of the site would sever the stream from its wider countryside setting at this location. Although there is a distinct change in character between the site and the wider agricultural landscape the boundary as submitted does not appear to follow any feature on the ground on its eastern edge. Protecting the watercourse and its habitat would detach the site from its main relationship with the settlement.						
H2728	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.68
Land east of, Northgate, Cleckheaton					Employment Floorspace		Housing Capacity	23
Transport		Site access is achievable from Northgate, 2.4m x 43m visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional Primary or Secondary school places. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is on potentially contaminated land, multiple sources of noise may affect receptors. Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Netto's have recently built out the site with a new supermarket. The remainder of the site is less than 0.4ha.						

H1	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.84
Land to the east of, Cambridge Chase, Gomersal					Employment Floorspace		Housing Capacity	29
Transport			Site access unachievable without the use of third party land. Access through Cambridge Chase is limited to the turning head between Plots 6 & 7.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			There is no immediate need for additional school places.					
Historic Env			No objections raised					
Flood/drainage			Main river flood zone 1; no objection. Surface water flood risk; no objection. Further research is required for the discharge of surface water.					
Env Protection			Phase 1 contaminated land report required					
Biodiversity			No objections raised					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			The size, location and degree of containment of this site presents the opportunity to round off this area of Gomersal without significantly undermining the role and function of the green belt in this location. Removal of the site from the green belt would also necessitate the removal of the long rear gardens to properties on Summerbridge Crescent in order to create a defensible new green belt boundary.					
Green belt edge			One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt performs an important role in helping to prevent the coalescence of Gomersal and Birstall, and although the existing settlement pattern provides some limited opportunities for minor infill or rounding off the extensive nature of the field pattern means that any settlement extension is unlikely to be achieved without significant land release, which could compromise the overall strategic role of the green belt in this location.					
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	Site access is not achievable without significant use of third party land.							

H505	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	10.29
Land West of, Leeds Road, Soothill					Employment Floorspace		Housing Capacity	360
Transport			The site has no site frontage onto the adopted highway. Third party land would be required to achieve access. Access could be provided from Mill Forest Way to the west of the site through option H758.					
Public Health			Rates of respiratory emergency admissions are higher than the Kirklees average. Development must not contribute to an increase in poor air quality.					
Education			Primary - Moderate increase Secondary - Increase No immediate need for additional places.					
Historic Env			Archaeologically significant cropmarks in vicinity (PRN4060 & 4543). Pre-determination archaeological evaluation recommended.					
Flood/drainage			Main river flood zone 1; No objection. No objection raised to surface water flood risk or surface water drainage.					
Env Protection			Industry noise may affect new receptors. Site is potentially on contaminated land Phase 1 and 2 contaminated land assessments required. No noise assessment submitted.					
Biodiversity			No objections raised.					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			This large site is poorly related to the settlement and would project development down the slope and into open countryside resulting in encroachment and the appearance of sprawl. Part of this site extends into the adjacent housing allocation, where there is no feature on the ground for the green belt to follow. Although this option would present the opportunity to create a new strong boundary to the settlement the impact on the role and function of the green belt would not justify the creation of a new short section of defensible green belt boundary.					
Green belt edge			One of the purposes of the green belt is to prevent towns from merging into one another and this is an important area of green belt whose role is to maintain the open areas that separate Kirklees and Leeds. The existing land use pattern present few opportunities for settlement extension without significant land release.					
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.					
Conclusion	This area of green belt plays a key role in separating Kirklees and Leeds. This large site is poorly related to the settlement and would project development down the slope and into open countryside resulting in encroachment and the appearance of sprawl. Part of this site extends into the adjacent housing allocation, where there is no feature on the ground for the green belt to follow. Although this option would present the opportunity to create a new strong boundary to the settlement the impact on the role and function of the green belt would not justify the creation of a new short section of defensible green belt boundary. No site frontage onto the adopted highway can be gained without the use of third party land.							

H644	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.97
Land between, 1102 and 1132, Bradford Road, Birstall					Employment Floorspace		Housing Capacity	33
Transport		Site access achievable. 2.4m x 43m (30mph speed limit) visibility splays required on A652 Bradford Road. Right turn lane may need to be provided on Bradford Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need but increasing trend for places in primary and secondary schools.						
Historic Env		No objections raised.						
Flood/drainage		The site is within flood zone 1. No objection raised on surface water and drainage. Public surface water sewer in Bradford Road.						
Env Protection		Noise and contaminated land phases 1 and 2 reports required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Preventing the consolidation of frontage development along Bradford Road helps to maintain the gap between Birstall and Gomersal. Development of the site would result in the loss of one of only 2 remaining gaps to the north of Bradford Road. While local authorities should plan positively to improve damaged or derelict land in the green belt this site has already been reclaimed and forms an attractive area of open land located within an important strategic gap.						
Green belt edge		The green belt in this location is considered to perform an important role in preventing the merger of Birstall and Gomersal. The green belt overwashes the sporadic development along Bradford Road so preventing its intensification and allowing the green belt to extend into the open land to the west.						
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		Preventing the consolidation of frontage development along Bradford Road helps to maintain the gap between Birstall and Gomersal. Development of the site would result in the loss of one of only two remaining gaps to the north of Bradford Road. While local authorities should plan positively to improve damaged or derelict land in the green belt this site has already been reclaimed and forms an attractive area of open land located within an important strategic gap.						

H522	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.08
Land to rear of, 141, Toftshaw Lane, East Bierley					Employment Floorspace		Housing Capacity	28
Transport		There is insufficient frontage to Toftshaw Lane to provide visibility splays and footways without the use of third party land.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need. Secondary school - no immediate need but increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		Main river flood zone 1; No objection. No objection raised to surface water flood risk or surface water drainage.						
Env Protection		Noise assessment required to assess the impact of industry noise. No noise assessment submitted. High pressure gas pipeline runs across the southern end of the site, an area of 0.25 ha has been removed from the site area as a result. Phase 1 contaminated land report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Release of this site would result in an unrelated settlement extension into the countryside. At its southern end it is very close to the edge of the settlement of East Bierley and would effectively result in the merger of the two settlements by a narrow strip of development through otherwise open countryside.						
Green belt edge		This area of green belt separates East Bierley from developed areas within Leeds. It is on high ground where there is a risk of prominent development that would impact on openness.						
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 release of this site would result in an unrelated settlement extension into the countryside. At its southern end it is very close to the edge of the settlement of East Bierley and would effectively result in the merger of the two settlements by a narrow strip of development through otherwise open countryside. There is also insufficient frontage to Toftshaw Lane to provide visibility splays and footways without the use of third party land.						

H493	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	13.26
Land West of, Leeds Road, Soothill					Employment Floorspace		Housing Capacity	408

Transport		Two access points are required for a development of this scale. Plenty of site frontage is available on Soothill Lane for two accesses. 2.4m x 43m (30mph speed limit) visibility splays are required. Right turn lanes may need to be provided to access the site from Soothill Lane. The provision of a pedestrian footway is required along the site frontage on Soothill Lane. There are public rights of way (BAT/45/60 and BAT/43/80) which cross the eastern and southern boundaries.
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.
Education		Primary - Moderate increase Secondary - Increase No immediate need for additional places
Historic Env		Archaeologically significant cropmarks in vicinity (PRN4060 & 4543) - Pre-determination archaeological evaluation is recommended.
Flood/drainage		The site is within flood zone 1. No objections raised on surface water and drainage although a combined drainage masterplan is recommended with adjacent proposed allocations.
Env Protection		The site is adjacent to a land fill site. A contaminated land report phase 1 is required.
Biodiversity		No objections raised.
Other constraints		Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.
Open space		N/A
Green belt		This large site is poorly related to the settlement and would project development into open countryside resulting in encroachment and the appearance of sprawl. Undeveloped frontages along roads between settlements maintain separation and the option would result in continuous development from Soothill Manor to Woodkirk. This would significantly reinforce the appearance of merger contrary to the role and function of the green belt.
Green belt edge		One of the purposes of the green belt is to prevent towns from merging into one another and this is an important area of green belt whose role is to maintain the open areas that separate Kirklees and Leeds. The existing land use and field boundaries present few opportunities for settlement extension without significantly undermining the role and function of the green belt.

Exceptional Circumstances There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.

Conclusion










This large site is poorly related to the settlement and would project development into open countryside resulting in encroachment and the appearance of sprawl. Undeveloped frontages along roads between settlements maintain separation and the option would result in continuous development from Soothill Manor to Woodkirk. This would significantly reinforce the appearance of merger contrary to the role and function of the green belt.










H753	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.62
Land Adjacent, Wyke Lane, Oakenshaw					Employment Floorspace		Housing Capacity	143









Transport		Site access can be achieved from Wyke Lane, 2.4m x 43m visibility splays required. Access is also possible from South Street. No safety issues have been raised.
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.
Education		There is no immediate need for Primary or Secondary school places within the catchments area.
Historic Env		No objections raised
Flood/drainage		A small area of the site falls within Flood Zone 1, 2 & 3; No objections raised. No objections raised to surface water flood risk or surface water drainage.
Env Protection		Site is within HSE middle zone at the current time, residents may also be affected by nearby odour from the farm. Low Emission Travel Plan, Phase 1 & 2 Contaminated Land Report Required and Odour Assessment.
Biodiversity		Part of the site is a UK BAP priority habitat 0.51ha removed from site area leaving 4.1ha
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion











Site access can be achieved, however the site is located within a HSE middle zone at this current time.










H1798	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.97
Land to the north of, Halifax Road, Cleckheaton					Employment Floorspace		Housing Capacity	138
Transport		There is no site frontage onto the public highway. Third party land is required.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area.						
Historic Env		Development in this area may have an impact on Grade II listed building Lower Blacup Farmhouse.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Industry noise may affect new receptors, Noise assessment, Phase 1 & 2 Contaminated Land Report and Low Emission Travel Plan required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		The site lies within a larger area defined as strategic urban greenspace which comprises a large area of attractive open farmland with established trees and hedgerows defining field boundaries. It provides a green lung between Cleckheaton and Hightown, defining the separation of the two settlements.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site lies within a larger area defined as strategic urban greenspace which comprises a large area of attractive open farmland with established trees and hedgerows defining field boundaries. It provides a green lung between Cleckheaton and Hightown, defining the separation of the two settlements.						










H610	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.78
Land at Royds Hill, Gomersal Lane, Gomersal					Employment Floorspace		Housing Capacity	27
Transport		Site access is achievable but Gomersal Lane is substandard, being very narrow and with poor horizontal alignment. 2.4 x 43m (30mph speed limit) visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.						
Historic Env		This area lies close to the boundary of the Little Gomersal Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.						
Flood/drainage		The site is within flood zone 1. No available options for surface water drainage.						
Env Protection		Contaminated land phase 1 report required.						
Biodiversity		No assessment received.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site lies on an exposed hillside and would constitute sprawl and encroachment into the countryside contrary to the role and function of the green belt. This is a prominent hillside where development would intrude into long distance views to the detriment of openness.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site lies on an exposed hillside and would constitute sprawl and encroachment into the countryside contrary to the role and function of the green belt. This is a prominent hillside where development would intrude into long distance views to the detriment of openness.						

H74	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.42
Land South of, 114 - 132, Fort Ann Road, Soothill					Employment Floorspace		Housing Capacity	14
Transport		No site frontage to the adopted highway. Third party land required to achieve access.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that developments do not contribute to an increase in poor air quality						
Education		There is no immediate need for additional school places within the catchments area. There is however an increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		The site is within floodzone 1. Landlocked, sewer requisition across neighbouring land. Adjacent land also a housing possibility, amalgamate into master plan incorporating SUDS.						
Env Protection		Industry noise may affect new receptors - Noise Assessment required. On potentially contaminated land. Phase 1 and 2 reports will be needed.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Open Space site archived as small area of predominantly unused land between housing and industrial site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The introduction of housing in this location is not considered acceptable due to the potential conflicting neighbour uses associated with the adjoining priority employment area. No evidence has been submitted that residential amenity would not be adversely affected by the neighbouring employment uses.						

Further to this, there is no site frontage to the adopted highway and third party land would be required to achieve access.










H2608	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.37
Land to the rear of 124, Old Lane, Birkenshaw					Employment Floorspace		Housing Capacity	47
Transport		Site access is achievable from Old Lane, 2.4m x 43m visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional school places.						
Historic Env		This site lies close to the Registered Battlefield at Adwalton. The development of this site could harm elements which contribute to its significance.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objection raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objection raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The green belt element of this site appears as an integral part of the wider open agricultural landscape that characterises this area of green belt. As such development would encroach into the countryside contrary to the role and function of the green belt. In addition the site lies within an area that is close to the registered Adwalton Moor historic battlefield whose setting is best preserved by the green belt designation.						
Green belt edge		This area of green belt is part of a restricted gap that separates Kirklees from Leeds. Locally opportunities for settlement extension are extremely limited as the green belt is considered to play an important role in preserving the setting of the historic Adwalton Moor registered battlefield.						
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 green belt element of this site appears as an integral part of the wider open agricultural landscape that characterises this area of green belt. As such development would encroach into the countryside contrary to the role and function of the green belt. In addition the site lies within an area that is close to the registered Adwalton Moor historic battlefield whose setting is best preserved by the green belt designation.						










H163	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.63
Land at, 538, Hunsworth Lane, East Bierley					Employment Floorspace		Housing Capacity	57
Transport		Site access achievable, third party land is required to achieve 2.4m x 43m visibility splays on Hunsworth Lane. No highways safety issues have been raised.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for Primary or Secondary school places however, there is an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objection to surface water flood risk however drainage shown close to the northern boundary needs investigation. Objections to surface water drainage, further research required to assess potential for surface water drainage as a connection to a watercourse may require permission to cross third party land. If soakaways are not viable there may be no satisfactory drainage.						
Env Protection		No objections raised, Phase 1 contaminated land report required						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a remote site beyond the settlement limits of East Bierley. It is loosely associated with a small group of dwellings largely fronting Hunsworth Lane but would reinforce the extensive ribbon development on the south side of Hunsworth Lane as well as significantly projecting development into the open countryside. Its removal from the green belt would create a small area of non-green belt land surrounded by green belt which is contrary to the role and function of the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is a remote site beyond the settlement limits of East Bierley. It is loosely associated with a small group of dwellings largely fronting Hunsworth Lane but would reinforce the extensive ribbon development on the south side of Hunsworth Lane as well as significantly projecting development into the open countryside. Its removal from the green belt would create a small area of non-green belt land surrounded by green belt which is contrary to the role and function of the green belt.						




















H672	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	47.8
Sunny Bank Farm, Whitehall Road East, Birkenshaw					Employment Floorspace		Housing Capacity	1515
Transport		The site promoter has indicated two points of access on to Whitehall Road East and the A650. Highways Agency rank 3 site: additional mitigation required.						
Public Health		See comments under environmental health relating to air pollution.						
Education		Primary and secondary schools; increasing trend for places.						
Historic Env		This site lies just 40 metres from the boundary of the Registered Battlefield at Adwalton. Recommend pre-determination archaeological evaluation & probable exclusion of part of site.						
Flood/drainage		Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objection. Sites H672 & H265 would benefit from a joint drainage plan.						
Env Protection		Much of the south of the site is close to the M62 which will produce high noise levels (and air pollution) on a lot of the site. The North of the site is also in an area where there are concerns about elevated levels of air pollution. If a suitable buffer zone was proposed in the South and North of the site to protect in coming residents from noise and air pollution then the site could be developed for houses.						
Biodiversity		Lowland mixed deciduous woodland and ponds both UK BAP priority habitats feature on this site. Area removed. Presence of protected species.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The site lies within an important strategic gap separating Kirklees and Leeds. The A650 prevents any physical merger but the site would effectively be a major extension of Adwalton. The extent of the site would undermine the role and function of the green belt as it would leave only a narrow strip of green belt performing an important strategic role, development would appear unrelated to any settlement in Kirklees, would sprawl down the slope and result in encroachment into the countryside.						
Green belt edge		N/A						
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 site lies within an important strategic gap separating Kirklees and Leeds. The A650 prevents any physical merger but the site would effectively be a major extension of Adwalton. The extent of the site would undermine the role and function of the green belt as it would leave only a narrow strip of green belt performing an important strategic role, development would appear unrelated to any settlement in Kirklees, would sprawl down the slope and result in encroachment into the countryside.						

H1722	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.88	
Land adjacent, Bower Lane, Heckmondwike					Employment Floorspace		Housing Capacity	30	
Transport			Site access is achievable from Bower Lane 2.4m x 43m visibility splays required.						
Public Health			Levels of obesity are higher than the Kirklees average.						
Education			There is no immediate need for additional Primary or Secondary school places. However there maybe cross boundary movements for Secondary school places depending on parental preference.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			No objections raised. Site is on potentially contaminated land Phase 1 and 2 Contaminated Land Reports Required.						
Biodiversity			No objections raised.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			Amenity space within residential area. Edges unmown. Fair amount of litter. Graffiti on substation. Good site for use by children to play ball. High scarcity value.						
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion	This site has been retained and an urban greenspace option.								










H2550	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.26	
Land at, Wildacre, 143 Whitehall Road East, Birkenshaw					Employment Floorspace		Housing Capacity	79	
Transport			Access achievable from Whitehall Road. Site lines of 2.4 x 43m or 2.4 x 120m needed dependant upon location of point of access.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			No immediate need for additional school places.						
Historic Env			This site adjoins the western boundary of the Registered Battlefield at Adwalton.						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However, Kittle Point beck runs through the centre of the site from north to south. There is a pond shown in the southern part of the site.						
Env Protection			No objections raised. Phase 1 Contaminated Land Report and Low Emission Travel Plan required.						
Biodiversity			Site is lowland mixed deciduous woodland UK BAP priority habitat and a pond also UK BAP priority habitat. Remove 1.8920ha. Remaining site area is below 0.4ha						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space		N/A							
Green belt			One of the purposes of the green belt is to safeguard the countryside from encroachment. This site consists of Kittle Point Beck and its associated wooded valley and sensitive habitats and is a countryside feature whose best protection is its green belt designation. The narrow linear site would appear as an unrelated projection of development into the countryside to the significant detriment of the openness of the wider green belt. The site is also unrelated to any existing inset settlement.						
Green belt edge		N/A							
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	Site adjoins the boundary of a Registered Battlefield. Site would appear as an unrelated projection of development into the countryside to the significant detriment of the openness of the wider green belt. After netting of areas of woodland and priority habitats the remaining developable area is below 0.4ha.								

H2552	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.27
Land at, Gomersal Lane, Cleckheaton					Employment Floorspace		Housing Capacity	79
Transport		Site access is not achievable						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Low Emission Travel Plan and Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site lies on an exposed hillside and would intrude into long distance views to the detriment of the openness of the green belt. It is unrelated to any settlement and would appear as an isolated area of built form within an otherwise open landscape.						
Green belt edge		N/A						
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		Site access is not achievable. This site lies on an exposed hillside and would intrude into long distance views to the detriment of the openness of the green belt. It is unrelated to any settlement and would appear as an isolated area of built form within an otherwise open landscape.						

H646	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.58
Land to the south of, 10, Low House Fold, Hightown					Employment Floorspace		Housing Capacity	18
Transport		Access can be achieved through an extension to Low House Fold however this will require the demolition of Plot 10 to gain access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional places.						
Historic Env		Impact on grade 11 listed building to the north of the site. Scale, massing and views through any development site will need to be carefully considered.						
Flood/drainage		The site is within flood zone 1. Concerns regarding available options for surface water drainage.						
Env Protection		Potentially contaminated land. No other constraints.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site has been rejected on the grounds that it does not front an adopted highway. Third party land is required to achieve access. No evidence has been provided that the site is deliverable or developable during the local plan period. There is however, a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period and for this reason a safeguarded land option (SL2181) covering a larger area is proposed as an accepted allocation.						

H148	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.78
Land off, New Street, Cleckheaton					Employment Floorspace		Housing Capacity	120
Transport		There is no site frontage onto an adopted highway, third party land required. New Street is adopted and terminates near the southeast boundary of the site, however there is a ranson strip. No highways safety issues have been raised.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area, however there is an increasing trend for Secondary schools.						
Historic Env		This allocation would bring development to within 250 metres of the boundary of Little Gomersal Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.						
Flood/drainage		Main river flood zone; 1 (vast majority), 2 and 3. Sequential test required. No objections to surface water drainage however, Soakaways on steep sided slopes can give rise to re-emergence issues that cannot be easily assessed and could therefore preclude this as an option. No surface water flood risk objections but there is an isolated area that requires assessment and mitigation.						
Env Protection		Industry noise may affect new receptors, Phase 1 Contaminated Land Report, Noise Assessment and Low Emission Travel Plan Required.						
Biodiversity		There is a block of lowland mixed deciduous woodland on site which is a UK BAP priority habitat. 0.54ha has been removed from the developable area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a poorly configured site not well related to the settlement. Development towards the east on higher ground could be prominent and would therefore impact on the openness of the green belt. The former railway is not a strong feature on the ground and would make a weak green belt boundary. This could be mitigated against if the extension to the greenway could be used as the new boundary.						
Green belt edge		This is a reasonably extensive area of green belt that separates Cleckheaton from Gomersal. The landform and existing features present opportunities for settlement extension without significantly impacting on openness. The land slopes up towards the railway line so development at the top of the slope could be prominent.						
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		Site access not achievable as it does not have a frontage to the adopted highway. This is a poorly configured site not well related to the settlement. Development towards the east on higher ground could be prominent and would therefore impact on the openness of the green belt. The former railway is not a strong feature on the ground and would make a weak green belt boundary. Site option includes extension to the Spen valley greenway.						
H1797	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.25
Land off, Halifax Road, Cleckheaton					Employment Floorspace		Housing Capacity	113
Transport		There is no suitable site access onto an adopted highway, third party land required. No highways safety issues raised.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for Primary or Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Industry noise may affect new receptors. Noise Assessment, Phase 1 Contaminated Land and Low Emission Travel Plan required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		The site lies within a larger area defined as strategic urban greenspace which comprises a large area of attractive open farmland with established trees and hedgerows defining field boundaries. It provides a green lung between Cleckheaton and Hightown, defining the separation of the two settlements.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site lies within a larger area defined as strategic urban greenspace which comprises a large area of attractive open farmland with established trees and hedgerows defining field boundaries. It provides a green lung between Cleckheaton and Hightown, defining the separation of the two settlements.						










H523	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.88
Land at, Fieldhead Farm, White Lee Road, White Lee					Employment Floorspace		Housing Capacity	135

Transport		Access only achievable through linked option with H612 or H674.
Public Health		Levels of obesity are higher in this area. Ensure that there are adequate physical activity opportunities.
Education		No immediate need for additional school places.
Historic Env		No objections raised.
Flood/drainage		The site lies in flood zone 1. A public combined sewer crosses the southern part of the site.
Env Protection		No objections raised.
Biodiversity		No objections raised.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		Part covers option H613 and remainder is being developed for housing. This site has value as open space in its own right and as part of the wider urban green space allocation UGS973. Comprises agricultural grazing land and forms the north western part of UGS973. Assessed as part of a larger area of natural and semi-natural greenspace having high value as open space based on its structural and landscape qualities and its significant contribution to the amenity of the area and sense of place, as well as use and enjoyment for informal recreation along the public footpath network. Being similar in character and appearance to this adjoining open land, the site itself is viewed as an integral part of the wider open space that can be appreciated from different vantage points and plays a valuable role in providing an open aspect from the public footpath network adjacent the site and in the wider area. UGS973 is not deemed, in whole or part, to be clearly surplus to requirements.
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion

The site overlaps with housing option H612. This site was granted a reserved matters application for 24 dwellings in February 2015 (2014/61/93425/E). The principle of development has therefore, been accepted on this part of the site. This allocation however, extends the area into a wider urban green space area and for the reasons of the overlap with H612 and the UGS, H523 has been rejected.











This site has value as open space in its own right and as part of the wider urban green space allocation UGS973. Comprises agricultural grazing land and forms the north western part of UGS973. Assessed as part of a larger area of natural and semi-natural greenspace having high value as open space based on its structural and landscape qualities and its significant contribution to the amenity of the area and sense of place, as well as use and enjoyment for informal recreation along the public footpath network. Being similar in character and appearance to this adjoining open land, the site itself is viewed as an integral part of the wider open space that can be appreciated from different vantage points and plays a valuable role in providing an open aspect from the public footpath network adjacent the site and in the wider area. UGS973 is not deemed, in whole or part, to be clearly surplus to requirements.

H520	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	13.37
Lower Blacup Farm, Lower Blacup, Cleckheaton					Employment Floorspace		Housing Capacity	459
Transport		Site access achievable, two access points required. Highways agency have ranked this site a 3, however no additional mitigation is required.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education		No immediate need for additional Primary or Secondary school places within the catchments area.						
Historic Env		The allocation of this area would surround Lower Blacup Farmhouse and 2 and 3 Quaker Lane with development. These are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there is a minor watercourse crossing the site to the north.						
Env Protection		Site is on potentially contaminated land, industry noise may affect new receptors. Phase 1 & 2 Contaminated Land Report, Noise Assessment, Low Emission Travel Plan and Air Quality Impact Assessment required.						
Biodiversity		Site is all semi-improved acid grassland with scattered scrub. Likely to be of interest for passerine birds and amphibians						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		The site forms part of large strategic urban greenspace.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						

Conclusion

The site is all semi-improved acid grassland with scattered scrub. Likely to be of interest for passerine birds and amphibians. It also forms part of a strategic Urban Greenspace

H500	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	10.49
Land West of, Leeds Road, Soothill					Employment Floorspace		Housing Capacity	367

Transport		Two access points are required for a development of this scale. There is no site frontage to the adopted highway. Access could be provided from Grange Road and Sykes Lane which are private roads. Third party land would be required to make both roads up to adoptable standard. Leeds Road is a 40mph dual carriageway road. Significant improvements would be required to the junctions where Grange Road and Sykes Lane to accommodate the development.
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality
Education		Primary - Moderate increase Secondary - Increase No immediate need for additional places.
Historic Env		Archaeologically significant cropmarks in vicinity (PRN4060 & 4543) - Pre-det. Archaeological evaluation recommended.
Flood/drainage		The site is within flood zone 1. There is a public combined sewer in Grange Road. A combined drainage masterplan is recommended with other sites.
Env Protection		On potentially contaminated land. Phase 1 and 2 will be needed.
Biodiversity		No objections raised.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		This site is poorly related to the settlement it adjoins and would project development up the slope into open countryside resulting in encroachment and the appearance of sprawl. It would also significantly narrow the gap that allows the green belt to extend over land to the west.
Green belt edge		One of the purposes of the green belt is to prevent towns from merging into one another and this is an important area of green belt whose role is to maintain the open areas that separate Kirklees and Leeds. Locally the existing settlement pattern and land use features present some opportunity for settlement extension without significantly undermining the role and function of the green belt.



















Exceptional Circumstances There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.

Conclusion

This site is poorly related to the settlement it adjoins and would project development up the slope into open countryside resulting in encroachment and the appearance of sprawl. It would also significantly narrow the gap that allows the green belt to extend over land to the west.







Additionally, two access points are required for a development of this scale. There is no site frontage to the adopted highway. Although access could be provided from Grange Road and Sykes Lane which are private roads, it is likely that third party land would be required to make both roads up to adoptable standard. Leeds Road is a 40mph dual carriageway road. Significant improvements would be required to the junctions where Grange Road and Sykes Lane to accommodate the development.










H461	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.31
Land North of, Mill Lane, Hunsworth					Employment Floorspace		Housing Capacity	67
Transport		No site frontage to the adopted highway. Access could be provided via Mill Lane but this is a private road and Public right of Way. Third party land would be required to make this track up to adoptable standard. Sight lines onto Hunsworth Lane are poor.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.						
Education		Primary and secondary schools; no immediate need for places but increasing trend.						
Historic Env		No objections raised.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objections. Connection to sewer may involve crossing third party land.						
Env Protection		Noise and contaminated land phase 1 reports required.						
Biodiversity		Provide a minimum stand off of 20m from the ancient woodland. Area removed.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The configuration of this site at its extreme south western extent would significantly impact on the gap that allows the green belt to wash over land to the south, effectively separating it from the wider green belt. This would place the land at high risk of development pressure contrary to the purposes of including land in the green belt. The site appears as a countryside setting to Hunsworth Little Wood and Hunsworth Great Wood which are areas of ancient woodland. Removing this site from the green belt would therefore result in encroachment of built form into the countryside.						
Green belt edge		This is a contained area of green belt buffered from the motorway by Hunsworth Wood. It forms part of an extensive stretch of green belt which overwashes the motorway and maintains separation with Bradford. The existing settlement form and land use features in the immediate location mean that there is some minor opportunity for rounding off the settlement that would not impact significantly on the openness of the green belt.						
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 site at its extreme south western extent would significantly impact on the gap that allows the green belt to wash over land to the south, effectively separating it from the wider green belt. This would place the land at high risk of development pressure contrary to the purposes of including land in the green belt. The site appears as a countryside setting to Hunsworth Little Wood and Hunsworth Great Wood which are areas of ancient woodland. Removing this site from the green belt would therefore result in encroachment of built form into the countryside. Additionally, there is no site frontage to the adopted highway. Access could be provided via Mill Lane but this is a private road and a public right of way. Third party land would be required to make this track up to adoptable standard.						
H2149	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.36
Brook House Mill, Balme Road, Cleckheaton					Employment Floorspace		Housing Capacity	12
Transport		Site access achievable						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district						
Education		No immediate need for additional school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Part of the site falls within flood zone 3. No objections raised to surface water drainage or surface water flood risk. However Nann Hall Beck runs through the site in culvert. Surface water flood maps show the whole site to be at risk of surface water flooding with depths up to 900mm in places.						
Env Protection		Site is potentially on contaminated land. Phase 1 & 2 Contaminated Land Reports required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access achievable. Site has been accepted as part of a larger option.						

H126	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.41
Part of POL, Upper Batley Lane, Upper Batley					Employment Floorspace		Housing Capacity	14
Transport		The site has no site frontage to the adopted highway. Third party land is required to gain access from Upper Batley Lane.						
Public Health		High rates of respiratory problems.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.						
Historic Env		This site adjoins the boundary of the Upper Batley Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Phase 1 contaminated land report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	This site is part of the larger POL. Developing this site alone without the rest of the POL, would not sit well with surrounding development and it would project out into the open countryside.							
H115	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	6.01
Land South of, 201 - 287, Whitechapel Road, Scholes					Employment Floorspace		Housing Capacity	112
Transport		Access to this site is only achievable with a significant amount of third party land. Public Right of Way (SPE/37/20) runs west to east across the whole site.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		Primary and secondary schools; no immediate need but increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Affected by high pressure gas zone - area netted off. Air Quality Impact Assessment, contaminated land phase 1 and noise reports required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The location and configuration of this site means that it is poorly related to the settlement at its eastern end and its southern extent would project development into the countryside and be unrelated to the settlement, to the detriment of the openness of the green belt. The western part of the site has a better relationship with the settlement but is crossed by a public right of way. The site could not be released from the green belt in isolation and would require the removal of the houses between the site and Whitechapel Road. This would reinforce the ribbon development effect along Whitechapel Road and result in a much narrower gap connecting to the large area of green belt to the south. A better settlement form could be achieved by releasing all the land south of the site up to Welland Road, but this would result in an extensive extension to Scholes.						
Green belt edge		This area of green belt forms part of a reasonably extensive gap that separates Scholes from Cleckheaton. The presence of the M62 means that there is no risk of physical merger between the two settlements. However, properties on Whitechapel Road are overwashed to allow the green belt to extend over land to the south. The existing settlement pattern and land uses east of Scholes mean that there are opportunities for infilling and rounding off.						
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	Site access is not achievable without significant third party land. The location and configuration of this site means that it is poorly related to the settlement at its eastern end and its southern extent would project development into the countryside and be unrelated to the settlement, to the detriment of the openness of the green belt. The western part of the site has a better relationship with the settlement but is crossed by a public right of way. The site could not be released from the green belt in isolation and would require the removal of the houses between the site and Whitechapel Road. This would reinforce the ribbon development effect along Whitechapel Road and result in a much narrower gap connecting to the large area of green belt to the south.							

H674	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	20.58
Land at, Fieldhead Farm, White Lee Road, Batley					Employment Floorspace		Housing Capacity	720
Transport		At least two access points are required for a development of this scale. The long site frontage on White Lee Road makes it possible for two access points to be provided. 2.4m x 43m (30mph speed limit) visibility splays are required. A third access could be provided via an extension to Chaster Street however third party land may be required to achieve a suitable site access. Additional minor access off Enfield Drive, although severe gradient may not be suitable for further development. A number of public rights of way run through the site.						
Public Health		Levels of obesity are higher than the Kirklees average. Ensure there are adequate physical activity opportunities, e.g. open spaces that are fit for purpose and that apply the Kirklees Open Space Standards, to enable increases in physical activity such as walking, Forest Schools, natural play ; infrastructure enabling active travel; play areas that are fit for purpose ('through-age') within a walkable distance (15 minutes); playing pitches; etc.						
Education		No immediate need for school places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised. Site lies in flood zone 1. The site would benefit from drainage masterplan.						
Env Protection		No objections raised. However, residential conditions required at the time of a planning application.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		This site has value as open space in its own right and as part of the wider urban green space allocation UGS973. An extensive and attractive area of mainly agricultural grazing land covering the western half of UGS973, assessed as natural and semi-natural greenspace having high value as open space based on its structural and landscape qualities and its significant contribution to the amenity of the area and sense of place, as well as use and enjoyment for informal recreation along the public footpath network. The site itself is as an integral and important part of the wider open space that can be viewed from different vantage points and plays a valuable role in giving an open aspect from White Lee Road. UGS973 is not deemed, in whole or part, to be clearly surplus to requirements.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site is part of a larger retained Urban Green space. This site has value as open space in its own right and as part of the wider urban green space allocation UGS973. An extensive and attractive area of mainly agricultural grazing land covering the western half of UGS973, assessed as natural and semi-natural greenspace having high value as open space based on its structural and landscape qualities and its significant contribution to the amenity of the area and sense of place, as well as use and enjoyment for informal recreation along the public footpath network. The site itself is as an integral and important part of the wider open space that can be viewed from different vantage points and plays a valuable role in giving an open aspect from White Lee Road. UGS973 is not deemed, in whole or part, to be clearly surplus to requirements.						
H155	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	5.1
Land east of, Far Common Road, Mirfield					Employment Floorspace		Housing Capacity	178
Transport		Site access achievable from Leeds Road 2.4m x 120m visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.						
Historic Env		Roe Head and the base of the lamp adjacent to the building to the east of this site are Grade II Listed Buildings.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk; no objection however, there is isolated ponding area to eastern boundary, requires assessment and mitigation. Surface water drainage; no objection however, watercourse likely to have less capacity than is required for a greenfield site. Test for soakaways required.						
Env Protection		Industry noise may affect new receptors. Phase 1 Contaminated Land Report, Air Quality Impact Assessment, Low Emission Travel Plan and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Removing this site from the green belt would breach the existing strong boundary formed by Leeds Road which retains in the green belt land that naturally separates Mirfield from Roberttown and Moor Top and helps to maintain openness in this significant urban fringe area.						
Green belt edge		N/A						
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 site is detached from the settlement. Removing this site from the green belt would breach the existing strong boundary formed by Leeds Road which retains in the green belt land that naturally separates Mirfield from Roberttown and Moor Top and helps to maintain openness in this significant urban fringe area.						

H564	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	10.7
Land north and east of, Laverhills and Quaker Lane, Hightown					Employment Floorspace		Housing Capacity	374

Transport		The site promoter submitted a number of accesses to this site, all from Hightown Road. The access would impact to a greater or lesser extent on the substantial treed frontage to this site. Subject to public requests outside of the Local Plan process, the trees have been assessed for protection as part of a Tree Preservation Order and a notice will be served to implement an order. Following this decision, it is not possible to access the site from Hightown Road.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		No immediate need for school places but increasing trend for secondary school places.
Historic Env		No objections raised.
Flood/drainage		Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objections. There is sewerage infrastructure crossing the site. Stand off distances of between 3 and 6 metres will be required for each sewer and thus affect the layout of any future development; as such the matter may be a material consideration in the determination of any future planning applications. The required width of any stand-off distance or other protective measures such as diversion will have to be determined on an individual site/sewer basis. Also, it may not be acceptable to raise or lower ground levels over the sewerage, nor to restrict access to manholes. A developer may, where it is reasonable to do so, require a sewerage undertaker to alter or remove a pipe. This provision is contained in section 185 of the Water Industry Act 1991 (that also requires the developer to pay the full cost of carrying out the necessary works). Please note that as a result of the Water Industry (Scheme for Adoption of private Sewers) Regulations 2011, there may be unmapped sewers within the site which require protection. Surface water management - the site is currently greenfield and so there is unlikely to be any existing connection into the sewer. In line with draft DLP29 a) greenfield rates of discharge into the public sewer will apply and only be permitted once more sustainable means of surface water management have been discounted.
Env Protection		AQIA and contaminated land phase 1 and 2 reports required.
Biodiversity		No objection raised but note a small number of protected trees on the Quaker Lane boundary.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		The site is located in a restricted area of green belt that prevents the merger of major settlements. However the existing settlement pattern and land use features mean that this site, although large, could be released without compromising the strategic role of the green belt. It is well contained and largely bounded by existing settlement. The northern boundary is an open watercourse which would be a reasonable new green belt boundary and to the east Quaker Lane presents a strong boundary that would prevent sprawl. This site appears as countryside but its relationship to the wider countryside is limited by the degree of containment.
Green belt edge		The green belt in this area performs an important role in separating Cleckheaton and Hightown from Liversedge. The existing settlement and land use patterns mean that some development could be accommodated without significantly undermining this role provided that the strategic gap is maintained.
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 site promoter submitted a number of accesses to this site, all from Hightown Road. The accesses would impact to a greater or lesser extent on the substantial treed frontage to this site. The trees are of a quality to warrant retention and due to their age and vigour should have long term viability. In the absence of evidence to demonstrate the impact on trees which should include: a tree survey, an arboriculture method statement and details of any compensatory planting should a minimal amount of tree removal have to take place, the site has been rejected.

H2091	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.74
Land to the rear of, United Reform Church, Chapel Lane, Heckmondwike					Employment Floorspace		Housing Capacity	25
Transport		Access can be provided from Chapel Lane. 2.4 x 43m visibility splays required. Alternative access via The Homestead, although this is a private road and would required third party land.						
Public Health		Levels of obesity are amongst the highest in the district.						
Education		There is no additional need for Primary or Secondary school places within the catchments area. There is however, an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		Lapsed cricket pitch site, now natural/semi-natural greenspace. PPS recommends protect, with investment site could potentially accommodate shortfalls in playing pitch provision in the area and together with high levels of obesity in the area suggest the site should be retained as urban greenspace.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site has been retained as urban greenspace, lapsed cricket pitch.							

H666	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	24.24
Land off, Carlinghow Lane, Batley					Employment Floorspace		Housing Capacity	848
Transport		A minimum of two accesses are required for a development of this scale. The 180 metre site frontage along Carlinghow Lane is a sufficient length to provide two access points. However, due to size of site, these two access points located in such close proximity would be insufficient to serve the remainder of the site. No other points of access are achievable due to the site being land locked. Highways Agency rank 3 site: additional mitigation required.						
Public Health		Levels of obesity are higher than the Kirklees average. Ensure there are adequate physical activity opportunities. Rates of lonely and isolated in the under 65s are higher than the Kirklees average. Consideration to be given to the incorporation of community infrastructure appropriate for this age group						
Education		Primary school - no immediate need. Secondary school - no immediate need but increasing trend.						
Historic Env		Archaeological assessment recommended due to the size of the site.						
Flood/drainage		Main river flood zone 1. Objection not stated. Surface water flood risk and surface water drainage; no objections. Ordinary watercourse running along the southern boundary of the site						
Env Protection		AQIA and contaminated land phase 1 and 2 reports required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This large site is located within a wedge of green belt that helps to separate the urban areas of Birstall and Batley and as such plays an important green belt role. It is acknowledged that there is existing development along Ealand Road as well as to the east of Bradford Road so the settlements are to some extent already joined. The green belt overwashes the existing ribbon development on the east side of Smithies Moor Lane which cuts the area off from the wider green belt to the west. The site is considered sufficiently important in its role to warrant retention of the green belt designation which prevents reinforcement of the ribbon development and maintains a lack of depth to development along Smithies Moor Lane. Any sense or glimpse of open land to the rear of these properties does at least give the impression of the movement from one settlement to another which is important in retaining the sense of Birstall as a separate settlement. The site is also at a higher level than most of the surrounding areas and so could be intrusive in views to the detriment of the openness of the green belt.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt is considered to be a strategic gap separating Carlinghow/Batley and Birstall.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						

Conclusion

This large site is located within a wedge of green belt that helps to separate the urban areas of Birstall and Batley and as such plays an important green belt role. It is acknowledged that there is existing development along Ealand Road as well as to the east of Bradford Road so the settlements are to some extent already joined. The green belt overwashes the existing ribbon development on the east side of Smithies Moor Lane which cuts the area off from the wider green belt to the west. The site is considered sufficiently important in its role to warrant retention of the green belt designation which prevents reinforcement of the ribbon development and maintains a lack of depth to development along Smithies Moor Lane. Any sense or glimpse of open land to the rear of these properties does at least give the impression of the movement from one settlement to another which is important in retaining the sense of Birstall as a separate settlement. The site is also at a higher level than most of the surrounding areas and so could be intrusive in views to the detriment of the openness of the green belt.

Additionally, a minimum of two accesses are required for a development of this scale. The 180 metre site frontage along Carlinghow Lane is a sufficient length to provide two access points. However, due to size of site, these two access points located in such close proximity would be insufficient to serve the remainder of the site. No other points of access are achievable due to the site being land locked.

H586	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	67.64
Land off, Soothill Lane, Batley					Employment Floorspace		Housing Capacity	2312











Transport	■	More than two access points are required for a development of this scale. In terms of the larger site to the south of Soothill Road, there is plenty of site frontage available for two accesses onto Soothill Road. 2.4m x 43m (30mph speed limit) visibility splays are required. A third access is required on Leeds Road possibly via Skyes Lane, a private road and public right of way PROW which will require third party land to make up to adoptable standard. 2.4m x 120m (40mph speed limit) visibility splays are required. Access to the smaller site can be achieved off Soothill Road. The long site frontage means that two accesses could be provided. 2.4m x 43m (30mph speed limit) visibility splays are required. Strategic Highways have flagged this as having a major impact on a priority junction
Public Health	■	Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality
Education	■	No immediate need for additional places. Primary - Moderate increase, Secondary - increase.
Historic Env	■	No objections raised. However, pre-determination archaeological evaluation recommended.
Flood/drainage	■	The site is within flood zone 1. There is a culverted watercourse which crosses the North west corner of the site and another along the southern boundary in Grange Road. There are also public systems in Grange Road, Leeds Road and Soothill Lane.
Env Protection	■	Site is on potentially contaminated land, multiple sources of noise may affect receptors. Phase 1 & 2 Contaminated Land Report, Noise Assessment, Air Quality Impact Assessment and Low Emission Travel Plan required.
Biodiversity	■	No objections raised.
Other constraints	■	Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.
Open space		N/A
Green belt	■	The green belt in this location separates the three settlements of Soothill, Woodkirk and Chidswell. The extent of the site would result in significant and continuous development both along Soothill Lane and on land west of Leeds Road, thereby merging the three settlements contrary to the role and function of the green belt. The site as proposed does not in places follow features on the ground that could present a strong defensible new green belt boundary, most notably on its northern extent which is marked by a change in character of land use rather than any strong physical feature. This would leave neighbouring land vulnerable to encroachment. The option would also completely isolate a large area of green belt land to the west
Green belt edge	■	One of the purposes of the green belt is to prevent towns from merging into one another and this is an important area of green belt whose role is to maintain the open areas that separate Kirklees and Leeds. The existing land use and field boundaries present some limited opportunity for settlement extension without significantly undermining the role and function of the green belt, although separation with Woodkirk should be maintained.











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 green belt in this location separates the three settlements of Soothill, Woodkirk and Chidswell. The extent of the site would result in significant and continuous development both along Soothill Lane and on land west of Leeds Road, thereby merging the three settlements contrary to the role and function of the green belt. The site as proposed does not in places follow features on the ground that could present a strong defensible new green belt boundary, most notably on its northern extent which is marked by a change in character of land use rather than any strong physical feature. This would leave neighbouring land vulnerable to encroachment. The option would also completely isolate a large area of green belt land to the west.

More than two access points are required for a development of this scale. In terms of the larger site to the south of Soothill Road, there is plenty of site frontage available for two accesses onto Soothill Road. 2.4m x 43m (30mph speed limit) visibility splays are required. A third access is required on Leeds Road possibly via Skyes Lane, a private road and public right of way PROW which will require third party land to make up to adoptable standard. 2.4m x 120m (40mph speed limit) visibility splays are required. Access to the smaller site can be achieved off Soothill Road. The long site frontage means that two accesses could be provided. 2.4m x 43m (30mph speed limit) visibility splays are required. Strategic Highways have flagged this as having a major impact on a priority junction










H2092	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	10.04	
Land north and west of High Street & Challenge Way, Hanging Heaton					Employment Floorspace		Housing Capacity	351	
Transport			Third party land may be required. Two points of access will be needed for a development of this scale.						
Public Health			Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education			There is no immediate need for Primary or Secondary school places within the catchments area, however there is an increasing trend for places.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there are 2 ordinary watercourses crossing the site which then passes through Grange Moor Road in culvert. Records of flooding from the watercourse.						
Env Protection			Industry noise may affect new receptors, Aire Quality Impact Assessment, Low Emission Travel Plan, Phase 1 Contaminated Land Report and Noise Assessment required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			Development of this site would result in the merger of Hanging Heaton with Dewsbury contrary to the purposes of the green belt which is to prevent the merger of settlements. The site is located on a steeply sloping hillside where development could be prominent and therefore detrimental to the openness of the green belt in this location.						
Green belt edge			One of the purposes of the green belt is to prevent neighbouring towns from merging into each other. This area of the green belt forms a strategic gap that prevents the merger of Hanging Heaton and Dewsbury.						
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			Development of this site would result in the merger of Hanging Heaton with Dewsbury contrary to the purposes of the green belt which is to prevent the merger of settlements. The site is located on a steeply sloping hillside where development could be prominent and therefore detrimental to the openness of the green belt in this location.						







H262	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.89	
Land at, Springfield Farm, Hodgson Lane, Birkenshaw					Employment Floorspace		Housing Capacity	171	
Transport			The site has no frontage on to adopted highway and therefore third party land is required to achieve access. Highways agency rank 3 site: additional mitigation required.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			Primary school - no immediate need Secondary school - no immediate need for additional places.						
Historic Env			This site lies within the boundary of the Registered Battlefield at Adwalton and should not be allocated.						
Flood/drainage			Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objections.						
Env Protection			AQIA required. Industry noise and farm odour potential. Noise, odour and contaminated land phase 1 reports required. Concerned about impact of chicken farm on residential amenity.						
Biodiversity			No objections raised.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			This is a poorly configured site with only a limited relationship to the settlement. Development would encroach into the countryside contrary to the role and function of the green belt. The site is located within the area of Adwalton Moor historic battlefield which is best protected by its green belt designation and whose setting would be compromised by further development within and around it.						
Green belt edge			This area of green belt overwashes the registered Adwalton Moor historic battlefield which is best protected by the green belt designation.						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion			This site lies within the boundary of the Registered Battlefield at Adwalton. Historic England has objected to its allocation. Notwithstanding this, it is a poorly configured site with only a limited relationship to the settlement. Development would encroach into the countryside contrary to the role and function of the green belt. The site is located within the area of Adwalton Moor historic battlefield which is best protected by its green belt designation and whose setting would be compromised by further development within and around it. Additionally, the site has no frontage to an adopted highway and therefore, third party land is required to achieve access.						










H2712	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.4
Land off, Commonsidge, Roberttown, Liversedge					Employment Floorspace		Housing Capacity	49
Transport		Third party land required. No site frontage to the adopted highway. Access could be achieved from the A62 Leeds Road via rejected option site H2713 were both sites to be developed at the same time.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site consists of a relatively flat field which is bounded on 2 sides by the existing settlement, albeit with a narrow strip of undeveloped former railway between the site and the houses on Fountain Drive, and is shielded from wider views by a belt of trees. As such it could be released from the green belt with minimal impact on openness. The scale, location and configuration of the site relates well to the settlement form it abuts and could be developed without compromising the strategic role of the green belt which in this location it to maintain separation between Mirfield and Roberttown.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into each other. This area of green belt forms part of a strategic gap that prevents the coalescence of Mirfield and Roberttown but where locally the existing settlement pattern and land use features present an opportunity for small scale settlement extension that would not compromise the role and function of the green belt in this location.						
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		There is no site frontage to the adopted highway. Access could be achieved from the A62 Leeds Road via option H2713 were both sites to be developed at the same time. Site option H2713 however, has been rejected The site cannot therefore, be satisfactorily accessed.						









H1697	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.77
Land Adjacent, Healey Lane, Batley					Employment Floorspace		Housing Capacity	26
Transport		Site access achievable. 2.4m x 43m visibility splays required. Safety issues raised Healey Lane/ Mayman Lane junction.						
Public Health		Levels of obesity are amongst the highest in the district. Rates of lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary school provisions.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there is a culverted watercourse to the north of the site in Healey Lane						
Env Protection		No objections raised. On potentially contaminated land phase 1 and 2 Contaminated Land Reports required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		Site is a local park and has a visual amenity value in this area.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Access to this site can be achieved however the site is a local park and has high visual amenity. This site has been retained as Urban Greenspace.						











H18	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	0.41
85, Hartshead Lane, Hartshead					Employment Floorspace		Housing Capacity	13
Transport			Site access achievable					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			No immediate need for additional school places.					
Historic Env			119 and 121 Hartshead Lane to the south of this site are Grade II Listed Buildings.					
Flood/drainage			Main river flood zone 1; no objection. Surface water drainage objection raised: further research required to assess surface water drainage.					
Env Protection			Contaminated land phase 1 report required.					
Biodiversity			No objections raised					
Other constraints			None identified.					
Open space			N/A					
Green belt			This site is located within an urban fringe area where there is already encroachment of residential properties in the green belt and removing the house and its garden from the green belt would have limited impact on openness. The site itself however is not well related to the existing settlement pattern and would begin to isolate land to the east which could come under pressure for development, contrary to the purposes of including land in the green belt. Accepting the site would also require the removal of no. 81 and possibly no's 71- 73 Hartshead Lane from the green belt in order to create a long term defensible green belt boundary.					
Green belt edge			Hartshead is an inset settlement in an extensive area of green belt, although there is a restricted gap to the east between Hartshead and Roberttown. There is a relatively fragmented pattern of land use particularly to the north of the village which presents opportunities for limited extension or rounding off without compromising the role and function of the green belt in this location.					
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.					
Conclusion			This site is located within an urban fringe area where there is already encroachment of residential properties in the green belt and removing the house and its garden from the green belt would have limited impact on openness. The site itself however is not well related to the existing settlement pattern and would begin to isolate land to the east which could come under pressure for development, contrary to the purposes of including land in the green belt. Accepting the site would also require the removal of no. 81 and possibly no's 71- 73 Hartshead Lane from the green belt in order to create a long term defensible green belt boundary.					
H2713	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.17
Land off Leeds Road, Roberttown					Employment Floorspace		Housing Capacity	75
Transport			Site access achievable from Leeds Road, 2.4m x 120m visibility splays required. No highways safety issues have been raised.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.					
Historic Env			No objections raised					
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However, there is some ponding of deep water in the south west corner of the site.					
Env Protection			Multiple sources of noise may affect receptors. Phase 1 Contaminated Land Report, Noise Assessment and Low Emission Travel Plan required.					
Biodiversity			No objections raised					
Other constraints			None identified.					
Open space			N/A					
Green belt			The location of this site would close the strategic green belt gap that currently maintains separation between Mirfield and Roberttown, contrary to the purpose of including land in the green belt. Although Leeds Road is within the green belt development would give the appearance of merger.					
Green belt edge			One of the purposes of the green belt is to prevent neighbouring towns from merging into each other. This area of green belt forms part of a narrow strategic gap that prevents the coalescence of Mirfield and Roberttown.					
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 location of this site would close the strategic green belt gap that currently maintains separation between Mirfield and Roberttown, contrary to the purpose of including land in the green belt. Although Leeds Road is within the green belt development would give the appearance of merger.					










H503	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.42
Land to north and north west of, Batley Bulldogs RLFC, Heritage Road, Batley					Employment Floorspace		Housing Capacity	28
Transport		Access can be achieved from Heritage Road or Warwick Road. However, the site is very steep at location of potential access off Warwick Road. Access from Barton Place would be too steep to serve this number of dwellings.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education		No immediate need for school places within the catchments area						
Historic Env		No objections raised.						
Flood/drainage		The site is within floodzone 1. There is a public combined sewer in Warwick Road.						
Env Protection		Potentially contaminated land. Phase 1 assessment required.						
Biodiversity		The site comprises lowland mixed deciduous woodland which is designated as a UK BAP priority habitat following former use as allotments. 2.62ha is required to be removed from the developable area leaving 0.79 ha.						
Other constraints		None identified.						
Open space		Site includes Mount Pleasant Stadium, Batley Cricket Club and Hyrstmount Synthetic Turf Pitch - PPS recommends protect. Hyrstmount School, natural/semi-natural areas to north (well treed) and south (scrubland), MUGA and street soccer area. BOWLING GREEN - PPS CHECK						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		It has been rejected as it forms part of a larger urban green space option (UGS991) which is proposed as accepted.						
Further a significant part of the site comprises lowland mixed deciduous woodland which is designated as a UK BAP priority habitat following former use as allotments.								

H321	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.37
Land at, Cherrywell Farm, New Popplewell Lane, Scholes					Employment Floorspace		Housing Capacity	47
Transport		Site access achievable. Improvements would be required to the road width and footway width along New Popplewell Lane.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.						
Education		Primary and secondary schools; no immediate need but increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objections, although there are known capacity issues on the ordinary watercourse in New Popplewell Lane. Possible public combined sewer is preferred due to known issues						
Env Protection		Contaminated Land Phase 1 report required.						
Biodiversity		The Prospect Mill great crested newt mitigation ponds for the newt translocation are only 25m from this site. Remove 1.09ha from the proposed allocation site leaving 0.27ha. Remainder suitable for development is below 0.4ha threshold..						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a poorly configured site relative to the settlement which would leave properties on New Popplewell Lane and the extensive area of protected trees within their grounds effectively cut off from the wider green belt. Removing this site would inevitably bring the garden under pressure for development, contrary to the purposes of including land in the green belt.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements and this area of green belt helps to prevent the merger of Kirklees with Calderdale. The Kirklees green belt adjoins green belt in Calderdale and so is extensive at this point. Locally the existing settlement pattern could offer some limited potential for the rounding off of the settlement.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is a poorly configured site relative to the settlement which would leave properties on New Popplewell Lane and the extensive area of protected trees within their grounds effectively cut off from the wider green belt. Removing this site would inevitably bring the garden under pressure for development, contrary to the purposes of including land in the green belt.						
The Prospect Mill great crested newt mitigation ponds for the newt translocation are only 25m from this site. Remove 1.09ha from the proposed allocation site leaving 0.27ha.								










H1705	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.36
Land north of, Cleckheaton Cemetery, Whitechapel Road, Cleckheaton					Employment Floorspace		Housing Capacity	42
Transport		No site frontage to the adopted highway, third party land required. There are no highways safety concerns.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		No immediate need for Primary or Secondary school places, However there is an increasing trend for places.						
Historic Env		Site may contain area of archaeological interest (PRN6219)						
Flood/drainage		Main river flood zone 1; no objection. No objections raised to surface water flood risk or surface water drainage. Limited options for surface water drainage.						
Env Protection		All the site lies within an outer hazard zone. Just under 20% of the site is constrained by the route of 2 high pressure gas pipelines. However, these effectively severe the southern half of the site from the north.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		This area of green belt is part of a fairly extensive area that separates Kirklees from Bradford. This site is separated from the properties off Whitechapel Grove by a belt of trees belonging to the cemetery and so appears detached from the settlement even though it is in close proximity to it. As such it is considered to be unrelated to the settlement and would project development down the hillside to the detriment of openness in this location.						
Green belt edge		N/A						
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		Site access not achievable. This area of green belt is part of a fairly extensive area that separates Kirklees from Bradford. This site is separated from the properties off Whitechapel Grove by a belt of trees belonging to the cemetery and so appears detached from the settlement even though it is in close proximity to it. As such it is considered to be unrelated to the settlement and would project development down the hillside to the detriment of openness in this location.						

H1759	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.49
Land Adjacent, Common Road, Staincliffe					Employment Floorspace		Housing Capacity	17
Transport		3rd party land required to achieve adequate visibility splays.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		No immediate need for additional school places						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		No constraints identified						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site option is in two ownership. Land to the east is owned by Kirklees Council who are not a willing land owner for either housing or safeguarded land. The remainder of the site - land to the west - is less than 0.4 ha and therefore too small to be included as an allocation. Site to become unallocated.						

H558	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.58	
Land adjacent to, 96, Old Lane, Birkenshaw					Employment Floorspace		Housing Capacity	18	
Transport			Site access not achievable. No site frontage to the adopted highway and no obvious point of access.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.						
Historic Env			This site lies 420 metres from the boundary of the Registered Battlefield at Adwalton.						
Flood/drainage			Main river flood zone1; no objection raised. Surface water flood risk and surface water drainage; no objections. Sites H557, H675, H262, H558, H796 & H84 would benefit from a drainage masterplan.						
Env Protection			Contaminated Land Phase 1 report required						
Biodiversity			No objections raised.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			This site has only a limited relationship to wider countryside and is of a different character. The existing green belt boundary in this location is already obscure on the ground and this could present an opportunity to create a new strong defensible boundary. However, the site lies within an area that is close to the registered Adwalton Moor historic battlefield whose setting is best preserved by the green belt designation.						
Green belt edge			This area of green belt is part of the strategic gap that separates Kirklees from Leeds. Locally opportunities for settlement extension are extremely limited as the green belt is considered to play an important role in preserving the setting of the historic Adwalton Moor registered battlefield.						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion									
This area of green belt is part of the strategic gap that separates Kirklees from Leeds. Locally opportunities for settlement extension are extremely limited as the green belt is considered to play an important role in preserving the setting of the historic Adwalton Moor registered battlefield.									
The council is concerned that this site option could significantly harm a designated heritage asset (Adwalton Battlefield). There is no available evidence to demonstrate this harm can be mitigated or that public benefits would follow that would outweigh any harm.									
Additionally, there is no evidence to confirm that an acceptable site access is achievable. There is no site frontage to the adopted highway and no obvious point of access.									

H663	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	D	Gross Area (Ha)	2.33	
Spen Trading Estate, Spen Lane, Gomersal					Employment Floorspace		Housing Capacity	81	
Transport			Access possible using existing access off Spen Lane. 2.4m x 43m (30mph speed limit) visibility splays required on Spen Lane.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.						
Historic Env			Spen Hall and the adjacent cottages to the east of this area and Cleckheaton Viaduct to the south site is a Grade II Listed Buildings.						
Flood/drainage			Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objections, but concerns about the availability of options for surface water drainage.						
Env Protection			Contaminated land phase 1 and 2 report required.						
Biodiversity			No objections raised.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			This site lies within a reasonably extensive area of green belt that forms a strategic gap between Cleckheaton and Gomersal. It is unrelated to Cleckheaton being separated from it by the line of the former railway so would require a significant amount of additional land release to create a sensible settlement extension . Its removal from the green belt in isolation would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site is occupied by a large industrial building and national planning guidance states that the redevelopment of such can be acceptable in the green belt subject to consideration of openness.						
Green belt edge			N/A						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion									
This site lies within a reasonably extensive area of green belt that forms a strategic gap between Cleckheaton and Gomersal. It is unrelated to Cleckheaton being separated from it by the line of the former railway so would require a significant amount of additional land release to create a sensible settlement extension . Its removal from the green belt in isolation would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site is occupied by a large industrial building and national planning guidance states that the redevelopment of such can be acceptable in the green belt subject to consideration of openness.									










H76	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	5.68
Land east of, Manor Farm, Soothill Lane, Soothill					Employment Floorspace		Housing Capacity	175

Transport		2.4m x 43m (30mph speed limit) visibility splays required along Soothill Lane
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that developments do not contribute to an increase in poor air quality.
Education		Primary - Moderate increase Secondary - Increase No immediate need for additional places
Historic Env		No objections raised.
Flood/drainage		The site is within flood zone 1. A drainage masterplan is advised with adjacent sites.
Env Protection		No objection to site option. Not on potentially contaminated land. However, large landfill to the north. Noise - proposed development near noise source - noise report will be needed.
Biodiversity		No objections raised.
Other constraints		Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.
Open space		N/A
Green belt		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt is strategically important in preventing the merger of Kirklees with Leeds. The green belt overwashes the ribbon development along Soothill Lane so as to preserve the open gaps in the road frontage and so maintain an appearance of separation with Woodkirk. The loss of these gaps would significantly undermine the role and function of the green belt in this location.
Green belt edge		N/A
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











One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt is strategically important in preventing the merger of Kirklees with Leeds. The green belt overwashes the ribbon development along Soothill Lane so as to preserve the open gaps in the road frontage and so maintain an appearance of separation with Woodkirk. The loss of these gaps would significantly undermine the role and function of the green belt in this location.










H517	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	19.82
Land West of, Leeds Road, Soothill					Employment Floorspace		Housing Capacity	693

Transport		At least two access points will be required for a development of this scale. There is plenty of site frontage onto Soothill Lane where 2.4 x 43m visibility splays are required (30mph). Third party Land may be required for second access onto Leeds Road. 2.4 x 120m visibility splay (40mph). Potential access via southern part of shlaa 223 (H586) and via private roads (Grange Road and Sykes Lane).
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Development must not contribute to an increase in poor air quality.
Education		Primary - Moderate increase Secondary - Increase No immediate need for additional places
Historic Env		Archaeologically significant cropmarks in vicinity (PRN4060 & 4543) No archaeological evaluation submitted.
Flood/drainage		Main river flood zone 1; No objection. No objection raised to surface water flood risk or surface water drainage.
Env Protection		Farm located in close proximity to the site. Site is potentially on contaminated land Phase 1 and 2 contaminated land assessments required, not yet submitted. Odour assessment not yet submitted.
Biodiversity		No objections raised.
Other constraints		Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.
Open space		N/A
Green belt		This site lies within an area of green belt whose role is to prevent the coalescence of Kirklees and Leeds. The site lies entirely behind continuous ribbon development along Leeds Road and Soothill Lane and would not therefore result in the development of any important frontage gaps. However the land rises to the west to the rear of properties on Leeds Road and is clearly visible from the road between the houses. The development of the site would therefore significantly reinforce the appearance of merger. The site also has no relationship with any inset settlement and could not be released from the green belt in isolation.
Green belt edge		N/A
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.

Conclusion

This site lies within an area of green belt whose role is to prevent the coalescence of Kirklees and Leeds. The site lies entirely behind continuous ribbon development along Leeds Road and Soothill Lane and would not therefore result in the development of any important frontage gaps. However the land rises to the west to the rear of properties on Leeds Road and is clearly visible from the road between the houses. The development of the site would therefore significantly reinforce the appearance of merger. The site also has no relationship with any inset settlement and could not be released from the green belt in isolation. In addition, at least two access points will be required for a development of this scale. There is plenty of site frontage onto Soothill Lane where 2.4 x 43m visibility splays are required (30mph). Third party Land may be required for second access onto Leeds Road. 2.4 x 120m visibility splay (40mph). Potential access via southern part of shlaa 223 (H586) and via private roads (Grange Road and Sykes Lane).

H37	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.43
Land north of, South View Road, East Bierley					Employment Floorspace		Housing Capacity	50
Transport		Three connections to the public highway are shown. However, these are not of sufficient width to accommodate suitable access to a development of this scale. Also, the southern connection is opposite a school and the northern access on South View Road is too close to the junction with A651 Bradford Road. Access can be achieved from a private road off South View Road between plots 1 and 12. Third party land would be required to achieve access. However visibility splays of 2.4m x 43m onto South View Road cannot be achieved without 3rd party land.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.						
Historic Env		Impact on East Bierley Conservation Area to western end.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objection raised, but noted localised cellar flooding. No known watercourse in which to discharge surface water and soakaways could increase flood risk.						
Env Protection		Noise and odour reports required. Phase 1 and 2 contaminated land report required. High pressure gas pipeline outer buffer only. No area removed.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Development of this site would have only limited impact on openness. It is well related to the settlement and partly contained by an existing urban land use. While there is a distinct change in character between the site and the agricultural land to the north, the northern boundary does not appear to be a strong feature on the ground, nor does the eastern boundary with the disused railway line.						
Green belt edge		This area of green belt prevents any further merger between Kirklees and Leeds and restricts the sprawl of settlement west of Bradford Road and so helps to retain East Bierley as a reasonably distinct settlement. The existing settlement pattern and field boundaries do present limited opportunities for settlement extension without significantly compromising the role of the green belt in this location.						
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 site cannot be accessed without third party land. There is a lack of features on the ground to provide a strong, defensible green belt boundary.						











H265	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	16.62
Land to west of, Field Head Lane, Drighlington					Employment Floorspace		Housing Capacity	553
Transport		Site access achievable. Two access points required. Third party land and/or measures to improve visibility and/or traffic reduce traffic speeds are required. Highways agency rank 3 site: additional mitigation required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.						
Historic Env		Possible archaeological constraint from adjacent historic battlefield. This site lies adjacent to an area which is under consideration for inclusion within the boundary of the Registered Battlefield at Adwalton.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk; no objection. Surface water drainage; concern over soak away re-emergence/slope stability. No obvious alternative and would object to a pumped solution for surface water. Further research over potential watercourse/Drainage MASTERPLAN with adjacent application H672						
Env Protection		Objection raised. Will create a New Air Quality Management Area in Kirklees. Multiple sources of noise. Noise and contaminated land phase 1 reports required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		One of the purposes of the green belt is to prevent towns from merging into one another and this site lies within an important area of green belt whose role is to maintain the open areas that separate Kirklees and Leeds. The A650 prevents any physical merger but the site would effectively be a major extension of Adwalton. Development of the site would erode the extent of the strategic gap undermining the role and function of the green belt in this area.						
Green belt edge		N/A						
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 council considers that the site is not acceptable for development. One of the purposes of the green belt is to prevent towns from merging into one another and this site lies within an important area of green belt whose role is to maintain the open areas that separate Kirklees and Leeds. The A650 prevents any physical merger but the site would effectively be a major extension of Adwalton. Development of the site would erode the extent of the strategic gap and be unrelated to any settlement in Kirklees.









The proposed allocation would lead to the establishment of an Air Quality Management Area.




















The supporting comments for the site rejection are noted in particular Leeds City Council who consider that the allocation of the site would lead to closing the strategic gap between Batley and West Ardsley and encroachment into the countryside towards Leeds.









H2548	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	15.53
Land to the east of, Church Lane, Mirfield					Employment Floorspace		Housing Capacity	543
Transport		Site access not achievable						
Public Health		Levels of obesity are higher than the Kirklees average.						
Education		No immediate need for additional school places. There is however an increasing trend for Secondary school places.						
Historic Env		There are several Grade II Listed Buildings adjacent to this site including the tower of the old Church of St Mary. The development of this area could harm elements which contribute to their significance. This site lies less than 100 metres from Castle Hill motte and Bailey Castle. The development of this area could harm elements which contribute to its significance. The Church of St Mary adjacent to this site is a Grade II* Listed Building. The development of this area could harm elements which contribute to its significance.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However Canker Dyke runs along the northern boundary of the site and is then culverted under the road. Trash screen present.						
Env Protection		Site is on potentially contaminated land, industry noise may affect new receptors. Air Quality Impact Assessment, Low Emission Travel Plan, Contaminated Land Phase 1 & 2 Reports and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Development of this site would merge Mirfield with Ravensthorpe in this location contrary to the purpose of the green belt. It would also isolate an area of green belt to the south of the site from the wider green belt.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements. This area of green belt forms a narrow strategic gap separating Mirfield and Ravensthorpe.						
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		Site access not achievable. Development of this site would merge Mirfield with Ravensthorpe in this location contrary to the purpose of the green belt. It would also isolate an area of green belt to the south of the site from the wider green belt.						










H211	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.49
Land to the east of, Newgate, Mirfield					Employment Floorspace		Housing Capacity	17
Transport		Site access achievable, no highways safety issues have been raised.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for school places within the area. There is however, an increasing trend for Secondary school places.						
Historic Env		There are a number of Grade II Listed Buildings around this site including the former lock keeper's cottage within the site itself, the flood lock at Newgate Bridge, and St Paul's Church.						
Flood/drainage		All of the site is located within Flood Zone 2, majority of the site is located within Flood Zone 3a.						
Env Protection		Site is on potentially contaminated land, multiple sources of noise may affect new receptors. Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity		The Calder and Hebble Navigation runs down the western side of this site and is a UK BAP priority habitat. 0.08ha to be removed from developable area leaving 0.41ha						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Majority of the site is located within Flood Zone 3a.						

H1777	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	11.04
Holme Bank Mills, Station Road, Mirfield					Employment Floorspace		Housing Capacity	385
Transport		Site access achievable, no highways safety issues have been raised. Two points of access required for a development of this scale.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional school places within the area. There is however an increasing trend for Secondary school places.						
Historic Env		There are a number of Grade II Listed Buildings around Broad Oakes.						
Flood/drainage		All of this site falls within Flood Zone 2, majority of the site falls within Flood Zone 3b.						
Env Protection		Site is potentially on contaminated land, multiple sources of noise may affect new receptors. Phase 1 & 2 Contaminated Land Reports, Air Quality Impact Assessment, Low Emission Travel Plan and Noise Assessment required.						
Biodiversity		River Calder is a UK BAP priority habitat, as is the associated mixed deciduous woodland. 2ha to be removed from developable area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
All of this site falls within Flood Zone 2, majority of the site falls within Flood Zone 3b.								

H55	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.7
Calder Garage, Ravensthorpe Road, Thornhill Lees					Employment Floorspace		Housing Capacity	24
Transport		Site access achievable. 2.4m x 43m (30mph speed limit) visibility splays are required along Ravensthorpe Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections.						
Env Protection		The site is surrounded by 24 hour industry. There are multiple sources of noise which may affect receptors. It is also near to PM10 air quality management area declared due to particulates generated from road traffic and industry in this area. It is also on potentially contaminated land.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is surrounded by 24 hour industry. There are multiple sources of noise which may affect receptors. It is also near to PM10 air quality management area declared due to particulates generated from road traffic and industry in this area. It is also on potentially contaminated land.								



















H56	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.77
Land south of, Rose Cottage Farm, Bristfeld Road, Grange Moor					Employment Floorspace		Housing Capacity	61
Transport		Site access is achievable from either Bristfeld Road (2.4m x 43m) or Fixby Lane. However, third party land and/or measures to improve visibility and/or reduce traffic speeds would be required to achieve acceptable visibility splays. If site is accessed from Fixby Lane, footway would be required along the site frontage.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Decrease Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections, however, test for soak away, watercourse. Connection to watercourse is some distance from site and may need to cross 3rd party land. A stand off distance is required from sewer running through site.						
Env Protection		Not on or adjacent to contaminated land. However, sensitive end use therefore contamination assessment phase 1 minimum required. Low Emission Travel Plan also required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is an area of urban fringe where there are already sporadic buildings in the green belt and a fragmented land use pattern. This site would be contained by roads on three sides, but would abut residential property to the north which would remain in the green belt. This would increase pressure for encroachment contrary to the purposes of including land in the green belt. The site is very poorly related to the existing settlement and would result in an elongated settlement pattern and isolate an area of green belt between the site and the settlement edge from the wider green belt which would come under considerable pressure for development.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern and land use features present opportunities for small scale settlement extension or rounding off without compromising the role and function of the green belt.						
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 site is within the green belt. It is an area of urban fringe where there are already sporadic buildings in the green belt and a fragmented land use pattern. This site would be contained by roads on three sides, but would abut residential property to the north which would remain in the green belt. This would increase pressure for encroachment contrary to the purposes of including land in the green belt. The site is very poorly related to the existing settlement and would result in an elongated settlement pattern and isolate an area of green belt between the site and the settlement edge from the wider green belt which would come under considerable pressure for development.								
H344	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.72
Land south east of, Shillbank View, Mirfield					Employment Floorspace		Housing Capacity	25
Transport		Access possible using access track to nurseries. This would need making up to adoptable standard and would require third party land.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional school places.						
Historic Env		This site lies 330 metres from Castle Hill motte and bailey castle. This site is designated a Scheduled Monument. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. The tower of the old Church of St Mary which is situated some 330 metres from the southern boundary of this area is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However Canker Dyke runs along the southern boundary of the site.						
Env Protection		No objections raised. Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site sits within a strategic area of green belt that maintains separation between Mirfield and Ravensthorpe. While the site is small in relation to the size of the gap it is very poorly configured in relation to the settlement it adjoins and would result in an unrelated projection of built form into the countryside, to the detriment of the openness of the green belt in this location.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements. This area of green belt forms a narrow strategic gap separating Mirfield and Ravensthorpe.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site sits within a strategic area of green belt that maintains separation between Mirfield and Ravensthorpe. While the site is small in relation to the size of the gap it is very poorly configured in relation to the settlement it adjoins and would result in an unrelated projection of built form into the countryside, to the detriment of the openness of the green belt in this location.								

H477	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.11
Land to the south of, Tolson Street, Chickenley, Dewsbury,					Employment Floorspace		Housing Capacity	46
Transport		No obvious access into the site. Possible access off Chickenley Lane however third party land would be required to achieve suitable access layout. Visibility splays at the Chickenley Lane / Access Road junction are sub-standard to the right of the access. Narrow strip connecting site to Chickenley Lane may be too narrow (approx 3.8m - 5.2m) to provide access to site						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objection						
Env Protection		The site may be affected by industrial noise therefore noise assessment required. It is adjacent to landfill therefore contamination assessment phase 1 and 2 required. Low Emission Travel Plan also required						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat - 0.79 ha of woodland removed from developable area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
There is no obvious access into the site. There is possible access off Chickenley Lane however third party land would be required to achieve suitable access layout. Visibility splays at the Chickenley Lane / Access Road junction are sub-standard to the right of the access. In addition, the narrow strip connecting the site to Chickenley Lane may be too narrow (approx 3.8m - 5.2m) to provide access to site								

H357	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.45
Land south and east of, Rumble Road, Bywell					Employment Floorspace		Housing Capacity	155
Transport		Site access achievable from Rumble Road.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		The site has a high risk for noise due to its close proximity to a freight distribution centre. It is not on or adjacent to contaminated land. However, it is adjacent to a land fill site therefore contamination assessment phase 1 required as a minimum						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		The site is a large area of natural/semi-natural greenspace off Rumble Road. Informal recreation use is restricted to the Public Right of Way on the eastern edge of site. It provides legitimate public access. The site has value in providing visual relief in urban area and provision of natural/semi-natural greenspace in Dewsbury East ward is below the standard.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site has a high risk for noise due to its close proximity to a freight distribution centre and a school. The site is a large area of natural/semi-natural greenspace off Rumble Road. Informal recreation use is restricted to the Public Right of Way on the eastern edge of site. It provides legitimate public access. The site has value in providing visual relief in urban area and provision of natural/semi-natural greenspace in Dewsbury East ward is below the standard. In addition, in terms of health the rates of respiratory emergency admissions are higher than the Kirklees average.								

H239	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	3.06
Land north of, Bretton Street, Savile Town					Employment Floorspace		Housing Capacity	95
Transport		Site access achievable. 2.4m x 43m (30mph speed limit) visibility splays required along Bretton Street.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places.						
Historic Env		The bridge over the Calder and Hebble Navigation adjacent to the site is a Grade II Listed Building.						
Flood/drainage		0.11% of the site is in flood zone 3 with 8.2% in flood zone 2. Further research required into surface water drainage. Comments from Canal and Rivers Trust required.						
Env Protection		The site is in the middle of an industrial area therefore noise assessment required. It is on potentially contaminated land therefore contamination assessment phase 1 and 2 are required and a low emission travel plan.						
Biodiversity		The site lies adjacent to the Calder and Hebble Navigation. It is tree lined and likely to provide feeding habitat for bats therefore 0.32ha removed from developable area leaving 2.74ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site is proposed to be safeguarded from development for minerals infrastructure.						

H96	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.7
Land to the north of, Quarryfields, Crossley Hill					Employment Floorspace		Housing Capacity	59
Transport		No site frontage onto the adopted highway, third party land required.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area, however there is an increasing trend for Secondary places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Phase 1 Contaminated Land Report and Low Emission Travel Plan required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site sits in an area of green belt that appears as part of the wider countryside. The site is poorly configured relative to the settlement edge and would result in an isolated projection of built form to the detriment of the openness of the green belt in this location.						
Green belt edge		This is an extensive area of green belt that in this location helps to maintain separation between Mirfield, Roberttown and Heckmondwike. Locally the area is separated from the wider countryside by Crossley Lane but is similar in character and is visually linked. The existing settlement pattern does allow for settlement extension without compromising the role and function of the green belt in this area.						
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		Third party land is required to achieve access. This site sits in an area of green belt that appears as part of the wider countryside. The site is poorly configured relative to the settlement edge and would result in an isolated projection of built form to the detriment of the openness of the green belt in this location.						

H746	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.26
Land west of, Heckmondwike Road, Dewsbury Moor, Dewsbury					Employment Floorspace		Housing Capacity	30
Transport		Site Access Achievable - Access can be achieved off Heckmondwike Road (southern part of site). 2.4 x 43m visibility splays required (30mph).						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average						
Education		Primary - Mod increase Secondary - Increase No immediate need for places Over 50 dwellings						
Historic Env		The site is in the setting of several listed buildings.						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		The site lies within HSE hazardous installation zones (Inner, Middle and Outer), close to an existing industrial complex therefore a buffer should be implemented. A noise assessment is required. The site is on potentially contaminated land therefore a contamination assessment phase 1 and 2 are required. A Low Emission Travel Plan is also required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site lies within HSE hazardous installation zones (Inner, Middle and Outer), close to an existing industrial complex.						
H653	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	9
Land north of, Kitson Hill Road, Mirfield					Employment Floorspace		Housing Capacity	315
Transport		Site access achievable from Stocks Bank Road and Kitson Hill Road, visibility splays required. No highways safety issues have been raised.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary places.						
Historic Env		Development may impact the setting of several Listed Buildings.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Farm within close proximity to site. Air Quality Impact Assessment, Low Emission Travel Plan and Phase 1 Contaminated Land Report required.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat. 2.46ha to be removed from developable area leaving 6.52ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The option as presented does not follow any existing feature on the ground along much of its northern boundary and in addition bisects a tract of trees. Its eastern extent would leave land between the site and the settlement edge somewhat cut off from the wider green belt and therefore vulnerable to encroachment contrary to the purposes of including land in the green belt.						
Green belt edge		This is a reasonably extensive area of green belt that is separated from the wider green belt by the line of Leeds Road but which retains a countryside character. It is contained on three sides by existing residential development and to the fourth by Leeds Road. It serves no strategic role in terms of preventing the merger of settlements and represents an area of urban fringe where there are a number of properties in the green belt close to the settlement edge. The fragmented land use, field patterns and tracts of trees present numerous opportunities for settlement extension without significantly impacting on openness. The land rises to the north and east where development could be more prominent.						
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 option as presented does not follow any existing feature on the ground along much of its northern boundary and in addition bisects a tract of trees. Its eastern extent would leave land between the site and the settlement edge somewhat cut off from the wider green belt and therefore vulnerable to encroachment contrary to the purposes of including land in the green belt.						

H285	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.92
Land north east of, Portal Crescent, Mirfield					Employment Floorspace		Housing Capacity	67

Transport		Site access achievable from Portal Crescent.
Public Health		Levels of physical activity are lower than the Kirklees average
Education		No immediate need for additional school places. There is an increasing trend for Secondary school places.
Historic Env		No objections raised
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.
Env Protection		No objections raised, Low Emission Travel Plan and Phase 1 Contaminated Land Report required.
Biodiversity		There is a parish boundary hedge and other hedgerows which cut through the centre of this site a UK BAP priority habitat.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		This is a relatively small site well related to the settlement edge. While it sits in a strategic gap its release could be accommodated without significantly compromising the role and function of the green belt in this location. However, the site is poorly configured in its southern extent and does not follow any features on the ground on its entire eastern edge. This would leave adjacent land at significant risk from encroachment.
Green belt edge		This is a restricted area of green belt that separates Mirfield and Roberttown. Further incursion into either side of the shallow valley of Finching Dike would further erode the already narrow strategic gap.
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.

Conclusion










This is a relatively small site well related to the settlement edge. While it sits in a strategic gap its release could be accommodated without significantly compromising the role and function of the green belt in this location. However, the site is poorly configured in its southern extent and does not follow any features on the ground on its entire eastern edge.. This would leave adjacent land at significant risk from encroachment.









H1715	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	1.14
Chickenley Recreation Ground, Mill Lane, Chickenley					Employment Floorspace		Housing Capacity	39











Transport		Access can be achieved from Mill Lane. 2.4m x 43m (30mph speed limit) visibility splays required. Mill Lane measures approximately 4.2 metres along the site frontage. Improvements would be required to the road width on Mill Lane and to the width of the junction where Mill Lane meets Ossett Lane.
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the over 65s are higher than the Kirklees average.
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places
Historic Env		No objections raised
Flood/drainage		Flood Zone 1. No surface water objection
Env Protection		On potentially contaminated land. Contamination assessment Phase 1 and 2 required.
Biodiversity		No objections raised
Other constraints		None identified.
Open space		There is under provision in semi natural and natural urban greenspace and allotments in the area. The site is proposed as an accepted Urban Greenspace site.
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A










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

There is under provision in semi natural and natural urban greenspace and allotments in the area. There are also health concerns within the ward. The site is proposed as an accepted Urban Greenspace site.










H1663	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.94
Land to the north of Field Lane, Ravensthorpe, Dewsbury					Employment Floorspace		Housing Capacity	32
Transport		Long site frontage on Field Lane. 2.4 x 43m visibility splays required (30mph speed limit).						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections.						
Env Protection		Not on or adjacent to contaminated land. However, sensitive end use. Contamination phase 1 assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Grassed amenity space in housing estate with no pitches or play facilities. Low value and low scarcity (accessibility). However, the site provides visual amenity for local residents and the supply of amenity greenspace in the ward is below the standard.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Grassed amenity space which provides visual amenity for local residents. The supply of amenity greenspace in the ward is below the standard and there are various public health issues in this ward which support the retention of this site as Urban Greenspace.						



















H1660a	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.81
Land east of, Heckmondwike Road, Dewsbury Moor					Employment Floorspace		Housing Capacity	28
Transport		Long site frontage on Heckmondwike Road. 2.4 x 43m visibility splays required (30mph speed limit). A secondary access could be provided off Staincliffe Road however third party land would be required to achieve visibility splays.						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		No immediate need for additional school places. There is however, an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. Surface water flooding shown on Staincliffe Road which could possibly enter site upon development.						
Env Protection		No objections raised. On potentially contaminated land. Contamination assessment phase 1 and 2 required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site overlaps a larger accepted site allocation H1660.						









H501	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.13
Land North and East of, Ullswater Road, Hanging Heaton					Employment Floorspace		Housing Capacity	74
Transport		Site Access Achievable						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education		No immediate need for additional school places. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Low Emission Travel Plan and Phase 1 Contaminated Land Report required.						
Biodiversity		Reassessment of Wildlife Habitat Network, not all of the site needs to be removed.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Steeply sloping site.						
Open space		N/A						
Green belt		Removing this site from the green belt would detach the green belt to the south around Crackenedge and Hanging Heaton golf course from the wider green belt and merge Batley with Dewsbury in this location. This would be contrary to the role and function of the green belt. This area is characterised by steep slopes whose development could be prominent in long distance views to the detriment of the openness of the green belt.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements. This is a very narrow strip of green belt land that covers the steep slopes of Crackenedge that help to maintain an appearance of separation between Dewsbury and Batley.						
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		Removing this site from the green belt would detach the green belt to the south around Crackenedge and Hanging Heaton golf course from the wider green belt and merge Batley with Dewsbury in this location. This would be contrary to the role and function of the green belt. This area is characterised by steep slopes whose development could be prominent in long distance views to the detriment of the openness of the green belt.						









H1659	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.79
Land to the west of Scarr End Lane, Dewsbury					Employment Floorspace		Housing Capacity	30
Transport		Site access not achievable. Access can only be achieved from Scarr End Lane. However, Scarr End Lane is sub standard and unsuitable for any intensification of use.						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places.						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1.						
Env Protection		School/Nursery noise may affect receptors, noise assessment is required. On potentially contaminated land, contaminated land phase 1 and 2 required. HSE middle zone.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Local recreation ground with mini goals.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access is not achievable. Access can only be achieved from Scarr End Lane. However, Scarr End Lane is sub standard and unsuitable for any intensification of use. It is a local recreation ground with mini goals.						

H476	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	7.83	
Land to the west of, Slipper Lane, Mirfield Moor					Employment Floorspace		Housing Capacity	274	
Transport			Visibility splays required and a right turn lane may need to be provided to access the site from Leeds Road.						
Public Health			Levels of physical activity are lower than the Kirklees average.						
Education			There is no immediate need for Primary or Secondary school places within the area. There is however an increasing trend for Secondary school places.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			Multiple sources of noise may affect receptors. Noise Assessment, Air Quality Impact Assessment, Low Emission Travel Plan and Phase 1 & 2 Contaminated Land Report required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			This is a large site that extends up the slope to the east where development would be increasingly prominent, although there is development immediately to the east of the option that is in the green belt. The extent and location of the option relative to the green belt area of Mirfield Moor would leave land to the south somewhat isolated and vulnerable to development pressure.						
Green belt edge			This is a reasonably extensive area of green belt that is separated from the wider green belt by the line of Leeds Road but which retains a countryside character. It is contained on three sides by existing residential development and to the fourth by Leeds Road. It serves no strategic role in terms of preventing the merger of settlements and represents an area of urban fringe where there are a number of properties in the green belt close to the settlement edge. The fragmented land use, field patterns and tracts of trees present numerous opportunities for settlement extension without significantly impacting on openness. The land rises to the north and east where development could be more prominent.						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion									
This is a large site that extends up the slope to the east where development would be increasingly prominent, although there is development immediately to the east of the option that is in the green belt. The extent and location of the option relative to the green belt area of Mirfield Moor would leave land to the south somewhat isolated and vulnerable to development pressure.									

H194	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	12.75	
Thistledome Farm, Lees Hall Road, Thornhill Lees					Employment Floorspace		Housing Capacity	446	
Transport			The site has no frontage to an adopted highway. Two accesses and 3rd party land are required.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education			Primary - Mod decrease Secondary - Increase No immediate need for additional places						
Historic Env			No objection in principle, however, close to known archaeological site. Needs to be evaluated.						
Flood/drainage			Flood Zone 1. No surface water objection, however, drainage masterplan required. Catchments flows need to be maintained.						
Env Protection			On potentially contaminated land. Contaminated land assessment phase 1 and 2 required. South eastern part of the site within a High Pressure Gas Zone. Air quality impact assessment and low emission travel plan also required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			This site is connected to Dewsbury only at the extreme northern end of the long access road (which cuts green belt edge DS13_3). Removing this site from the green belt would result in a large unrelated area of non-green belt land surrounded by green belt and would leave the fields between the site and the settlement edge on all sides vulnerable to encroachment to the detriment of the purposes of including land in the green belt.						
Green belt edge			N/A						
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 site lies within the green belt and is detached from the settlement. Removing this site from the green belt would result in a large unrelated area of non-green belt land surrounded by green belt and would leave the fields between the site and the settlement edge on all sides vulnerable to encroachment to the detriment of the purposes of including land in the green belt. The site has no frontage to an adopted highway and two accesses and 3rd party land are required.									



















H92	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.89
Land to the north of, Crossley Lane, Mirfield					Employment Floorspace		Housing Capacity	31
Transport		No site frontage onto the adopted highway, third party land required. Linnet Court would need to be made up to adoptable standard. Access to the eastern boundary of the site will require the re-location of a footpath and 3rd party land purchase.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raise, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is a relatively small site which is well related to the settlement edge. While it sits in a strategic gap its release could be accommodated without significantly compromising the role and function of the green belt in this location. It is contained on two sides by existing development and on its north side by the line of trees at Finching Dike. However, its eastern boundary follows a footpath which is a very weak ground feature and which would leave the adjacent land at significant risk from encroachment, contrary to the purposes of including land in the green belt.						
Green belt edge		This is a restricted area of green belt that separates Mirfield and Roberttown. Further incursion into either side of the shallow valley of Finching Dike would further erode the already narrow strategic gap.						
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		There is no site frontage onto the adopted highway, third party land is required. This is a relatively small site which is well related to the settlement edge. While it sits in a strategic gap its release could be accommodated without significantly compromising the role and function of the green belt in this location. It is contained on two sides by existing development and on its north side by the line of trees at Finching Dike. However, its eastern boundary follows a footpath which is a very weak ground feature and which would leave the adjacent land at significant risk from encroachment, contrary to the purposes of including land in the green belt.						
H775	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.45
Land to the south of Meadowbank, Dewsbury Moor, Dewsbury					Employment Floorspace		Housing Capacity	15
Transport		Full Planning permission (2014/90676) for the erection of 20 dwellings was granted in December 2014. Access via existing spur off Meadow Bank.						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		The site is not on or adjacent to contaminated land. However, the site is adjacent to a land fill site therefore a contamination assessment phase 1 minimum required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Housing development on this site is largely complete and therefore allocation of this site is not justified.						











H683	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.17
Land off, Greenside Road, Mirfield,					Employment Floorspace		Housing Capacity	40
Transport		No site frontage onto the adopted highway, third party land required.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary school places within the area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there is an ordinary watercourse to the north and south of the site. The southern watercourse is un-named and has downstream capacity issues. Reports of surface water flooding on Greenside Road.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No site frontage onto the adopted highway, third party land required.						









H798	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.96
Lady Heaton Drive, Mirfield					Employment Floorspace		Housing Capacity	33
Transport		Site access achievable. Full Planning Permission (2013/62/93430) was granted in September 2014 for the erection of 32 dwellings on the site. Access to the site is to be provided from Kitson Hill Road.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional school places within the area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site is built out, allocation is not justified.						










H569	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.08	
Land east of, Eastfield Road, Northorpe					Employment Floorspace		Housing Capacity	37	
Transport			Site access achievable from Shillbank Lane. No highways safety issues have been raised.						
Public Health			Levels of physical activity are lower than the Kirklees average.						
Education			There is no immediate need for additional Primary or Secondary school places within the area. There is however an increasing trend for places.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			Site is on potentially contaminated land, Phase 1 and 2 Contaminated Land Reports required.						
Biodiversity			Lowland mixed deciduous woodland UK BAP habitat across much of site. Remove site from allocation but particularly the disused railway to the eastern side of the site.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			Removing this site from the green belt would breach the existing strong edge to the settlement formed by North Road and the former railway line. The narrow configuration would result in an unsatisfactory pattern of development and would leave green belt land between the site and settlement edge isolated from the wider green belt.						
Green belt edge			One of the purposes of the green belt is to prevent the merger of settlements. This area of green belt forms a narrow strategic gap separating Mirfield and Ravensthorpe.						
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			Lowland mixed deciduous woodland UK BAP habitat across much of site. Remove site from allocation but particularly the disused railway to the eastern side of the site. Removing this site from the green belt would breach the existing strong edge to the settlement formed by North Road and the former railway line. The narrow configuration would result in an unsatisfactory pattern of development and would leave green belt land between the site and settlement edge isolated from the wider green belt.						










H103	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.27	
Saville Business Centre, Wharf Street, Savile Town					Employment Floorspace		Housing Capacity	44	
Transport			Site access achievable with no significant impact on mainline						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education			Primary - Mod decrease Secondary - Increase No immediate need for additional places.						
Historic Env			No objections raised						
Flood/drainage			All of the site in Flood Zone 2. Investigation required into surface water risk						
Env Protection			Surrounded by 24 hour industry. Issues with noise, on potentially contaminated land.						
Biodiversity			No objections raised						
Other constraints			None identified.						
Open space			N/A						
Green belt			N/A						
Green belt edge			N/A						
Exceptional Circumstances			N/A						
Conclusion			The site is surrounded by 24 hour industry. Issues with noise, on potentially contaminated land. All of the site in Flood Zone 2, investigation required into surface water risk						









H749	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.15
Land to the south of, Tolson Street, Chickenley, Dewsbury,					Employment Floorspace		Housing Capacity	47
Transport		No suitable site access can be achieved. No site frontage on to public highway.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		The site may be affected by industrial noise therefore noise assessment required. It is adjacent to landfill therefore contamination assessment phase 1 and 2 required. Low Emission Travel Plan also required						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat - 0.79 ha of woodland removed from developable area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No suitable site access can be achieved. There is no site frontage onto a public highway.						
H649	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	11.78
Land north of, Kitson Hill Road, Mirfield					Employment Floorspace		Housing Capacity	412
Transport		Site access achievable. Two access points are required for a development of this scale. Access can be achieved from Stocks Bank Road and Kitson Hill Road. 2.4m x 43m visibility splays are required.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary school places within the area. There is however, an increasing trend for Secondary school places.						
Historic Env		Development may impact upon the setting of several Listed Buildings.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat. 2.39 ha to be removed from developable area leaving 9.35ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is an extensive site which is poorly configured in relation to the area of settlement it adjoins and would isolate the group of buildings in its centre from the wider green belt. The site is bisected by a tract of trees which effectively separates the two halves of the site. The option would also leave land between the eastern edge of the site and the settlement somewhat isolated from the wider green belt.						
Green belt edge		This is a reasonably extensive area of green belt that is separated from the wider green belt by the line of Leeds Road but which retains a countryside character. It is contained on three sides by existing residential development and to the fourth by Leeds Road. It serves no strategic role in terms of preventing the merger of settlements and represents an area of urban fringe where there are a number of properties in the green belt close to the settlement edge. The fragmented land use, field patterns and tracts of trees present numerous opportunities for settlement extension without significantly impacting on openness. The land rises to the north and east where development could be more prominent.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is an extensive site which is poorly configured in relation to the area of settlement it adjoins and would isolate the group of buildings in its centre from the wider green belt. The site is bisected by a tract of trees which effectively separates the two halves of the site. The option would also leave land between the eastern edge of the site and the settlement somewhat isolated from the wider green belt.						









H572	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	19.5
Land to the south of, Ravensthorpe Road, Dewsbury					Employment Floorspace		Housing Capacity	682
Transport		3rd party land required for access to the site. Two access points are required for a development of this scale.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places Over 50 dwellings						
Historic Env		Pre-determined archaeological evaluation recommended						
Flood/drainage		Flood Zone 1. No surface water objection, however, numerous watercourses running through the site.						
Env Protection		The site has multiple sources of noise which may affect receptors therefore a noise assessment is required. On potentially contaminated land therefore contamination assessment phase 1 and 2 will be required. Air Quality impact assessment (Monitising of Environmental Damage) and Low Emission Travel Plan also required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		The majority of this site is housing allocation H10.5. The incursion into the green belt to the west would present an opportunity to create a strong defensible boundary that followed features on the ground, although it is not well configured and could result in encroachment into the countryside in its western extent.						
Green belt edge		This is an extensive area of green belt which helps to maintain separation between Dewsbury and Thornhill. The nature of the land uses and the existing landform present a number of opportunities for settlement extension without compromising the role and function of the green belt. The existing green belt boundary in this location does not follow a feature on the ground.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is within a larger proposed accepted strategic housing allocation.						

H627	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.73
Land west of, High Road, Earlsheaton, Dewsbury					Employment Floorspace		Housing Capacity	25
Transport		Site access is not achievable. It is a steep site and the site topography (sloping down from road) would make access difficult from High Road. Access on to Wakefield Road would be too close to junction with High Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places.						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections. However, there is a possible culverted watercourse running through the site. Public surface water and combined sewers running through the site.						
Env Protection		The site is in an Air Quality Management Area and road traffic noise may affect new receptors. A buffer to Wakefield Road is needed due to noise and air quality. An Air Quality Impact Assessment and noise assessment is required. The site is on potentially contaminated land therefore a Contamination Assessment Phase 1 and 2 will be needed						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access is not achievable. It is a steep site and the site topography (sloping down from road) would make access difficult from High Road. Access on to Wakefield Road would be too close to junction with High Road. In addition, the site is in an Air Quality Management Area and road traffic noise may affect new receptors. A buffer to Wakefield Road is needed due to noise and air quality.						

H1670	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.14
Knowl Road, Mirfield					Employment Floorspace		Housing Capacity	74
Transport		Access via Knowl Road. No highways safety issues have been raised.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional school places within the area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Low Emission Travel Plan and Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Attractive local park with equipped children's play area and recent development of a skate park. Well used. Former youth football pitch. No longer marked out. Pitch is uneven; requires investment to bring back in to use. PPS recommends protect pitch as site could help to reduce shortfalls in the area.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site overlaps accepted Urban Greenspace option. Attractive local park with equipped children's play area and recent development of a skate park. Well used. Former youth football pitch. No longer marked out. Pitch is uneven; requires investment to bring back in to use.							




















H1673	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.84
Land off, Old Bank Road, Mirfield					Employment Floorspace		Housing Capacity	134
Transport		Access possible onto Old Bank Road however visibility splays cannot be achieved without third party land. Alternative access could be provided from Greenside Road which is a private road. Again third party land would be required to achieve a suitable site access.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional school places. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However Un-named@mirfield crossing the south of the site and another ordinary watercourse crossing the north. Un-named at Mirfield has known capacity issues.						
Env Protection		Site adjacent to land fill site. Phase 1 & 2 Contaminated Land Report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		Local recreation ground with no formal play facilities. Lapsed pitch site.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Access possible onto Old Bank Road however visibility splays cannot be achieved without third party land. Alternative access could be provided from Greenside Road which is a private road. Again third party land would be required to achieve a suitable site access. The quantity provision of parks/recreation grounds in Mirfield ward is well below the standard. Site needed to meet local needs.							









H345	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.54
Land to the south of Meadow Bank, Dewsbury Moor					Employment Floorspace		Housing Capacity	18
Transport		Full Planning Permission (2014/62/90676/E) was granted in December 2014 for the erection of 20 dwellings on the site. Access is to be provided via Meadow Bank						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		Not on or adjacent to contaminated land. However, the site adjacent to a land fill site therefore contamination assessment phase 1 minimum required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Housing development on this site is largely complete and therefore allocation of this site is not justified.								










H648	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.72
Land to the north east of Ossett Lane, Earlsheaton, Dewsbury					Employment Floorspace		Housing Capacity	18
Transport		Site access achievable. 2.4m x 43m (30mph speed limit) visibility splays required on Town Street						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average Rates of lonely and isolated in the over 65s are higher than the Kirklees average						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		The site is on potentially contaminated land therefore a contamination assessment phase 1 and 2 will be needed.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat. 0.19ha removed from developable area.						
Other constraints		None identified .						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site overlaps an accepted housing site.								



















H1675	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.01	
Jackroyd Lane, Mirfield					Employment Floorspace		Housing Capacity	35	
Transport			Site access achievable from Jackroyd Lane.						
Public Health			Levels of physical activity are lower than the Kirklees average.						
Education			There is no immediate need for additional school places within the area. There is however an increasing trend for Secondary school places.						
Historic Env			This site adjoins the church yard of the Church of St John which is a Grade II Listed Building and it lies within the Upper Hopton Conservation Area.						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			Entertainment noise may affect new receptors. Phase 1 Contaminated Land Report and Noise Assessment required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			Well used recreation ground with play area and mini football pitch with no spare capacity. PPS recommends protection of mini pitch. Cricket ground with 12 wickets played to capacity. PPS recommends protect very well used club site. Listed grade II church with churchyard in Hopton Conservation Area.						
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion			Urban Greenspace - Well used recreation ground with play area and mini football pitch with no spare capacity. PPS recommends protection of mini pitch. Cricket ground with 12 wickets played to capacity. PPS recommends protect very well used club site. Listed grade II church with churchyard in Hopton Conservation Area.						











H149	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.91	
Primrose Farm, Crossley Lane, Northorpe					Employment Floorspace		Housing Capacity	66	
Transport			Site access achievable from Crossley Lane. Whilst Crossley Lane is adopted, major improvements would be required to the road width and the provision of pedestrian facilities. Additional mitigation to the Strategic Road Network is likely to be required by 2028.						
Public Health			Levels of physical activity are lower than the Kirklees average.						
Education			No immediate need for additional school places within the area. There is however an increasing trend for Secondary school places.						
Historic Env			There is a group of Grade II Listed Buildings at Balderstone Hall. The loss of this site and its subsequent development could harm elements which contribute to their significance .						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			No objections raised, Phase 1 Contaminated Land Report and Low Emission Travel Plan required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space		N/A							
Green belt			This site is well related to the settlement edge and well proportioned to the existing settlement pattern. This area of green belt while separated from the wider green belt by Crossley Lane is visually linked and retains a countryside character, so development would constitute encroachment. The site for a large part does not follow any feature on the ground strong enough to present a defensible new green belt boundary. This would leave adjacent land vulnerable to encroachment contrary to the purposes of including land in the green belt.						
Green belt edge			This is an extensive area of green belt where the existing settlement pattern and land use features present opportunities for limited rounding off without compromising the role and function of the green belt.						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion			This site is well related to the settlement edge and well proportioned to the existing settlement pattern. This area of green belt while separated from the wider green belt by Crossley Lane is visually linked and retains a countryside character, so development would constitute encroachment. The site for a large part does not follow any feature on the ground strong enough to present a defensible new green belt boundary. This would leave adjacent land vulnerable to encroachment contrary to the purposes of including land in the green belt.						









H65	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.75
Land North-East of, Rectory View, Thornhill					Employment Floorspace		Housing Capacity	26
Transport		No site frontage onto adopted highway therefore third party land required. The site does not have access off The Combs & it looks like Rectory View is unadopted.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised, however, close to known archaeological site therefore pre-determination evaluation required						
Flood/drainage		Flood Zone 1. No surface water objections, however, this site is sloping and risk of re-emergence may not be readily quantifiable and sewer may have to be considered. A requisition through 3rd party land would be required.						
Env Protection		Industry noise may affect new receptors therefore a Noise Assessment is required. The site is not on or adjacent to contaminated land, however, it is a sensitive end use therefore a contamination assessment phase 1 minimum is required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Small part of the site in allotment use and the land adjoining allotments appears to be used as gardens and some unused, low value. Land at rear of Rectory View is used for horse grazing purposes, also low value. There is no public access. A Public Right of Way adjoins the site on northern boundary, low value. Provision of allotments in Dewsbury South is above the standard, whilst provision for natural/semi-natural greenspace is below the standard.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No site frontage onto adopted highway therefore third party land required. The site does not have access off The Combs & it looks like Rectory View is unadopted.						
H1662	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.1
Land to the east of Northstead, Ravensthorpe, Dewsbury					Employment Floorspace		Housing Capacity	38
Transport		Access via Northstead. 2.4 x 43m visibility splays required (30mph speed limit).						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		Primary - Mod increase/decrease Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		74.7% of the site is within Flood Zone 3a. The remaining part of the site is in flood zone 2.						
Env Protection		On potentially contaminated land. Contamination assessment phase 1 and 2 required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Well used council allotments (not statutory). Low scarcity value (accessibility). Quantity of allotment provision in Dewsbury West is more than double allotment standard.						
Green belt		The majority of this site is within the settlement with the projection into the green belt forming a small parcel of land to the north. The parcel of land is bounded by residential development, allotments and woodland so there is no risk of sprawl. The site does not appear as part of the wider countryside so development will not lead to encroachment and would have minimal impact on the openness of the green belt.						
Green belt edge		This is a restricted area of green belt that separates Dewsbury from Ravensthorpe. It overwashes the route of the River Spen and its floodplain as well as Dewsbury Country Park. As such opportunities for settlement extension that do not undermine the role and function of the green belt are extremely 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		This is a restricted area of green belt that separates Dewsbury from Ravensthorpe. It overwashes the route of the River Spen and its floodplain as well as Dewsbury Country Park. As such opportunities for settlement extension that do not undermine the role and function of the green belt are extremely limited. The site is predominately within flood zone 3a and is well used Council allotments.						











H799	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.83
Moor Croft Close, Off Old Bank Road, Mirfield					Employment Floorspace		Housing Capacity	64
Transport		No site frontage onto an adopted highway, third party land required.						
Public Health		levels of physical activity are lower than the Kirklees average						
Education		There is no immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is on potentially highly contaminated land. Phase 1 & 2 Contaminated Land Reports, Low Emission Travel Plan and Noise Assessment, required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	No site frontage onto an adopted highway. There are significant contaminated land issues, toxic industrial waste has been land filled.							

H534	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	3.38
Former Mitchell Laithe's Hospital, Long Lane, Earlsheaton					Employment Floorspace		Housing Capacity	43
Transport		3rd Party Land Required - No site frontage to the adopted highway. Access could be provided from Long Lane were the site to be developed along with SHLAA 1000 (H307) to the west of the site.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average						
Education		No immediate need for additional school places. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Small area of site is within flood zone 2 & 3. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Industry noise and odour may affect new receptors, site on potentially contaminated land. Low Emission Travel Plan, Phase 1 & 2 Contaminated Land Report, Noise and Odour Assessments required.						
Biodiversity		Lowland mixed deciduous woodland UK BAP habitat covers the western half of this site. Remove the woodland and enhance by additional native scrub layer planting. Use a locally native species rich hedgerow between houses and woodland. Remove 2.15ha from developable area leaving 1.23ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is separated from the built up area by Chickenley Beck and its associated important wildlife habitats. The best protection for the watercourse and its environs is the green belt designation so as to protect the countryside from encroachment. The site is poorly related to the existing settlement and isolated from it by natural features. One of the purposes of the green belt is to prevent the merger of towns and the southern boundary of this site abuts Wakefield, although as it is contiguous with green belt in Wakefield there is no risk of physical merger.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion	This site is separated from the built up area by Chickenley Beck and its associated important wildlife habitats. The best protection for the watercourse and its environs is the green belt designation so as to protect the countryside from encroachment. The site is poorly related to the existing settlement and isolated from it by natural features. One of the purposes of the green belt is to prevent the merger of towns and the southern boundary of this site abuts Wakefield, although as it is contiguous with green belt in Wakefield there is no risk of physical merger.							

H751	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	7.37
land to the south of, Lees Hall Road, Thornhill Lees, Dewsbury,					Employment Floorspace		Housing Capacity	257
Transport		Site access is achievable. Two site accesses are required for a development of this scale. Access can be achieved from Lees Hall Road to the east of the site (between Lees Holm and Parker Road). 2.4 x 43m (30mph speed limit) visibility splays are required. A second access can be achieved from King Edward Street which is adopted up to the site frontage.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for addition places Over 50 dwellings						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objection, however, an area in the south west corner of the site is shown to be at risk of surface water flooding. Culverted watercourse in the north west. Public combined sewer in Lees Hall Road connection via gravity may not be possible.						
Env Protection		On potentially contaminated land therefore a Contamination Assessment Phase 1 and 2 will be needed. Air Quality Impact Assessment and Low Emission Travel Plan also required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Well used allotments managed by Dewsbury Allotments Association.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site has been rejected on the basis that it is included in a larger strategic site option and as such has been rejected as a potential allocation.						
H2553	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.57
Land adjacent, Hagg Lane, Mirfield					Employment Floorspace		Housing Capacity	19
Transport		Third party land required, no direct access onto public highway.						
Public Health		Levels of obesity are higher than the Kirklees average.						
Education		No immediate need for additional school places. There is however an increasing trend for Secondary school places.						
Historic Env		This site includes Sheep Ings Farmhouse and the attached barn which are Grade II Listed Buildings. The development of this area could harm elements which contribute to their significance.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Industry noise may affect new receptors. Phase 1 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is contiguous with the agricultural land of which it forms a part and has no boundary with it, so that no satisfactory new green belt boundary is presented. Development would therefore encroach into the countryside and risk sprawl, contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is contiguous with the agricultural land of which it forms a part and has no boundary with it, so that no satisfactory new green belt boundary is presented. Development would therefore encroach into the countryside and risk sprawl, contrary to the purposes of including land in the green belt.						











H328	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.84
Land south east of, Shillbank View, Mirfield					Employment Floorspace		Housing Capacity	29
Transport		Access possible using access track to nurseries or via Shillbank Avenue. Access track to nurseries would need making up to adoptable standard and would require third party land. Potential access from Shillbank Avenue however a ransom strip exists.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional school places.						
Historic Env		This site lies 420 metres from Castle Hall Hill motte and bailey castle. This site is designated a Scheduled Monument. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. The Church of St Mary which is situated some 420 metres from the southern boundary of this area is a Grade II* Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. The tower of the old Church of St Mary which is situated some 420 metres from the southern boundary of this area is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site on potentially contaminated land. Phase 1 & 2 Contaminated Land Reports required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site sits within a strategic area of green belt that maintains separation between Mirfield and Ravensthorpe. Development of the option would completely isolate a large area of green belt to the south and west, significantly compromising the role and function of the green belt in this location.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements. This area of green belt forms a narrow strategic gap separating Mirfield and Ravensthorpe.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site lies 420 metres from Castle Hall Hill motte and bailey castle. This site is designated a Scheduled Monument. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. This site sits within a strategic area of green belt that maintains separation between Mirfield and Ravensthorpe. Development of the option would completely isolate a large area of green belt to the south and west, significantly compromising the role and function of the green belt in this location.						










H360	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.97
Land to the south of Morton Grove Thornhill Lees					Employment Floorspace		Housing Capacity	68
Transport		Site access is achievable from King Edward Street						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places Over 50 dwellings						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		On potentially contaminated land. Contamination assessment phase 1 and 2 will be required. Low Emission Travel Plan also required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is within a larger proposed accepted strategic housing allocation.						

H444	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.03
Land south of, Jill Lane, Mirfield					Employment Floorspace		Housing Capacity	36
Transport		Third Party Land required for access and significant improvements would be required to the road width on Stoney Lane to accommodate this development.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional school places. There is however an increasing trend for secondary school places						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Industry noise may affect new receptors. Phase 1 Contaminated Land Report and Noise Assessment required.						
Biodiversity		Lowland mixed deciduous woodland covers the whole of this site. Disused railway corridor with woodland and semi-improved grassland.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The green belt overwashes the existing properties on Shill Bank Lane and at Eastfield Road in order to prevent intensification and to help to maintain a degree of separation. The frontage to this site represents the last undeveloped gap north of Shill Bank Lane and as such performs an important role in helping to maintain an appearance of separation between Mirfield and Ravensthorpe. The site is poorly related to the settlement and would result in a projection of built form into the countryside to detriment of openness.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements. This area of green belt forms a narrow strategic gap separating Mirfield and Ravensthorpe.						
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











Third Party Land required for access and significant improvements would be required to the road width on Stoney Lane to accommodate this development. Lowland mixed deciduous woodland covers the whole of this site. The green belt overwashes the existing properties on Shill Bank Lane and at Eastfield Road in order to prevent intensification and to help to maintain a degree of separation. The frontage to this site represents the last undeveloped gap north of Shill Bank Lane and as such performs an important role in helping to maintain an appearance of separation between Mirfield and Ravensthorpe. The site is poorly related to the settlement and would result in a projection of built form into the countryside to detriment of openness.










H544	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	156.0
Land to the south of, Ravensthorpe Road/Lees Hall Road, Dewsbury					Employment Floorspace		Housing Capacity	5460
Transport		Site Access Achievable - Multiple access points required for a development of this scale. Ravensthorpe Road - 30mph = 2.4 x 43m visibility splays .Access on Sands Lane - 30mph = 2.4 x 43m visibility splays. Footway required along site frontage. Lees Hall Lane - 30mph = 2.4 x 43m visibility splays. Potential access could be provided to link into Whitley Road to the south of the development. Significant improvements would be required to the surrounding road network to accommodate this development including improvements to Sands Lane and the bridge over the rail line, Steanard Lane and its junction with A644 and upgrade of bridge over River Calder. Development is acceptable on the surrounding local highway network subject to significant improvement. Highways England consider that additional mitigation may be required in addition to programmed works to ensure the strategic network can accommodate this site.						
Public Health		levels of physical activity are lower than the Kirklees average						
Education		The strategic site would generate significant demand for 0-5 early learning and childcare places between 2019 and 2021. The scale of this allocation would require two new primary schools and potentially a secondary school.						
Historic Env		Site contains significant archaeological features (PRN642). Pre-determination archaeological evaluation recommended.						
Flood/drainage		Flood Zone 1. No surface water objections, however, there are multiple ordinary watercourses crossing the site both in open channel and culvert. Multiple incidents of flooding along Ravensthorpe Road. This area would benefit from a drainage masterplan.						
Env Protection		This site is on potentially contaminated land, contamination assessment phase 1 and 2 will be required. Multiple sources of noise may affect receptors therefore Noise Assessment required. Air Quality Impact Assessment and Low Emission Travel Plan also required. High pressure gas pipeline crosses the site with the inner/middle zone accounting for 2% of the site area.						
Biodiversity		Jordan Wood/Oliver Wood Local Wildlife Site lies immediately to the west of this site. Lowland mixed deciduous woodland UK BAP priority habitat is found at a number of locations across the proposed site. Some are associated with old coal workings and now support dense native bluebell cover. These areas should be included in a site masterplan as areas of open space.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		The scale and extent of this site begins to impact on the strategic role of the green belt in this location by reducing the gap between Dewsbury and Thornhill, although the landform to the south and the remaining gap prevents any risk of physical merger. The site is well related to the form of the settlement in this location and presents defensible new green belt boundaries. The land begins to rise towards the south where development could be more prominent.						
Green belt edge		This is an extensive area of green belt which helps to maintain separation between Dewsbury and Thornhill. The nature of the land uses and the existing landform present a number of opportunities for settlement extension without compromising the role and function of the green belt.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is within a larger proposed accepted strategic housing allocation (H2089). Strategic highways have flagged this site as having a major impact on a priority junction. Multiple accesses along with significant improvements would be required to the surrounding road network to accommodate this development including improvements to Sands Lane and the bridge over the rail line, Steanard Lane and its junction with A644 and upgrade of bridge over River Calder						









H1668	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.79
Stocks Bank Road					Employment Floorspace		Housing Capacity	27
Transport		Access can be achieved from Stocks Bank Road or spur off Woodsome Avenue. No highways safety issues have been raised.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional school places within the area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Local recreation ground with equipped play area. Goal posts now removed. Scarcity value.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site overlaps accepted Urban Greenspace option. Local recreation ground with equipped play area. Goal posts now removed. Scarcity value.						





















H24a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.51
Land to the North of Red Deer Park Lane, Briestfield					Employment Floorspace		Housing Capacity	17
Transport		Red Deer Park Lane is a private road and un-made and does not provide a suitable access. Access could be achieved via H24 (SHLAA 81) to Briestfield Road were this site to be developed at the same time.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Decrease Secondary - Increase No need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water drainage objections						
Env Protection		Not on contaminated land. However, sensitive end use therefore contamination phase 1 assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is contained by landform to the east and by existing residential property to the west. To the south the site is separated from the settlement by a significant area of open land which would need to be removed from the green belt in order to give the development any relationship to the settlement. As such the site has only a limited relationship to the existing settlement form and appears more as an integral part of the countryside that slopes down Briestfield Lane to the north. Development would result in the encroachment of urban form into the countryside contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is within the green belt. To the south, the site is separated from the settlement by an area of open land which would need to be removed from the green belt in order to give the development any relationship to the settlement. As such the site has only a limited relationship to the existing settlement form and appears more as an integral part of the countryside that slopes down Briestfield Lane to the south. The northern extent of the site while bounded by a wall could begin to appear as sprawl with very little relationship to Grange Moor. Development would result in the encroachment of urban form into the countryside contrary to the purposes of including land in the green belt.						
H1753	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.4
Land to the north of High Street, Dewsbury					Employment Floorspace		Housing Capacity	154
Transport		Access is possible from Edge Lane. However 2.4m x 43m (30mph speed limit) visibility splays cannot be achieved without 3rd party land. Access from Albion Road, Edge View, Denby View and Grange View are not suitable due to the site topography. 3 public rights of way cross the site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places. Over 50 dwellings with increasing secondary need						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		On potentially contaminated land. Contamination assessment phase 1 and 2 required. Entertainment noise may affect new receptors. Noise assessment required. Low emission travel plan						
Biodiversity		Habitat of principle importance. Unimproved lowland acid grassland UK BAP priority habitat with scattered scrub. This site lies on steeply sloping scarp and supports a range of acid grassland and scrub habitat which will be valuable for birds, bats and invertebrates.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Attractive escarpment edge with woodland and scrub areas. Defined green corridor with numerous public rights of way through site, links with Kirklees Way.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access is possible from Edge Lane. However 2.4m x 43m (30mph speed limit) visibility splays cannot be achieved without 3rd party land. It is a habitat of principle importance. Unimproved lowland acid grassland UK BAP priority habitat with scattered scrub. This site lies on steeply sloping scarp and supports a range of acid grassland and scrub habitat which will be valuable for birds, bats and invertebrates. It is an attractive escarpment edge with woodland and scrub areas. A defined green corridor with numerous public rights of way through site, links with Kirklees Way.						



















H1672	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.51
Crossley Lane, Mirfield					Employment Floorspace		Housing Capacity	17
Transport		Site access achievable from Crossley Lane.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional school places within the area. There is however an increasing trend for Secondary school places.						
Historic Env		There is a group of Grade II Listed Buildings around Balderstone Hall 70 metres to the north of this area. The loss of this area and its subsequent development could harm elements which contribute to their significance.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there is a culverted watercourse running along the eastern boundary down Crossley Lane.						
Env Protection		No objections raised Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Local recreation ground with equipped play area, sloping with mini-football goals.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site overlaps accepted Urban Greenspace option. Site consists local recreation ground with equipped play area, sloping with mini-football goals.							










H97	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.23
Land to the north of Park House Farm, The Common, Thornhill Lees					Employment Floorspace		Housing Capacity	35
Transport		Site access achievable. 4m x 43m (30mph speed limit) visibility splays required along The Common. There are safety issues within the vicinity of the site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for additional places.						
Historic Env		Development of the site could affect the setting of the Grade II Listed Park House Farm.						
Flood/drainage		Flood Zone 1. No surface water objections, however, connections to watercourse at the southern boundary (if possible) requires assessment and could well have less than greenfield run off connection. Connections to sewer likely to be severely limited if allowed.						
Env Protection		Part of the site is within an Inner and Middle High Pressure Gas Zone which has been netted off. The site is on potentially contaminated land therefore Contamination Assessment Phase 1 and 2 will be needed						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		This is a well proportioned and well located site relative to the settlement edge which does not impact significantly on the strategic role of the green belt in this location. The land rises to the south west and is visible in long distance views to the detriment of openness, but there is already development at that level along The Common. The site does not have a defensible south eastern boundary and would reinforce merger with property at Park House Farm, extending the linear settlement pattern and increasing the risk of encroachment.						
Green belt edge		This is a restricted area of green belt that maintains separation between Dewsbury and Thornhill. Locally the existing settlement pattern and land use features present some opportunities for settlement extension provided that strategic gaps are maintained.						
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 site is within the green belt. This is a well proportioned and well located site relative to the settlement edge which does not impact significantly on the strategic role of the green belt in this location. The land rises to the south west and is visible in long distance views to the detriment of openness, but there is already development at that level along The Common. However, the site does not have a defensible south eastern boundary and would reinforce merger with property at Park House Farm, extending the linear settlement pattern and increasing the risk of encroachment.							










H469	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.78
Land east of, Eastfield Road, Northorpe					Employment Floorspace		Housing Capacity	27
Transport		No site frontage onto the adopted highway. Access could potentially be provided via Stoney Lane, a private road. Third party land would be required to make this road up to adoptable standard.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional school places within the area. There is however an increasing trend for Secondary places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Industry noise may affect new receptors. Phase 1 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site also sits within an area of green belt that forms a restricted gap between Mirfield and Ravensthorpe, and its release would undermine the role and function of the green belt in this area.						
Green belt edge		N/A						
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		No site frontage onto the adopted highway. Access could potentially be provided via Stoney Lane, a private road. Third party land would be required to make this road up to adoptable standard. This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site also sits within an area of green belt that forms a restricted gap between Mirfield and Ravensthorpe, and its release would undermine the role and function of the green belt in this area.						









H3387	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.48
Land to the north of Steanard Lane, Mirfield					Employment Floorspace		Housing Capacity	
Transport		No site frontage to the adopted highway. Access could be achieved via H1777 from Hopton New Road were both sites to be developed at the same time.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary school places.						
Historic Env		There are a number of Grade II Listed Buildings on the southern bank of the River Calder. Development of this site could impact upon their significance .						
Flood/drainage		Main river flood zone 1, 2 & 3. Objection raised. No objections raised to surface water flood risk or surface water drainage. The site is around 25% functional floodplain and around 50% outside flood zone 1 with the edge of the railway embankment being higher ground. A stand off may be required here.						
Env Protection		Site has small overlaps with Hazard Zones. Railway noise may affect receptors. Low Emission Travel Plan, Phase 1 Contaminated Land and Noise Assessment required.						
Biodiversity		This is an area of former railway sidings. This type of environment can support rich invertebrate and special botanical communities. This can fall within the "Open mosaic habitats on previously developed land" UK BAP priority habitat. The land also stretches down to the river also a UK BAP priority habitat. This whole site has been identified in the Wildlife Habitat Network for woodland (in this case scrub) but it is also likely to support interesting acid grassland along the railway corridor.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No site frontage to the adopted highway. The site is around 25% functional floodplain and around 50% outside flood zone 1. This whole site has been identified in the Wildlife Habitat Network for woodland.						










H448	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.06
Land to the west of, Slipper Lane, Mirfield Moor					Employment Floorspace		Housing Capacity	142
Transport		Access achievable from Slipper Lane or Kitson Hill Road. 2.4m x 43m visibility splays required. Improvements would be required to the road width on Slipper Lane. Provision of a pedestrian footway is also required along the site frontage on Slipper Lane.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for Primary or Secondary school places within the area. There is however, an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Industry noise may affect new receptors. Low Emission Travel Plan, Phase 1 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The proposed site is too prominent and doesn't relate well to the settlement. It projects out into the open green belt impacting on its openness.						
Green belt edge		This is a reasonably extensive area of green belt that is separated from the wider green belt by the line of Leeds Road but which retains a countryside character. It is contained on two sides by existing residential development. It serves no strategic role in terms of preventing the merger of settlements and represents an area of urban fringe where there are a number of properties in the green belt close to the settlement edge. This is an existing strong edge which follows Slipper Lane and properties to the rear of Slipper Lane and Sunways, representing the most defensible green belt boundary. The land rises to the north and east where development could be more prominent.						
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 proposed site is too prominent and doesn't relate well to the settlement. It projects out into the open green belt impacting on its openness.						
H656	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.48
Land to the south of Ouzelwell Lane, Thornhill Lees, Dewsbury					Employment Floorspace		Housing Capacity	121
Transport		There is no site frontage to the adopted highway hence third party land is required. Potential access possible from Ouzelwell Lane, however, there is limit of adoption on Ouzelwell Lane adjacent to Plot 84. Beyond this point Ouzelwell Lane is unadopted.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places						
Historic Env		There are archaeologically significant cropmarks in vicinity. Pre-determination archaeological evaluation recommended.						
Flood/drainage		Flood Zone 1. No surface water objections, however there is an ordinary watercourse running through the site to be considered. The site would benefit from a drainage masterplan.						
Env Protection		Part of the site is within High Pressure Gas Zones Inner and Middle. The site is on potentially contaminated land therefore a Contamination Assessment Phase 1 and 2 will be needed. A Low Emission Travel Plan is also required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a reasonably well related and contained area adjacent to the settlement edge. Restricting the eastern extent of the site to the line of Ouzelwell Lane would present a stronger new green belt boundary than the weaker field boundary on the site's eastern edge. This is an area of countryside so development would constitute encroachment but this is an extensive area of green belt land where some release could be achieved without compromising the overall role and function of the green belt and the area is well contained by landform.						
Green belt edge		This is an extensive area of green belt which helps to maintain separation between Dewsbury and Thornhill. The nature of the land uses and the existing landform present a number of opportunities for settlement extension without compromising the role and function of the green belt.						
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 site has been rejected on the basis that it is included in a larger strategic site option and as such has been rejected as a potential allocation. In addition, there is no site frontage to the adopted highway hence third party land is required. Potential access possible from Ouzelwell Lane, however, there is limit of adoption on Ouzelwell Lane adjacent to Plot 84. Beyond this point Ouzelwell Lane is unadopted.						









H1661	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.28
Land to the south west of Park Road, Ravensthorpe					Employment Floorspace		Housing Capacity	34
Transport		Access via long site frontage on Park Road. 2.4 x 43m visibility splays required. Alternative access possible from Crawshaw Street. Commercial Street unsuitable for intensification of use due to sub-standard junction with Raven Street.						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		0.4% of the site is within flood zone 3. Remainder of the site in flood zone 2. There is an objection to development on surface water grounds and a culverted watercourse and public combined sewer crossing the site.						
Env Protection		Industry noise may affect new receptors therefore a noise assessment is required. On potentially contaminated land. Contamination assessment phase 1 and 2 required.						
Biodiversity		The site is within 100m of Lower Spen Local Nature Reserve/ Local Wildlife Site. It is a lowland mixed deciduous woodland plantation. Any development should retain trees within it where possible and a woodland fringe to the boundary with Spen Valley should be provided.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is reasonably well related to the settlement edge and is contained by the existing settlement, Park Road and the sports ground to the north. As such there is no risk of sprawl or further encroachment. The site is heavily treed and represents a woodland fringe on the approach to the wider area of green belt that contains the country park. It is well related to the open area to the east and as such its removal from the green belt would undermine the role and function of the green belt in this location which is to safeguard the countryside from encroachment.						
Green belt edge		This is a restricted area of green belt that separates Dewsbury from Ravensthorpe. It overwashes the route of the River Spen and its floodplain as well as Dewsbury Country Park. As such opportunities for settlement extension that do not undermine the role and function of the green belt are extremely 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 site is heavily treed and represents a woodland fringe on the approach to the wider area of green belt that contains the country park. It is well related to the open area to the east and as such its removal from the green belt would undermine the role and function of the green belt in this location which is to safeguard the countryside from encroachment. There is an objection to development on surface water grounds and a culverted watercourse and public combined sewer crossing the site.						
H105	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.41
Land south of, Foldhead Mills, Huddersfield Road, Mirfield					Employment Floorspace		Housing Capacity	14
Transport		Access is achievable from Newgate. Third party land is required to achieve visibility splays of 2.4m x 43m.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional school places. There is however an increasing trend for Secondary school places.						
Historic Env		The detached house 50 yards south-east of 115 Huddersfield Road is a Grade II Listed Building.						
Flood/drainage		All of the site is within Flood Zone, a small proportion of the site is within Flood Zone 3a.						
Env Protection		Environmental health objection. Site is on potentially contaminated land, industry noise and odour may affect receptors. Phase 1 & 2 Contaminated Land Report, Noise and Odour Assessment required.						
Biodiversity		The River Calder runs down the western side of this site and is a UK BAP priority habitat. Otter, bats, trout. 0.07ha to be removed from developable area leaving 0.33ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		All of the site is within Flood Zone 2, some is within FZ3a. Environmental health objection, site has multiple risks, noise and contaminated land being significant. Not considered suitable for housing.						











H2577	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	D	Gross Area (Ha)	2.18
Lees House Farm, Leeds Road, Dewsbury					Employment Floorspace		Housing Capacity	76
Transport		Access can be achieved from Leeds Road. 2.4m x 120m visibility splays required. Right turning lane may be required into the site. Public Right of Way PROW Dew/150/10 to the south eastern boundary and BAT/51/10 runs along the northern boundary of the site.						
Public Health		Site within a ward that is ranked within the top 5 of health indicators. Levels of physical activity are lower than the Kirklees average. Ensure there are adequate physical activity opportunities. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that developments do not contribute to an increase in poor air quality. Rates of feeling lonely and isolated in the over 65s are higher than the Kirklees average. Consideration to be given to the incorporation of community infrastructure appropriate for this age group.						
Education		No immediate need for additional school places. There is however an increasing trend for places.						
Historic Env		No objections raised.						
Flood/drainage		Site in flood zone 1. Limited - connection to the main sewer via gravity may not be possible						
Env Protection		Phase 1 noise assessment required. Site adjacent to strategic road.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site lies within a strategic area of green belt whose role is to maintain openness between Kirklees and Wakefield. Although very close to it the site has no boundary with the edge of Chidswell as it is separated from it by a small paddock to the rear of 932 and 934 Leeds Road. This area of land would need to be released from the green belt in order to give the site option a relationship to the settlement. This site lies to the rear of ribbon development along Leeds Road and although it is contained by development to the south and west, the existing buildings to the north and a reasonably strong field boundary to the east it is not well related to Chidswell. Development could be contained with little risk of sprawl or encroachment into the countryside.						
Green belt edge		N/A						
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								










H800	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.59
Land east of, Greenside Road, Mirfield					Employment Floorspace		Housing Capacity	55
Transport		Site access achievable, no highways safety issues have been raised.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary school places.						
Historic Env		Wellhouse Farmhouse and the attached barn to the north of this area are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		One standard 7v7 and one standard 5v5 football pitches. No spare capacity at peak time. Used by Norristhorpe FC. PPS recommends protect well used club site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		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.						









H206	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.5
Land south west of, Dunbottle Lane, Mirfield					Employment Floorspace		Housing Capacity	17
Transport		Site access achievable. Full planning permission was granted for the erection of 14 dwellings on this site in January 2008.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional school places within the area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is on potentially contaminated land. Phase 1 & 2 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Housing development on this site is largely complete and therefore allocation of this site is not justified.								









H150	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.07
land to north east of, 55, Calder Road, Lower Hopton					Employment Floorspace		Housing Capacity	72
Transport		Site access achievable, visibility splays required. If this site is being considered for development it should also be considered in the context of additional station car parking						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional school places within the area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		All of this site falls within Flood Zone 3						
Env Protection		Site is potentially on contaminated land. Multiple sources of noise may affect receptors, industry nearby. Low Emission Travel Plan, Phase 1 & 2 Contaminated Land Report, Noise and Odour Assessment required.						
Biodiversity		The River Calder runs down the southern side of this site and is a UK BAP priority habitat. Otter, bats, trout. 0.16ha to be removed from developable area leaving 1.90ha.						
Other constraints		None identified.						
Open space		Well used allotments located on the site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
All of this site falls within Flood Zone 3. Well used allotments are located on this site.								









H770	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.85
Land to the west of Hollinroyd Road, Dewsbury					Employment Floorspace		Housing Capacity	10
Transport		The site requires 3rd party land for access which is possible via private road (Bank Street) and unadopted Hollinroyd Lane. Both would require making up to adoptable standards. However, the local highway network is poor therefore development is not acceptable.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the over 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections. Public combined sewers crossing the site						
Env Protection		The site is in an Air Quality Management Area and road traffic noise may affect new receptors therefore an Air Quality Impact Assessment and Noise Assessment required. The site is on potentially contaminated land therefore a Contamination Assessment Phase 1 and 2 will be needed. A Low Emission Travel Plan is also required.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat. Retain areas of woodland outside of developable area						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site requires 3rd party land for access which is possible via private road (Bank Street) and unadopted Hollinroyd Lane. Both would require making up to adoptable standards. However, the local highway network is poor therefore development is not acceptable.						











H1752	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.62
Land to the north of Edge Road, Dewsbury					Employment Floorspace		Housing Capacity	161
Transport		Suitable site access cannot be achieved due to site topography. Edge Road is sub standard and cannot be widened outside the site boundary without significant amounts of 3rd party land.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places Over 50 dwellings with increasing secondary need.						
Historic Env		Site contains area of potential archaeological interest (PRN1192). If affected & significant- post-determination archaeological recording						
Flood/drainage		Flood Zone 1. No surface water objections. However, connection to public sewer in Edge Road may require crossing 3rd party land.						
Env Protection		On potentially contaminated land. Contamination assessment phase 1 and phase 2 required. Multiple sources of noise may affect receptors and farm nearby. Noise and odour assessment required.						
Biodiversity		Habitat of principal importance. Unimproved lowland acid grassland UK BAP priority habitat with scattered scrub						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a narrow site between the settlement edge and Edge Road which could present a strong new green belt boundary and prevent sprawl down the slope. The restricted width of the site would mean that development would not compromise the strategic role of the green belt in this location as separation from Wakefield would be maintained. However, the site is located on a steep slope highly visible in long distance views which would impact on openness to the detriment of the role and function of the green belt.						
Green belt edge		One of the purposes of the green belt is to prevent towns from merging. This is a relatively restricted area of green belt that separates Kirklees from Wakefield. It is characterised by steep slopes where development could be prominent.						
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		Suitable site access cannot be achieved due to site topography. Edge Road is sub standard and cannot be widened outside the site boundary without significant amounts of 3rd party land. The site is a habitat of principal importance. Unimproved lowland acid grassland UK BAP priority habitat with scattered scrub. This is a relatively restricted area of green belt that separates Kirklees from Wakefield. It is characterised by steep slopes where development could be prominent, highly visible in long distance views which would impact on openness to the detriment of the role and function of the green belt.						









H325	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.84
Land to the East of, Northstead, Ravensthorpe, Dewsbury					Employment Floorspace		Housing Capacity	27
Transport		The site has no frontage to the adopted highway. Access would need to be achieved through a proposed accepted Urban green Space allocation.						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Canker Dyke runs along the north east boundary of the site. 50% of the site is within flood zone 3 and 74% in flood zone 2. Although there is no surface water objections, it could be a functional floodplain.						
Env Protection		On potentially contaminated land. Contamination assessment phase 1 and 2 will be required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Well used council allotments (not statutory). Low scarcity value (accessibility). Quantity of allotment provision in Dewsbury West is more than double allotment standard.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site has no frontage to the adopted highway. Access would need to be achieved through a accepted Urban Green Space allocation. Canker Dyke runs along the north east boundary of the site and 50% of the site is within flood zone 3 and 74% in flood zone 2. It could be a functional floodplain.						



















H793	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.82
Land to the west of, Hurst Lane, Mirfield					Employment Floorspace		Housing Capacity	28
Transport		No site frontage on to public highway. Hurst Lane is a private road and would require making up to adoptable standards.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places, there is however an increasing trend for Secondary school places.						
Historic Env		Water Hall to the north of this site is a Grade II Listed building. The loss of this area and its subsequent development could harm elements which contribute to its significance.						
Flood/drainage		Almost half of the site is located in Flood Zone 2, a very small % in Flood Zone 3a. Culverted watercourse in Hurst Lane. Public surface water sewer which outfalls to the canal running along the western boundary of the site. Flood risk is from the river Calder overtopping into the canal.						
Env Protection		Site is on potentially contaminated land, industry noise may affect new receptors. Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity		The Calder and Hebble Navigation is UK BAP priority habitat. Provide a minimum stand off from the canal of 10m. 0.17ha to be removed from developable area leaving 1.27ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access cannot be achieved. There is no site frontage onto the adopted highway.						



















H361	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.52
Land West of, Ouzelwell Lane, Thornhill Lees, Dewsbury					Employment Floorspace		Housing Capacity	53
Transport		Site access is possible from Ravensthorpe Road which is adopted up to the entrance to Ravenshall School before becoming a bridleway. Third party land is required to achieve access to the site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places.						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		Not on or adjacent to contaminated land. However, sensitive end use therefore contamination assessment phase 1 required as a minimum. School / Nursery noise may affect receptors therefore noise assessment required. Southern tip of site within HP Gas inner, middle and outer zone.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is within a larger proposed accepted strategic housing allocation.						



















H777	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.87
Land to the east of Burking Road, Dewsbury					Employment Floorspace		Housing Capacity	30
Transport		Access points via Burking Road or Aston Manor are considered unsuitable due to their narrow road width and sub-standard visibility splays onto Boothroyd Lane. Third party land would be needed in order to achieve a suitable site access. Access via Chadwick Crescent is unsuitable as it is through an accepted Urban Greenspace allocation.						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		School/Nursery noise may affect receptors therefore a noise assessment is required. On potentially contaminated land therefore a Contamination assessment Phase 1 and 2 will be needed.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		There is no open space assessment for this site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Access points via Burking Road or Aston Manor are considered unsuitable due to their narrow road width and sub-standard visibility splays onto Boothroyd Lane. Third party land would be needed in order to achieve a suitable site access. Access via Chadwick Crescent is unsuitable as it is through an accepted Urban Greenspace allocation.						









H3380	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.73
Land to the North of Hopton Lane, Upper Hopton					Employment Floorspace		Housing Capacity	
Transport		Site access achievable.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional Primary or Secondary school places. There is however, an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However the valley through the site and watercourse associated with it will severely constrain the site and limit the number of likely houses. Policy would be to open up the watercourse.						
Env Protection		Entertainment noise may affect new receptors. High Pressure gas pipeline crosses the site.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		Hopton Lane presents an existing strong boundary to the settlement. North of Hopton Lane there are a number of properties which does give the appearance of an area of urban fringe where development would not unduly impact on openness. However, this site is very poorly configured in relation to the existing settlement pattern and would result in an isolated block of built form on the edge of the settlement.						
Green belt edge		This is an extensive area of green belt that locally delineates the northern extent of Upper Hopton and maintains separation with Mirfield. The settlement pattern allows some opportunity for settlement extension although Hopton Lane forms an existing strong boundary in this location.						
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								
Hopton Lane presents an existing strong boundary to the settlement. North of Hopton Lane there are a number of properties which does give the appearance of an area of urban fringe where development would not unduly impact on openness. However, this site is very poorly configured in relation to the existing settlement pattern and would result in an isolated block of built form on the edge of the settlement.								










H100	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	3.13
Ravensthorpe Mills, Calder Road, Ravensthorpe					Employment Floorspace		Housing Capacity	109
Transport		2.4m x 43m (30mph speed limit) visibility splays required along A644 Huddersfield Road.						
Public Health		Levels of obesity are amongst the highest in the district. Physical Activity Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		56 % of the site is in flood zone 3 with the remainder in flood zone 2.						
Env Protection		In middle of an Air Quality Management Area. Adjacent to existing industry that runs 24 hours. Issues with Air Quality, Noise, Odour and Contaminated Land.						
Biodiversity		Habitats and species of principal importance. 0.79ha removed from developable area. Redevelopment of remaining site likely to be acceptable providing that mitigation measures are adopted.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site is within an Air Quality Management Area and adjacent to existing industry which runs 24 hours. There are issues with air quality, noise, odour and contaminated land. 56% of the site is in flood zone 3.								









H792	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.49
Land South of, Hopton Drive, Upper Hopton, Mirfield					Employment Floorspace		Housing Capacity	17
Transport		Site access not achievable. No site frontage to the adopted highway. Access not possible via two private drives from Jackroyd Lane.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places. There is an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Phase 1 Contaminated Land Report required.						
Biodiversity		Lowland mixed deciduous woodland covers the east side of this site. 0.25ha to be removed from developable area leaving 0.24ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site access not achievable. No site frontage to the adopted highway. Access not possible via two private drives from Jackroyd Lane.							
H64	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	10.83
Land to the South and South-West of, The Common, Thornhill					Employment Floorspace		Housing Capacity	379
Transport		Site access achievable, possible access onto The Common and Wells Road, 2.4m x43m (30mph speed limit) visibility splays required. The Wells Road and The Town cross roads junction may need improvements						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places Over 50 dwellings						
Historic Env		The site could affect the setting of Park House Farm, a grade II listed building. It is close to a known archaeological site therefore need to evaluate pre-determination						
Flood/drainage		Flood Zone 1. No surface water objections, however, there are several piped systems on site requiring stand off distances. Full assessment of the wider catchments and pipes within and beyond the site are required before setting discharge rate. Previous connections appear unrestricted from outside the site.						
Env Protection		Not on or adjacent to contaminated land. However, sensitive end use therefore contamination assessment phase 1 minimum required. Air Quality Impact Assessment (Monitising of Environmental Damage) and Low Emission Travel Plan also required.						
Biodiversity		Wildlife Habitat Network. This site surrounds a small reservoir. It is semi-improved grassland and scrub which is moving towards woodland. The area also has a network of hedgerows. The grassland and scrub around the reservoir should be retained to avoid isolation.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a large site that would remove the whole of the land west of The Common from the green belt and thereby remove any sense of openness between the built up areas of Thornhill and Thornhill Lees. While the site has little relationship with the wider countryside, it contains a significant sized pond/reservoir and important associated wildlife habitats. The best means of protecting the open water and its environs is through the green belt designation. There is also a significant change in levels associated with the pond and development would risk being poorly related to the residential areas it abuts on the southern part of the site.						
Green belt edge		This is a confined area of green belt that projects into the main built up area of Thornhill. The green belt overwashes The Common in order to connect this area of green belt with the wider open countryside to the east. The open areas help to maintain the appearance of Thornhill as a distinct settlement. In the south and west this area is characterised by steep slopes where development could be prominent.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion	This is a large site that would remove the whole of the land west of The Common from the green belt and thereby remove any sense of openness between the built up areas of Thornhill and Thornhill Lees. While the site has little relationship with the wider countryside, it contains a significant sized pond/reservoir and important associated wildlife habitats. The best means of protecting the open water and its environs is through the green belt designation. There is also a significant change in levels associated with the pond and development would risk being poorly related to the residential areas it abuts on the southern part of the site.							










H535	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	1.62
Land to the west of, Slipper Lane, Mirfield Moor					Employment Floorspace		Housing Capacity	55
Transport		Third party land would be required to achieve suitable site access layout and visibility splays.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for Primary or Secondary school places within the area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is very poorly configured in relation to the settlement it adjoins and would result in an isolated projection of built form to the detriment of the openness of the green belt.						
Green belt edge		This is a reasonably extensive area of green belt that is separated from the wider green belt by the line of Leeds Road but which retains a countryside character. It is contained on three sides by existing residential development and to the fourth by Leeds Road. It serves no strategic role in terms of preventing the merger of settlements and represents an area of urban fringe where there are a number of properties in the green belt close to the settlement edge. The fragmented land use, field patterns and tracts of trees present numerous opportunities for settlement extension without significantly impacting on openness. The land rises to the north and east where development could be more prominent.						
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								
Third party land would be required to achieve suitable site access layout and visibility splays. This site is very poorly configured in relation to the settlement it adjoins and would result in an isolated projection of built form to the detriment of the openness of the green belt.								
H642	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.72
Land south west of Calder Bank Mills, Calder Bank Road, Dewsbury					Employment Floorspace		Housing Capacity	25
Transport		Access is achievable from Calder Bank Road. This is a private road and would require making up to adoptable standard.						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places.						
Historic Env		No objections raised						
Flood/drainage		76% of the site is in flood zone 3 with the remainder in flood zone 2. There is a risk of surface water ponding in the north east section. Public combined sewer running through the site and a public surface water sewer in Calder Bank Road.						
Env Protection		The site is near multiple industrial sources of noise and odour as well as the railway. It is not considered a suitable residential site.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
76% of the site is in flood zone 3 with the remainder in flood zone 2. There is a risk of surface water ponding in the north east section. Public combined sewer running through the site and a public surface water sewer in Calder Bank Road. The site is near multiple industrial sources of noise and odour as well as the railway. It is not considered a suitable residential site.								










H468	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.4
Land east of, Eastfield Road, Northorpe					Employment Floorspace		Housing Capacity	49
Transport		No site frontage to the adopted highway. Access could potentially be provided via Stoney Lane, a private road. Third party land would be required to make this road up to adoptable standard.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional school places. There is an increasing trend for Secondary Places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Multiple sources of noise may affect receptors. Phase 1 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is isolated from Ravensthorpe by the line of the former railway and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site also sits within an area of green belt that forms a restricted gap between Mirfield and Ravensthorpe, and its release would undermine the role and function of the green belt in this area.						
Green belt edge		N/A						
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		No site frontage to the adopted highway. Access could potentially be provided via Stoney Lane, a private road. Third party land would be required to make this road up to adoptable standard. This site is isolated from Ravensthorpe by the line of the former railway and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site also sits within an area of green belt that forms a restricted gap between Mirfield and Ravensthorpe, and its release would undermine the role and function of the green belt in this area.						
H2554	Site is in Green belt	Y	Green/Brownfield	PB	Settlement Position	D	Gross Area (Ha)	1.65
Land to the South East of Hagg Lane, Lower Hopton					Employment Floorspace		Housing Capacity	57
Transport		Third party land required, no direct access onto public highway.						
Public Health		Levels of obesity are higher than the Kirklees average.						
Education		No immediate need for additional school places within the catchments area. There is however an increasing trend for Secondary school places.						
Historic Env		This site lies 50 metres from Sheep Ings Farmhouse and the attached barn which are Grade II Listed Buildings. The development of this area could harm elements which contribute to their significance.						
Flood/drainage		The north eastern part of the site falls in flood zone 2. Valance Beck runs along the north eastern boundary of the site. Culverted under the road. Trash screen present.						
Env Protection		Site on potentially contaminated land, industry noise may affect new receptors. Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity		Lowland mixed deciduous woodland and Valance Beck are both UK BAP priority habitats which should be removed from the developable area. Reduce developable area by 0.0797ha leaving 1.5660ha						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This option is located within an extensive area of green belt that delineates the extent of Mirfield. The site is located on relatively flat land that is screened from wider views and which could be developed without significant harm to openness. The majority of the site does not constitute countryside, nor is it required to remain in the green belt for the green belt to perform a strategic role. The site itself however is isolated from the settlement and would require all the land between the site and the settlement edge to be removed from the green belt in order to give the site any relationship with the settlement. The option as presented does not follow any feature on the ground for a significant length of its south western boundary so would not present a defensible green belt boundary. This part of the site is also contiguous with agricultural land that appears to be part of the wider countryside so development towards the south western extent of the site would represent encroachment.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This option is located within an extensive area of green belt that delineates the extent of Mirfield in this location. The site is located on relatively flat land that is screened from wider views and which could be developed without significant harm to openness. The majority of the site does not constitute countryside, nor is it required to remain in the green belt for the green belt to perform a strategic role. The site itself however is isolated from the settlement and would require all the land between the site and the settlement edge to be removed from the green belt in order to give the site any relationship with the settlement. The option as presented does not follow any feature on the ground for a significant length of its south western boundary so would not present a defensible green belt boundary. This part of the site is also contiguous with agricultural land that appears to be part of the wider countryside so development towards the south western extent of the site would represent encroachment.						










H769	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.56
Land to the south of Providence Street, Dewsbury					Employment Floorspace		Housing Capacity	54
Transport		Site Access Achievable. 2.4m x 43m (30mph speed limit) visibility splays required on Providence Street which is a narrow road measuring approximately 4.6 metres. The provision of a pedestrian footway is required along the site frontage.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		The site is within the setting of several listed buildings therefore the scale, massing and views through any development site will be carefully considered.						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		On potentially contaminated land therefore Contamination Assessment Phase 1 and 2 will be needed.						
Biodiversity		Habitat of principal importance, lowland mixed deciduous woodland UK BAP priority habitat. 078ha removed from developable area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site has been rejected on the basis that it overlies proposed accepted housing site H2148.								

H1674	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.99
Jackroyd Lane, Mirfield					Employment Floorspace		Housing Capacity	34
Transport		Access possible onto to Jackroyd Lane however third party land would be required to achieve visibility splays.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional school places, there is however an increasing trend for secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Semi-natural greenspace used primarily for horse grazing. No public access, no mature trees abounding the site, low value. High scarcity value and provision of natural/semi-natural greenspace in the Mirfield ward is below the standard.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Semi-natural greenspace used primarily for horse grazing. No public access, no mature trees abounding the site, low value. High scarcity value and provision of natural/semi-natural greenspace in the Mirfield ward is below the standard.								









H772	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	13.24
Land South of Ravensthorpe Road, Thornhill Lees, Dewsbury					Employment Floorspace		Housing Capacity	463
Transport		Access to the site requires 3rd party land. Two access points are required for a development of this scale. Access is possible onto Ravensthorpe Road from the western end of the site. 2.4m x 43m visibility splays are required. A second access can be achieved from an un-named road off Ravensthorpe Road which passes Ravenshall School. The limit of adoption on the un-named road is Ravenshall School. Beyond this point the road becomes a bridleway (DEW/94/10). Third party land would be required to make the road up to adoptable standard.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places Over 50 dwellings						
Historic Env		There are archaeologically significant cropmarks in vicinity for the site. A pre-determination archaeological evaluation is recommended.						
Flood/drainage		Flood Zone 1. No surface water objections, however, ordinary watercourse to the east boundary. Risk of surface water ponding in Ravensthorpe Road and records of flooding in this location.						
Env Protection		Industry noise may affect new receptors therefore a noise assessment is required. Sensitive end use therefore contamination assessment phase 1 required. Air Quality Impact Assessment and Low Emission Travel Plan also required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site has been rejected on the basis that it is included in a larger strategic site option and as such has been rejected as a potential allocation. In addition, access to the site requires 3rd party land. Two access points are required for a development of this scale. Access is possible onto Ravensthorpe Road from the western end of the site. 2.4m x 43m visibility splays are required. A second access can be achieved from an un-named road off Ravensthorpe Road which passes Ravenshall School. The limit of adoption on the un-named road is Ravenshall School. Beyond this point the road becomes a bridleway (DEW/94/10). Third party land would be required to make the road up to adoptable standard.								












H614	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	3.41
Land west of, Sands Lane, Mirfield					Employment Floorspace		Housing Capacity	119
Transport		Site access achievable, however Sands Lane is a narrow road with poor horizontal alignment and is not considered suitable for the intensification of use proposed.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places within the area. There is however an increasing trend for secondary school places.						
Historic Env		There is a Group of Grade II Listed Buildings around Broad Oaks to the south of this area. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Ordinary watercourse to the south of the site but connection may require crossing 3rd party land.						
Env Protection		Multiple sources of noise may affect receptors, Noise Assessment, Low Emission Travel Plan and Phase 1 Contaminated Land Report required.						
Biodiversity		Lies adjacent to Whitley Wood Local Wildlife Site a Plantation Ancient Woodland Site. 0.57ha minimum to be removed from developable area leaving 2.76ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This field is located adjacent to Hagg Wood area of ancient woodland and Whitley Wood area of protected trees. Both are Local Wildlife Sites. The site appears to be an integral part of an attractive countryside setting and development would significantly encroach into the countryside, contrary to the role and function of the green belt. This site is isolated from any settlement and its removal from the green belt would create an area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
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								
Site access achievable, however Sands Lane is a narrow road with poor horizontal alignment and is not considered suitable for the intensification of use proposed. This field is located adjacent to Hagg Wood area of ancient woodland and Whitley Wood area of protected trees. Both are Local Wildlife Sites. The site appears to be an integral part of an attractive countryside setting and development would significantly encroach into the countryside, contrary to the role and function of the green belt. This site is isolated from any settlement and its removal from the green belt would create an area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.								

H1666	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.68
Land to the north of Lowfield Road, Dewsbury					Employment Floorspace		Housing Capacity	23
Transport		Access can be achieved via extension to Lowfield Road and/or Spen View.						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections received.						
Env Protection		On potentially contaminated land. Contamination assessment phase 1 and 2 required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Rugby league club owned site with two standard quality junior pitches and one standard senior pitch. Site at capacity. Heavy Woollen Donkeys accessing pitch in Summer. Well used club site. Playing Pitch Strategy recommends protect.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Part of larger urban greenspace site predominately used for Rugby league, which includes two standard quality junior pitches and one standard senior pitch which are well used. Playing Pitch Strategy recommends protection.						

H1665	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.98
Land to the south of Cravendale Road, Mirfield					Employment Floorspace		Housing Capacity	69
Transport		Site Access Achievable - Access via Cravendale Road. Footway required on site side. Narrow strip on Cravendale Road can have direct frontage access. Remainder of site to be accessed via end of Cravendale Road 2.4 x 43m visibility splays required (30mph speed limit). Access via The Crescent may be unsuitable for intensification of use.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		Primary - Mod increase/Decrease Secondary - Increase No immediate need for addition places.						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		On potentially contaminated land. Contamination assessment phase 1 and 2 required. Near Kirklees area of poor air quality, Air quality impact assessment and low emission travel plan required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		District park with equipped play area, multi-use games area (MUGA), 2 bowling greens and 2 adult football pitches used by local football club. Playing Pitch Strategy recommends protection of pitches and bowling greens as local club sites. Ravensthorpe Junior School includes an adult and mini football pitch used by the school.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site is part of a district park with equipped play area, multi-use games area (MUGA), 2 bowling greens and 2 adult football pitches used by local football club. The Playing Pitch Strategy recommends protection of pitches and bowling greens as local club sites. Ravensthorpe Junior School includes an adult and mini football pitch used by the school.						

H1669	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.7
Meadow Bank Crescent, Mirfield					Employment Floorspace		Housing Capacity	59
Transport			Access can be achieved from Meadow Bank Crescent. No highways safety issues have been raised.					
Public Health			Levels of physical activity are lower than the Kirklees average.					
Education			There is no immediate need for additional school places within the area. There is however an increasing trend for Secondary school places.					
Historic Env			No objections raised					
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.					
Env Protection			Site on potentially contaminated land. Phase 1 & 2 Contaminated Land Report and Low Emission Travel Plan required.					
Biodiversity			No objections raised					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			Majority of site is amenity space, part grass, part semi-natural. Disabled, elderly would find it difficult to access the site. Issue with dog fouling along informal footpaths. Low level of use. Assessed as low value. Well used allotments, assessed as high value.					
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Well used allotments, assessed as high value. Majority of site is amenity space, part grass, part semi-natural. Disabled, elderly would find it difficult to access the site. Issue with dog fouling along informal footpaths. Low level of use. Assessed as low value.							
H750	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.63
Land between, Lees Hall Road and Ravensthorpe Road, Thornhill Lees, Dewsbury					Employment Floorspace		Housing Capacity	92
Transport			No site frontage on to Ravensthorpe Road. Access can be achieved from Lees Hall Road, which is registered as adopted, however appears to be unadopted / private in the vicinity of the site frontage. 3rd party land may be required to make road up to adoptable standard along the site frontage and 100m leading up to the site. 5.5m carriageway and 2 x 2.0m footways required. 2.4 x 43m visibility splays required (30mph speed limit)					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning					
Education			Primary - Mod decrease Secondary - Increase No immediate need for additional places Over 50 dwellings					
Historic Env			Adjacent to this site is Thornhill Lees Hall, a Grade I Listed Building, The Second Hall, a Grade II* Listed Building and a site of archaeological interest. The former gatehouse to Lees Hall and the barn to the north-east of Lees Hall are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.					
Flood/drainage			Flood Zone 1. Record of significant surface water flooding along northern boundary and to Ravensthorpe Road. Culverted watercourse entering the site from the south west. Public combined & surface water sewer to the east of the site. Connection via gravity may not be possible and might require crossing 3rd party land.					
Env Protection			This site is close to existing industry therefore a barrier will be required. Odour assessment required. Multiple sources of noise may affect receptors therefore a noise assessment is required. On potentially contaminated land therefore contamination assessment Phase 1 and 2 will be needed. Low Emission Travel Plan also required.					
Biodiversity			No objections raised					
Other constraints			Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.					
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	The site has no site frontage on to Ravensthorpe Road. Access can be achieved from Lees Hall Road, which is registered as adopted, however appears to be unadopted / private in the vicinity of the site frontage. 3rd party land may be required to make road up to adoptable standard along the site frontage and 100m leading up to the site.							












H125	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	6.91
Balderstone Hall Lane, Mirfield,					Employment Floorspace		Housing Capacity	241
Transport		Third party land required. Access can be achieved from an extension to the end of Woodward Court. However, the visibility splays at the junction of Woodward Court and Wellhouse Lane are sub-standard. The site frontage on to Hepworth Lane has sub-standard visibility splays and would require third party land to provide the standard 2.4 x 43m visibility splays. I would note that the width of Hepworth Lane is also substandard (4.5m wide) and not suitable for intensification of use. Balderstone Hall Lane is unsuitable.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional school places. There is however an increasing trend for Secondary school places.						
Historic Env		There is a group of Grade II Listed Buildings at Balderstone Hall. The loss of this site and its subsequent development could harm elements which contribute to their significance.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Aire Quality Impact Assessment, Low Emission Travel Plan and Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Third party land required. Access can be achieved from an extension to the end of Woodward Court. However, the visibility splays at the junction of Woodward Court and Wellhouse Lane are sub-standard. The site frontage on to Hepworth Lane has sub-standard visibility splays and would require third party land to provide the standard 2.4 x 43m visibility splays. I would note that the width of Hepworth Lane is also substandard (4.5m wide) and not suitable for intensification of use. Balderstone Hall Lane is unsuitable.								

H594	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.93
Land south east of, Shillbank View, Mirfield					Employment Floorspace		Housing Capacity	137
Transport		Third party land required. Potential access via new residential development at Spring Place Court. A second access could potentially be provided from Shillbank Avenue via SHLAA 94 if this site were developed at the same time.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places within the area. There is however an increasing trend for places.						
Historic Env		The allocation of this area would bring development to within 350 metres of Castle Hill motte and bailey castle which is a Scheduled Monument. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. There is a Group of Grade II Listed Buildings around The Church of St Mary to the south of this area. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However Canker Dyke runs along the southern boundary of the site.						
Env Protection		Site is on potentially contaminated land, Phase 1 & 2 Contaminated Land Reports and Low Emission Travel Plan required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		Playing fields cover part of the site.						
Green belt		This site sits within a strategic area of green belt that maintains separation between Mirfield and Ravensthorpe. While the site is reasonably well related to the settlement edge its northern most extent would result in built form that would further narrow the gap that allows the green belt to flow over land to the south. As such development would compromise the role and function of the green belt in this area. Although it is acknowledged that the gap is already narrow at this point, development of the site would significantly reduce the appearance of separation.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements. This area of green belt forms a narrow strategic gap separating Mirfield and Ravensthorpe. Although the existing settlement pattern provides some limited opportunities for minor settlement extension, the land use pattern means that any settlement extension is unlikely to be achieved without compromising the overall strategic role of the green belt in this location.						

Exceptional Circumstances There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.

Conclusion









This site sits within a strategic area of green belt that maintains separation between Mirfield and Ravensthorpe. While the site is reasonably well related to the settlement edge its northern most extent would result in built form that would further narrow the gap that allows the green belt to flow over land to the south. As such development would compromise the role and function of the green belt in this area. Although it is acknowledged that the gap is already narrow at this point, development of the site would reduce the appearance of separation.











H210	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.35
Land south east of Hanging Heaton Golf Course, Leeds Road, Hanging Heaton					Employment Floorspace		Housing Capacity	47
Transport		Site access achievable, however, a high retaining wall along the site frontage could make access difficult. 2.4m x 43m visibility splays required on Leeds Road.						
Public Health		Levels of obesity are amongst the highest in the district Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the over 65s are higher than the Kirklees average. Ranks number 1 on the Index of Multiple Deprivation.						
Education		No immediate need for additional places.						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections, however, spring located in site, drainage investigation required.						
Env Protection		Road traffic noise may affect new receptors therefore noise assessment required. Area of poor air quality, Air Quality Impact Assessment also required. Not on or adjacent to contaminated land, however, sensitive end use therefore contaminated land phase 1 report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Site overlaps with captured area of golf course on open land study.						
Green belt		This is a sloping site that appears as part of the open land associated with Hanging Heaton golf course. Development could be prominent in long distance views and therefore impact on the openness of the green belt. Development would be poorly related to the settlement as it is largely separated from it by the land at Caulms Wood Quarry and by the golf course to the north and east.						
Green belt edge		This is a narrow area of green belt that includes Hanging Heaton Golf Course and the steep valley sides of Crackenedge that help to maintain separation between the main built up areas of Dewsbury and Batley.						











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 site is within a narrow area of green belt that includes Hanging Heaton Golf Course and the steep valley sides of Crackenedge that help to maintain separation between the main built up areas of Dewsbury and Batley. It is a sloping site that appears as part of the open land associated with Hanging Heaton golf course. Development could be prominent in long distance views and therefore impact on the openness of the green belt. Development would be poorly related to the settlement as it is largely separated from it by the land at Caulms Wood Quarry and by the golf course to the north and east.



















H748	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	11.83
Land to the west of Low Road, Earlsheaton, Dewsbury,					Employment Floorspace		Housing Capacity	414
Transport		Site access is not achievable. There is no adequate site frontage on to public highway to form suitable access for this number of dwellings. Steep site topography and retaining walls make forming any access unlikely. Although Middle Road is in the southern part of the site, it is not an acceptable access due to sub-standard junction, geometry and width.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places Over 50 dwellings with increasing need						
Historic Env		No objections raised.						
Flood/drainage		A small part of the site is within flood zone 3. No surface water objections, however, there are multiple public sewers crossing the site and an ordinary watercourse in the middle of the site.						
Env Protection		The site is adjacent to a number of existing industrial noise and odour sources and on a landfill site. It is also near an existing area of poor air quality. It is considered that the number and magnitude of barriers to development are insurmountable.						
Biodiversity		Majority of the site is a wildlife habitat network.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access is not achievable. There is no adequate site frontage on to public highway to form suitable access for this number of dwellings. Steep site topography and retaining walls make forming any access unlikely. Although Middle Road is in the southern part of the site, it is not an acceptable access due to sub-standard junction, geometry and width. The site is adjacent to a number of existing industrial noise and odour sources and on a landfill site. It is also near an existing area of poor air quality. It is considered that the number and magnitude of barriers to development are insurmountable.								









H35	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.93
Land east of, Red Deer Park Lane, Bristfield					Employment Floorspace		Housing Capacity	32
Transport		Site access is achievable. 2.4m x 43m (30mph speed limit) visibility splays required along Denby Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Decrease Secondary - Increase No need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections, however, surface water flooding adjacent to watercourse therefore suitable stand off required.						
Env Protection		On potentially contaminated land. Contamination assessment phase 1 and 2 will be required						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is an elongated site between the settlement edge and a tract of trees. The trees provide containment so there would be no risk of sprawl or encroachment to the east. The configuration of the site would leave land to the west, particularly south of Red Deer Park Lane vulnerable to development pressure and this is already an area of urban fringe. Development beyond Red Deer Park Lane could begin to appear as encroachment into the countryside to the north.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern and land use features present opportunities for settlement extension, rounding off or infill without compromising the role and function of the green belt.						
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 site is within the green belt. This is an elongated site between the settlement edge and a tract of trees. The trees provide containment so there would be no risk of sprawl or encroachment to the east. The configuration of the site would leave land to the west, particularly south of Red Deer Park Lane vulnerable to development pressure and this is already an area of urban fringe. Development beyond Red Deer Park Lane could begin to appear as encroachment into the countryside to the north.								











H661	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.06
Land to the east of High Street, Batley					Employment Floorspace		Housing Capacity	61
Transport		Access possible from High Street or B6128. Visibility Splays of 2.4m x 43m (30mph speed limit) are required. However potential ransom strip exists between B6128 and the site boundary.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average						
Education		No immediate need for additional places Over 50 dwellings						
Historic Env		The site is within the setting of several listed buildings.						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		The site is adjacent to a land fill site therefore requires a contamination assessment phase 1 and phase 2. Road traffic noise may affect new receptors therefore a noise assessment is required. A Low Emission Travel Plan is also required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is mostly located between existing development fronting High Street and the line of Challenge Way and as such is both reasonably well contained and well related to the existing settlement form. The northern extent of the site does begin to project into more open land north of High Street. A short section of the northern boundary does not appear to follow a feature on the ground and does not present a strong defensible boundary.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of neighbouring towns. This area of green belt forms a strategic gap that prevents the merger of Hanging Heaton and Dewsbury. The extent of the gap and existing settlement pattern does however present some limited opportunity for settlement extension without fundamentally compromising the green belt role.						
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		Part of the northern boundary of the site does not present a strong defensible green belt boundary. A newly proposed accepted housing site H661a overlaps the majority of this site and has a strong green belt boundary.						










H281	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.68
Land off, Old Bank Road, Mirfield					Employment Floorspace		Housing Capacity	58
Transport		Third party land required for access as no frontage onto highway. There does seem to be an access to the site from Old Bank Road, ownership needs to be clarified.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional school places within the area. There is however, an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Various point of ponding on site that will affect layout unless regarding can eliminate risk.						
Env Protection		This site has significant contaminated land issues, toxic industrial waste has been land filled and we know that other developments have stopped due to the issues associated with remediation, entertainment noise may affect new receptors. Low Emission Travel Plan, Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Third party land required for access as no frontage onto highway. There does seem to be an access to the site from Old Bank Road, ownership needs to be clarified. This site has significant contaminated land issues, toxic industrial waste has been land filled and we know that other developments have stopped due to the issues associated with remediation.						











H22	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.76
Land around, Links Lodge, Sands Lane, Mirfield					Employment Floorspace		Housing Capacity	26
Transport		Third party land required. Sands Lane is part adopted and would need to be brought to full adoptable standard in the vicinity of the site access. Due to the alignment and topography of Sands Lane, achieving acceptable visibility splays would be a challenge.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional school places within the area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Entertainment noise may affect new receptors. Phase 1 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site consists of a large house in extensive grounds and is located on the west side of Sands Lane where there is already a degree of built form in the green belt, including the Dewsbury Golf Club house and a number of individual properties. Apart from these properties however this is an area of countryside remote from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
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		Third party land required. Sands Lane is part adopted and would need to be brought to full adoptable standard in the vicinity of the site access. Due to the alignment and topography of Sands Lane, achieving acceptable visibility splays would be a challenge. This site consists of a large house in extensive grounds and is located on the west side of Sands Lane where there is already a degree of built form in the green belt, including the Dewsbury Golf Club house and a number of individual properties. Apart from these properties however this is an area of countryside remote from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
H747	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.93
Land east of, Heckmondwike Road, Dewsbury Moor					Employment Floorspace		Housing Capacity	58
Transport		Long site frontage on Heckmondwike Road. 2.4 x 43m visibility splays required (30mph speed limit). Additional access also possible from spur off Elm Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. No surface water objections. Public surface water sewer in Heckmondwike Road.						
Env Protection		No objections raised. On potentially contaminated land therefore contamination assessment phase 1 and 2 required. Low Emission Travel Plan also required.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat, woodland removed from developable area.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		Children's playground on this site. This could be incorporated into the layout of the housing site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site has been rejected on the basis that it overlies proposed accepted housing site option H1660 and as such has been rejected as a potential allocation.						





















H24	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.07
Holme Barn, Red Deer Park Lane, Bristfield					Employment Floorspace		Housing Capacity	37
Transport		Site access achievable, 2.4m x 43m visibility splays required on Bristfield Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. Surface water drainage objection as further investigation is required testing for soakaways/off site watercourse. If the soakaways do not work or the sloping nature of the site gives risk to re-emergence issues then permission to connect to watercourse is required by 3rd party landowner.						
Env Protection		Not on or adjacent to contaminated land. Sensitive use therefore contamination assessment phase 1 required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		There is no open space assessment for this site						
Green belt		This site is contained by landform to the east and by existing residential property and Bristfield Road to the west. To the south however the site is separated from the settlement by an area of open land which would need to be removed from the green belt in order to give the development any relationship to the settlement. As such the site has only a limited relationship to the existing settlement form and appears more as an integral part of the countryside that slopes down Bristfield Lane to the north. The northern extent of the site while bounded by a wall could begin to appear as sprawl with very little relationship to Grange Moor. Development would result in the encroachment of urban form into the countryside contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is within the green belt. To the south, the site is separated from the settlement by an area of open land which would need to be removed from the green belt in order to give the development any relationship to the settlement. As such the site has only a limited relationship to the existing settlement form and appears more as an integral part of the countryside that slopes down Bristfield Lane to the south. The northern extent of the site while bounded by a wall could begin to appear as sprawl with very little relationship to Grange Moor. Development would result in the encroachment of urban form into the countryside contrary to the purposes of including land in the green belt.						
H773	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.27
Land west of, Hebble View, Savile Town, Dewsbury					Employment Floorspace		Housing Capacity	44
Transport		The site requires 3rd party land for access. Access is possible from Thornhill Street which is part adopted along its length. This road would require making up to an adoptable standard which may require third party land. Improvements would be required to the road width and the provision of a footway along the site frontage. Alternatively access could be provided from Scarborough Street, however, it may be unsuitable for intensification of use, due to number of dwellings served off the existing street.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		The site is on potentially contaminated land therefore a Contamination Assessment Phase 1 and2 will be needed.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		The site is an adult football pitch which is currently unused. The Playing Pitch Strategy recommends protection of the playing pitch due to current shortfalls in playing pitches in the area. It also recommends to explore reconfiguration of the pitch to provide for shortfalls in other pitch types.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site is an adult football pitch which is currently unused. The Playing Pitch Strategy recommends protection of the playing pitch due to current shortfalls in playing pitches in the area. It also recommends to explore reconfiguration of the pitch to provide for shortfalls in other pitch types.						











H277	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.72
Land to the north of, Long Causeway, Thornhill					Employment Floorspace		Housing Capacity	25
Transport		The site has no frontage to vehicular public highway. Access via Elder Drive is via narrow private drive, which would not be suitable to serve an additional 21 dwellings. Long Causeway is unsuitable for the proposed intensification of use..						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		23.7% of the site is within an HP Gas middle zone with 73.3% within an outer zone. The site is not on or adjacent to contaminated land. However, sensitive end use therefore contamination assessment phase 1 required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		OLS 1058 - Too small to be considered as Urban Greenspace.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site has no frontage to vehicular public highway. Access via Elder Drive is via narrow private drive, which would not be suitable to serve an additional 21 dwellings. Long Causeway is unsuitable for the proposed intensification of use.						










H593	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.07
Land south of, Jill Lane, Mirfield					Employment Floorspace		Housing Capacity	177
Transport		Site access achievable. Potential for access off Shillbank Lane, however significant works would be required to remove redundant bridge abutment and railway embankment. Alternatively access could potentially be provided via Stoney Lane, a private road. Third party land would be required to make this road up to adoptable standard.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places within the area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there is record of flooding on Jill Lane to the north of the site.						
Env Protection		Site is on potentially contaminated land. Phase 1 & 2 Contaminated Land Report, Air Quality Impact Assessment and Low Emission Travel Plan required.						
Biodiversity		Lowland mixed deciduous woodland UK BAP habitat along disused railway line. 1.86 ha to be removed from developable area leaving 3.19 ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The green belt overwashes the existing properties on Shill Bank Lane and at Eastfield Road in order to prevent intensification and to help to maintain a degree of separation. The Shill Bank Lane frontage to this site represents the last undeveloped gap north of Shill Bank Lane and as such performs an important role in helping to maintain an appearance of separation between Mirfield and Ravensthorpe. The site is poorly related to the settlement and would result in a projection of built form into the countryside to detriment of openness. The eastern extent of the site would effectively merge Mirfield with Ravensthorpe contrary to the role and function of the green belt.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements. This area of green belt forms a narrow strategic gap separating Mirfield and Ravensthorpe. East of Northorpe Lane the existing settlement pattern and land use features present some opportunities for settlement extension without compromising the role and function of the green belt.						
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 green belt overwashes the existing properties on Shill Bank Lane and at Eastfield Road in order to prevent intensification and to help to maintain a degree of separation. The Shill Bank Lane frontage to this site represents the last undeveloped gap north of Shill Bank Lane and as such performs an important role in helping to maintain an appearance of separation between Mirfield and Ravensthorpe. The site is poorly related to the settlement and would result in a projection of built form into the countryside to detriment of openness. The eastern extent of the site would effectively merge Mirfield with Ravensthorpe contrary to the role and function of the green belt.						

H618	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	3.88
Land at junction of, Bellstring Lane and Hopton Hall Lane, Upper Hopton					Employment Floorspace		Housing Capacity	29
Transport		Site access achievable. No highways safety issues have been raised.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary school places.						
Historic Env		This site is on a ridge line identified in the Castle Hill setting study.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Industry noise may affect new receptors. Site falls within High Pressure Gas Zone, area has been netted off.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.						
Open space		N/A						
Green belt		This site is separated from the southern edge of Upper Hopton by a field which would also need to be removed from the green belt in order to avoid creating an isolated pocket of development land surrounded by green belt. The site would represent a large and poorly related extension to Upper Hopton and would encroach into the countryside contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is separated from the southern edge of Upper Hopton by a field which would also need to be removed from the green belt in order to avoid creating an isolated pocket of development land surrounded by green belt. The site would represent a large and poorly related extension to Upper Hopton and would encroach into the countryside contrary to the purposes of including land in the green belt.						










H2551	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	4.61
Land south east of, Shillbank Lane, Mirfield					Employment Floorspace		Housing Capacity	160
Transport		Site access achievable, no highways safety issues raised.						
Public Health		Levels of obesity are higher than the Kirklees average.						
Education		No immediate need for additional school places. There is however, an increasing trend for Secondary school places.						
Historic Env		There are several Grade II Listed Buildings in the churchyard 185 metres from this site including the tower of the old Church of St Mary. The development of this area could harm elements which contribute to their significance. This site lies 160 metres from Castle Hill motte and Bailey Castle. The development of this area could harm elements which contribute to its significance. The Church of St Mary 185 metres from the edge of this site is a Grade II* Listed Building. The development of this area could harm elements which contribute to its significance.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However Canker Dyke runs along the southern boundary of the site and a land drain crosses the site north to south.						
Env Protection		Site on potentially contaminated land. Phase 1 & 2 Contaminated Land Report and Low Emission Travel Plan required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site sits within a strategic area of green belt that maintains separation between Mirfield and Ravensthorpe. Removal of the option from the green belt would join Mirfield with Ravensthorpe along Shill Bank Lane and completely isolate a large area of green belt to the south, significantly compromising the role and function of the green belt in this location.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements. This area of green belt forms a narrow strategic gap separating Mirfield and Ravensthorpe.						
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		One of the purposes of the green belt is to prevent the merger of settlements. This area of green belt forms a narrow strategic gap separating Mirfield and Ravensthorpe. This site sits within a strategic area of green belt that maintains separation between Mirfield and Ravensthorpe. Removal of the option from the green belt would join Mirfield with Ravensthorpe along Shill Bank Lane and completely isolate a large area of green belt to the south, significantly compromising the role and function of the green belt in this location.						



















H542	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	15.51
Land adjacent, Hagg Lane/Granny Lane, Lower Hopton					Employment Floorspace		Housing Capacity	542
Transport		Site access achievable. Two access points required, can be achieved from Granny Lane and Hagg Lane. Impact on Strategic Road Network is likely to need additional mitigation by 2028.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional school places within the area. There is however, an increasing trend for Secondary school places.						
Historic Env		Sheep Ings Farmhouse and the attached barn at the northern end of this site are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. Site also contains significant archaeological features.						
Flood/drainage		A small proportion of the site is within Flood Zones 2 & 3a. Area would need to be netted off. Ordinary watercourse running along the south east boundary and another running through the site. Risk of overland flows. Records of flooding on Stennard Lane.						
Env Protection		Site potentially on contaminated land and falls within a High Pressure Gas Zone. Phase 1 & 2 Contaminated Land Report, Air Quality Impact Assessment and Low Emission Travel Plan required.						
Biodiversity		This proposed allocation covers the whole of Briery Banks Wood Local Wildlife Site an ancient woodland. It also breaks links between two ancient woodlands and will result in loss of other contiguous areas of woodland to the north. There is a record for tree noctule roost 60m to the north east of the proposed allocation. Avoid any hedgerow and woodland removal in this area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Part of this site fronts Granny Lane and Hagg Lane which forms an area of urban fringe on the edge of Mirfield. Some limited development would be possible in the area fronting Granny Lane. However, this site also extends a significant distance to the south and includes a large area of ancient woodland at Briery Bank as well as having a boundary with Valence Beck. These countryside features and their sensitive wildlife habitats are best protected through their green belt designation.						
Green belt edge		This is an extensive area of green belt that delineates the southern extent of Mirfield. Opportunities for settlement extension are limited by the presence of steep slopes and areas of ancient woodland.						
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		An area of the site falls within Flood Zone 2 & 3a and High Pressure Gas Inner zone. Part of this site fronts Granny Lane and Hagg Lane which forms an area of urban fringe on the edge of Mirfield. Some limited development would be possible in the area fronting Granny Lane. However, this site also extends a significant distance to the south and includes a large area of ancient woodland at Briery Bank as well as having a boundary with Valence Beck. These countryside features and their sensitive wildlife habitats are best protected through their green belt designation.						
H91	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.2
Land West of, 132 - 168, Foxroyd Lane, Thornhill, Dewsbury					Employment Floorspace		Housing Capacity	42
Transport		Site access is achievable. However, the site frontage Foxroyd Lane measures less than 4m. Improvements would be required to the road width and the provision of a pedestrian footway along the site frontage linking into the footway adjacent to plots 158 / 160. 2.4m x 43m visibility splays required on Foxroyd Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. Surface water drainage objection as if soak away are not viable or create a risk of flooding on downstream land there are no other known drainage systems available via gravity therefore research is required.						
Env Protection		The site is on potentially contaminated land therefore a Contamination Assessment Phase 1 and 2 will be needed						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site does not relate well to existing development as the reservoirs to the west are not strong urban features. The lack of a boundary to the north risks ridge line development and encroachment onto the prominent hillside.						
Green belt edge		This is a reasonably extensive area of green belt that separates Thornhill from Dewsbury. It is characterised by steep slopes where development may be prominent in long distance views.						
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 site is within the Green Belt and it does not relate well to existing development as the reservoirs to the west are not strong urban features. The lack of a boundary to the north risks ridge line development and encroachment onto the prominent hillside.						


























H349	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.46
Land to the south of Ravensthorpe Road, Thornhill Lees					Employment Floorspace		Housing Capacity	121
Transport		3rd Party Land is required to achieve suitable site access layout onto Ravensthorpe Road. 2.4m x 43m (30mph speed limit) visibility splays are then required on Ravensthorpe Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places.						
Historic Env		Pre-determination archaeological evaluation required as immediately adjacent to PRN642 (cropmarks possible enclosure)						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		Multiple sources of noise may affect receptors therefore noise assessment required. Not on or adjacent to contaminated land however the site is adjacent to a land fill site therefore contamination phase 1 required as a minimum Air Quality Impact Assessment and Low Emission Travel Plan also required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The existing green belt boundary between this site and the housing allocation H10.5 does not follow a feature on the ground so releasing land in this location would present the opportunity to create a strong new green belt boundary. However, this option does not represent an improvement as the western boundary of the site does not follow a feature on the ground so would leave the remainder of the field vulnerable to encroachment, contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt which helps to maintain separation between Dewsbury and Thornhill. The nature of the land uses and the existing landform present a number of opportunities for settlement extension without compromising the role and function of the green belt, although the field patterns become more extensive to the south and west where there is a risk of sprawl.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is within a larger proposed accepted strategic housing allocation						












H1716	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.89
Land off, Rock House Drive/Hartley Street, Batley					Employment Floorspace		Housing Capacity	31
Transport		Site access achievable, accident clusters on Bradford Road and Halifax Road.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		No immediate need for additional Primary or Secondary school places. There is however, an increasing trend for places.						
Historic Env		The majority of this site lies within the Northfields Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		An equipped play area is located on the site. Site overlaps Urban greenspace option (UGS1004)						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site option has been retained as Urban Greenspace (UGS1004)						










H774	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.58
Land to the east of Northstead, Ravensthorpe, Dewsbury					Employment Floorspace		Housing Capacity	55









Transport		Site access achievable. 2.4m x 43m (30mph speed limit) visibility splays required on Northstead.
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average
Education		No immediate need for additional places
Historic Env		No objections raised
Flood/drainage		Canker Dyke runs along the north east boundary of the site and it is an Environment Agency main river. 62% of the site is in flood zone 3 and the remainder in flood zone 2. Although there are no surface water objections it could be a functional floodplain.
Env Protection		The site is on
Biodiversity		No objections raised
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		Part of the site are well used council allotments (not statutory) with low scarcity value (accessibility). The quantity of allotment provision in Dewsbury West is more than double allotment standard.
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A
Conclusion		Canker Dyke runs along the north east boundary of the site and it is an Environment Agency main river. 62% of the site is in flood zone 3 and the remainder in flood zone 2. Although there are no surface water objections it could be a functional floodplain. In addition, part of the site is well used council allotments (not statutory) which are accepted as Urban GreenSpace.

H657	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	9.8
Land south of, Ouzelwell Lane, Thornhill Lees, Dewsbury					Employment Floorspace		Housing Capacity	343
Transport		The site would require two access points for a development of this scale. No site frontage to the adopted highway hence third party land is required. Potential access possible from Ouzelwell Lane and King Edward Street. The limit of adoption on Ouzelwell Lane is adjacent to Plot 84. Beyond this point Ouzelwell Lane is unadopted. Access from King Edward Street could be achieved were the site to be developed along with land to the north of the site. The limit of adoption on King Edward Street is Edward Close.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places Over 50 dwellings						
Historic Env		Archaeologically significant cropmarks in vicinity of the site. Pre-determination archaeological evaluation recommended.						
Flood/drainage		Flood Zone 1. No surface water objections, however, there is a land drain running through the site. An ordinary watercourse is shown at the northern boundary which possibly runs through the site in culvert.						
Env Protection		Part of the site is within a High Pressure Gas Inner and Middle zone. On potentially contaminated land therefore a Contamination Assessment Phase 1 and 2 will be needed .An Air Quality Impact Assessment and Low Emission Travel Plan are also required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is reasonably well proportioned site relative to this area of Dewsbury, although at its southern extent could represent a less acceptable encroachment into the countryside. Its release would present an opportunity to create a more defensible boundary than currently exists. This is an area of countryside so development would constitute encroachment but this is a reasonably extensive area where some release could be achieved without compromising the overall role and function of the green belt and the area is well contained by landform.						
Green belt edge		This is a reasonably extensive area of green belt which helps to maintain separation between Dewsbury and Thornhill. The nature of the land uses and the existing landform present a number of opportunities for settlement extension without compromising the role and function of the green belt. The existing green belt boundary in this location does not follow a feature on the ground.						
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 site has been rejected on the basis that it is included in a larger strategic site option and as such has been rejected as a potential allocation. In addition, the site would require two access points for a development of this scale. No site frontage to the adopted highway hence third party land is required. Potential access possible from Ouzelwell Lane and King Edward Street. The limit of adoption on Ouzelwell Lane is adjacent to Plot 84. Beyond this point Ouzelwell Lane is unadopted. Access from King Edward Street could be achieved were the site to be developed along with land to the north of the site.						
H561	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.76
Part of, POL, Balderstone Hall, Mirfield					Employment Floorspace		Housing Capacity	166
Transport		Third party land required to achieve visibility splays.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary school places.						
Historic Env		There is a Group of Grade II Listed Buildings around Balderstone Hall to the east of this area. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. Application submitted, no objections from conservation and design.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Phase 1 Contaminated Land Report and Low Emission Travel Plan required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Access can be achieved from an extension to the end of Woodward Court. However, the visibility splays at the junction of Woodward Court and Wellhouse Lane are sub-standard (to the left) and would require 3rd party land to provide the standard 2.4 x 43m visibility splays. The site frontage on to Hepworth Lane has sub-standard visibility splays and would require 3rd party land to provide the standard 2.4 x 43m visibility splays. I would note that the width of Hepworth Lane is also substandard (4.5m wide) and not suitable for intensification of use. Balderstone Hall Lane is unsuitable.						

H696	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.77
Land to the rear of, Greenhead Lane, Dalton					Employment Floorspace		Housing Capacity	26
Transport		Site access is not achievable. Potential access through rejected option H301.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for school places within the catchments area. There is however, an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Phase 1 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
No suitable access can be achieved. This site has been allocated as safeguarded land as it is not deliverable or developable during the Local Plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the Local Plan period.								
H641	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.88
Land north of, New Hey Road, Salendine Nook					Employment Floorspace		Housing Capacity	30
Transport		3rd party land required. No site frontage to the adopted highway.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a current need for further primary places in the locality. There is no immediate need for extra secondary places.						
Historic Env		Salendine Nook Baptist Chapel 75 metres to the south-east of this area is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is a rejected housing option. 3rd party land is required to gain access to the site as there is no site frontage to the adopted highway.								
H697	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.11
Land East of, UDP POL, Calder Drive, Newsome					Employment Floorspace		Housing Capacity	38
Transport		Site access achievable and no highway safety issues.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		No air quality, noise and odour issues.						
Biodiversity		No biodiversity issues.						
Other constraints		None identified.						
Open space		The site contains well used statutory allotments. This part of the site should be retained as Urban Greenspace.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Part of the site contains well used allotments. This part of the site has been retained as Urban Greenspace. The remainder of the site is now part of accepted site option H1728a.								

H1681	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.99
Land south west of, Finthorpe Lane, Almondbury					Employment Floorspace		Housing Capacity	34
Transport		Site requires 3rd party land for access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a current need for additional places in the vicinity. There is no immediate need for secondary places.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. Thorpe House 60 metres to the east of this site is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to its significance.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		The site overlaps 97% on an open space use in the green belt.						
Green belt		While this is a reasonably well contained site and is located in an area of green belt where there is potential for rounding off, the boundaries appear to cut through areas of protected trees and a watercourse. As such the site encroaches onto countryside features contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt that washes over the open countryside south of Huddersfield. Locally this area is separated from the wider green belt by Fenay Lane and the tree cover on both sides of the road limits visual relationship. Opportunities for settlement extension or rounding off are limited by the presence of steep and prominent slopes, environmentally sensitive areas and historic assets.						
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 site is a rejected housing option. The site requires 3rd party land for access. While this is a reasonably well contained site and is located in an area of green belt where there is potential for rounding off, the boundaries appear to cut through areas of protected trees and a watercourse. As such the site encroaches onto countryside features contrary to the purposes of including land in the green belt.								











H700	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	13.94
Land adjacent, Thewlis Lane, Crosland Moor					Employment Floorspace		Housing Capacity	337
Transport		Site access is achievable. Highways England suggest that further mitigation is required for the strategic highway network before 2028.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is a need for additional primary places in this area. The scale of development on this side may require improvements to primary education infrastructure. There is no current need for extra secondary places.						
Historic Env		Significant archaeological sites in vicinity (PRNs 3832 & 13) Recommend pre-determination archaeological evaluation						
Flood/drainage		No objections raised.						
Env Protection		Industry noise may affect new receptors. Noise assessment required.						
Biodiversity		The southern section of this proposed allocation is a mixture of heathland and lowland acid grassland UK BAP priority habitats. Retain these habitats outside of the developable area. Reduce developable area by 4.26ha leaving 9.63ha.						
Other constraints		None identified.						
Open space		Part of the site is covered by an accepted Urban Greenspace option.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is a rejected housing option. 4.26 ha removed from net developable area due to presence of UK BAP priority habitat. The southern portion of the site is an accepted Urban Greenspace option, the northern part of the site is covered by a larger accepted housing option.								

H801	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.66
Land north of, Occupation Road, Lindley					Employment Floorspace		Housing Capacity	14
Transport		Limited site frontage to the adopted highway (Occupation Road) hence third party land required. 2.4 x 43m visibility splays (30mph speed limit) not achievable without improvements to Occupation Road. Footway required on site side. Access possible via bridleway at the end of Talbot Avenue. This would need making up to adoptable standard which would require third party land. Presence of TPO trees prevents access onto Occupation Road						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for primary or secondary places in the locality.						
Historic Env		Ridgemount and Briarcourt either side of this area are a Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. This area lies within the Edgerton Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						

Conclusion









This site is a rejected housing option. The site has limited site frontage to the adopted highway (Occupation Road) hence third party land required.









2.4 x 43m visibility splays (30mph speed limit) not achievable without improvements to Occupation Road. Footway required on site side. Access possible via bridleway at the end of Talbot Avenue. This would need making up to adoptable standard which would require third party land. Presence of TPO trees prevents access onto Occupation Road. Ridgemount and Briarcourt either side of this area are a Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. This area lies within the Edgerton Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.










H2730	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	11.02
Land to the south east of, Hermitage Park, Lepton					Employment Floorspace		Housing Capacity	345
Transport		Given the nature and operational characteristics of Hermitage Park and its junction with Rowley Lane, whilst it is agreed that a limited number of dwellings could be served from Hermitage Park, it is considered unsuitable for the whole development to be served off this one access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places.						
Historic Env		The development of the site may affect the setting of Grade II listed buildings and an archaeological site. Heritage Impact Assessment required.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		No air quality, noise or odour issues on site. Air Quality Impact Assessment required.						
Biodiversity		Site lies adjacent to Lepton Great Wood Local Wildlife Site and contains Habitats of Principal Importance.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This large site is contained by the edge of Lepton to the west and by Lepton Great Wood to the east and while this is an area of countryside its degree of containment limits its relationship to the wider countryside. A section of the southern boundary of the site does not follow any feature on the ground so there is a significant risk of further encroachment, contrary to the purposes of including land in the green belt. The site would be large enough to allow a buffer with the woodland to protect its habitats.						
Green belt edge		This area of green belt maintains separation between Lepton and Kirkburton/Highburton. The existing settlement pattern and land use features present some opportunity for settlement extension provided that the separation between settlements is maintained. Significant extension to the east is prevented by the presence of Lepton Great Wood. The green belt in this location contains a watercourse and woodland tracts that are environmentally sensitive habitats.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						









Conclusion










This large site is contained by the edge of Lepton to the west and by Lepton Great Wood to the east and while this is an area of countryside its degree of containment limits its relationship to the wider countryside. A section of the southern boundary of the site does not follow any feature on the ground so there is a significant risk of further encroachment, contrary to the purposes of including land in the green belt. The site would be large enough to allow a buffer with the woodland to protect its habitats. This site has been superseded by accepted site H2730a which has amended site boundaries.










H132	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	3.2
Land south of, Gasworks Street, Huddersfield					Employment Floorspace		Housing Capacity	27
Transport		Site access is achievable from Gas Works Street or B6432 St Andrews Road.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average. Ranks number 1 on the IMD.						
Education		There is a need for further primary places in this locality. There is no immediate need for secondary places.						
Historic Env		No objections raised.						
Flood/drainage		15% of the site is in Flood Zone 2. 5% is in Flood Zone 3. Strategic Drainage identify isolated pocket of dangerous depth of flooding which requires assessment and mitigation.						
Env Protection		Noise, odour and contamination issues raised. High Pressure Gas infrastructure affects the site. 71% of the site is in HSE middle zone. 18% in the HSE inner zone.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site is a rejected housing option. There are significant environmental constraints including contamination, noise, odour and being within Health and Safety Executive inner and middle zones.								

H765	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.34
Land adjacent, Bourn View Road, Netherton					Employment Floorspace		Housing Capacity	46
Transport		Bourne View Road is unsuitable for further intensification as the visibility splays with its junction with Delph Lane are substandard.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average						
Education		No immediate need for Primary or Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, phase 1 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The intensification of Bourne View Road and its junction with Delph Lane would impact negatively on highways safety in the area.								

H1714	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.53
Land Adjacent, Brown Royd Avenue, Rawthorpe					Employment Floorspace		Housing Capacity	18
Transport		Site access not suitable.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the under / over 65s are higher than the Kirklees average.						
Education		No immediate need for school places.						
Historic Env		Development here may impact upon setting of Dalton Grange.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Site lies within inner and middle HSE zone. Residents could be affected by industry noise. Noise assessment and Phase 1 contaminated land report required.						
Biodiversity		All of site within UK BAP priority habitat.						
Other constraints		None identified.						
Open space		Kilner Bank provides important contiguous natural greenspace and woodland important to setting of Huddersfield. Cricket pitch with spare match capacity and private bowling green, likely to be able to accommodate additional members. Playing Pitch Strategy recommends protect both pitches as local club sites.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site access is not suitable and all of site in UK BAP priority habitat. Kilner Bank provides important contiguous natural greenspace and woodland important to setting of Huddersfield, site should be retained as Urban Greenspace.							

H306	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.55
Land at, Yew Tree Road / Burn Road, Birchencliffe, Huddersfield,					Employment Floorspace		Housing Capacity	16
Transport		Site access is achievable. Yew Tree Road is a narrow road measuring between 4.5m and 5.0m between Plot 131 and the site frontage. Improvements to the road width would be required. The provision of a pedestrian footway is required along the site frontage on Yew Tree Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a current need for extra primary places in the vicinity. There is no current need for secondary places.						
Historic Env		This site lies 140 metres from the churchyard of the Grade II Listed Church of St Philip the Apostle. Middle Burn Farmhouse, another Grade II Listed Building is situated some 150 metres from the north-eastern edge of this site. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		Lowland mixed deciduous woodland UK BAP habitat runs down the west of this site. Retain the deciduous component. The conifer block is of less interest. Remove 0.08ha from developable area leaving 0.47ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	The site is a rejected housing option. Access is possible, but road improvements may be required. The site is part of a larger accepted housing option.							

H578	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.11
Land north of, Longwood Edge Road, Salendine Nook					Employment Floorspace		Housing Capacity	73
Transport		Site requires 3rd party land for access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for further primary places in the locality. There is no current need for secondary places.						
Historic Env		No objections raised.						
Flood/drainage		Surface water drainage has no available options. Connection to the nearest public combined sewer would require crossing 3rd party land.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		Site is covered by an accepted Urban Greenspace option.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site is a rejected housing option. Site requires 3rd party land for access. The site is covered by an accepted Urban Greenspace option.								

H701	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.06
Land north of, Cromarty Drive, Crosland Moor					Employment Floorspace		Housing Capacity	72
Transport		Site access achievable from Cromarty Drive. No highway safety issues within the vicinity of the site.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is a need for additional primary school places in the area.						
Historic Env		Development could affect the setting of Dryclough farmhouse and barn.						
Flood/drainage		Site in Flood Zone 1. Potential surface water issues and sewer issues to resolve on site.						
Env Protection		No issues relating to air quality, noise or odour.						
Biodiversity		No impacts on biodiversity.						
Other constraints		None identified.						
Open space		The site provides high value natural and semi-natural greenspace, used for horse grazing. Site should be retained as Urban Greenspace.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site provides high value natural and semi-natural greenspace, used for horse grazing. Site to be retained as Urban Greenspace.								

H533	Site is in Green belt	Y	Green/Brownfield	PB	Settlement Position	E	Gross Area (Ha)	45.14
Land Off, Crosland Hill Road, Crosland Hill					Employment Floorspace		Housing Capacity	1579

Transport	Site access achievable. Road improvements and provision of footway required along site frontage.
Public Health	The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education	There is an additional need for Primary school places. No immediate need for Secondary school places however there is an increasing trend for both Primary and Secondary school places.
Historic Env	No objections raised
Flood/drainage	Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.
Env Protection	No issues relating to AQMA or Odour. Noise uses will be removed if this site is developed for housing. Site on Potentially contaminated land, phase 1 & 2 contaminated land reports, air quality impact assessment, low emission travel plan and noise assessment required.
Biodiversity	No objections raised
Other constraints	None identified.
Open space	N/A
Green belt	The northern extent of the site option risks prominent ridge line development which would be detrimental to the openness of the green belt.
Green belt edge	This is a restricted area of green belt that projects along the valley side separating Cowlersley from Linthwaite. The landform prevents physical merger as the land forms a plateau just north of edge CMN2 and then slopes very steeply down to Linthwaite.
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 northern extent of the site option risks prominent ridge line development which would be detrimental to the openness of the green belt.






H1692	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.52
Land Adjacent, Greenfield Avenue, Salendine Nook					Employment Floorspace		Housing Capacity	18









Transport	Site access achievable and no highway safety issues.
Public Health	The site is within a ward that does not have significant concerns relating to health indicators and land use planning"
Education	There is a need for additional primary school places.
Historic Env	No impact on heritage assets.
Flood/drainage	Site in Flood Zone 1 and no surface water drainage issues.
Env Protection	No issues in terms of air quality, noise or odour. Phase 1 contaminated land report required.
Biodiversity	No biodiversity issues on the site.
Other constraints	None identified.
Open space	The site should be retained as Urban Greenspace. The area is an existing playing field forming part of the school grounds.
Green belt	N/A
Green belt edge	N/A
Exceptional Circumstances	N/A










Conclusion










The site should be retained as Urban Greenspace. The area is an informal recreation area forming part of the school grounds.










H473	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	1.62
Land at, Quarry Hill Farm, 97 Crosland Hill Road, Crosland Hill					Employment Floorspace		Housing Capacity	56
Transport		Site access achievable however improvements required for Crosland Hill Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average						
Education		There is a need for additional primary school places.						
Historic Env		A number of LBs in the vicinity, setting may be affected by development.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues. Site would benefit from drainage masterplan.						
Env Protection		Residents may be affected by industrial noise. Noise Assessment, Phase 1 and Phase 2 contaminated land report required.						
Biodiversity		No impacts on biodiversity.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is covered by larger accepted site option MX1930.								










H1667	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.66
Land to the east of, Oak Road, Bradley					Employment Floorspace		Housing Capacity	22
Transport		Site access achievable via Oak Road, however highway safety issues on Leeds Road and its junction with Bradley Road.						
Public Health		Levels of obesity are amongst the highest in the district.						
Education		There is a current need for further primary places in the vicinity. There is no immediate need for secondary places.						
Historic Env		33 to 37 Oak Road opposite this site are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to their significance.						
Flood/drainage		No objections raised.						
Env Protection		Air quality and noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		Site covered by an accepted Urban Greenspace option.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is a rejected housing option. The site is covered by an accepted Urban Greenspace option.								










H118	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.24
Land to the east of, Upper Quarry Road, Bradley, Huddersfield,					Employment Floorspace		Housing Capacity	43
Transport		A suitable site access currently cannot be achieved. Issues of road safety in the area and access road will require making up to adoptable standard.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average						
Education		There is a need for additional primary school places.						
Historic Env		No impact on heritage assets.						
Flood/drainage		Site is within Flood Zone 1 and there or no surface water objections.						
Env Protection		Site in area of poor air quality and noise may affect new receptors. Air Quality Impact Assessment and Contaminated Land Report (Phase 1 and 2) required.						
Biodiversity		No objections raised						
Other constraints		Power lines cross the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
A suitable site access currently cannot be achieved for the level of development. Issues of road safety in the area and the access road will require making up to adoptable standard.								









H111	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	10.84
Land to the south of, New Laithe Hill, Newsome, Huddersfield,					Employment Floorspace		Housing Capacity	332
Transport		Site access is achievable. Improvements are needed to New Laithe Road including widening and the provision of footways are needed. Highways England suggest that improvements to the strategic highway network in the area will be required by 2028.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for further primary and secondary places.						
Historic Env		The allocation of this site would bring development to within 250 metres of the Scheduled Monument at Castle Hill. The site is in an area of undeveloped land that is of critical importance to the setting of the Castle Hill Scheduled Ancient Monument as identified in the Castle Hill Setting Study. There are a number of Grade II Listed Buildings within 185 metres of this site including 150, 152 and 155 Ashes Lane, and the outbuilding, garage and principal barn at Ashes Common Farmhouse. The loss of this site and its subsequent development could harm elements which contribute to their significance.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		West Yorkshire Ecology state that this site would have a valuable role in an east-west woodland corridor linking existing blocks of woodland. Provide a minimum 20m wide woodland corridor planted with locally native species along the northern side of the site. Remaining site likely to be acceptable. Remove 1.31ha of the proposed developable area leaving 9.50ha						
Other constraints		None identified.						
Open space		6% overlap with an open space use.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is a rejected housing option. The allocation of this site would bring development to within 250 metres of the Scheduled Monument at Castle Hill. The site is in an area of undeveloped land that is of critical importance to the setting of the Castle Hill Scheduled Ancient Monument as identified in the Castle Hill Setting Study. There are a number of Grade II Listed Buildings within 185 metres of this site including 150, 152 and 155 Ashes Lane, and the outbuilding, garage and principal barn at Ashes Common Farmhouse. The loss of this site and its subsequent development could harm elements which contribute to their significance.								









H1652	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.4
Land west of, Greave Close, Huddersfield					Employment Floorspace		Housing Capacity	6
Transport		Site access achievable via existing spur off Greave Close.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is a current need for further primary places in the vicinity. There is no immediate need for secondary places.						
Historic Env		Site (if within woodland) may contain previously identified archaeological features (PRN9155). May need pre-determination archaeological evaluation/ may be able to deal with post-determination.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		Includes an area of ancient woodland to the north west which is a UK BAP priority habitat. Remove ancient woodland and provide a buffer zone of 20m, planted with locally native trees and scrub. Woodland corridor running east-west including Lower Fell Greave LWS 120m to the east. Retain and enhance woodland corridor using locally native species. Remove 0.20ha from developable area leaving 0.19ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		8% of the site is overlapped by an accepted Urban Greenspace use.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is a rejected housing option. The site includes an area of ancient woodland to the north west which is a UK Biodiversity Action Plan priority habitat. Part of the site is overlapped by an accepted Urban Greenspace option, therefore allocating this site for housing would be in conflict with this.								

H1646	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	14.03
Land south east of, Nethroyd Hill Road, Cowcliffe					Employment Floorspace		Housing Capacity	491
Transport		Site access achievable and no highway safety concerns.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is a need for additional primary school places.						
Historic Env		No impacts on heritage assets						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Multiple sources of noise may affect residents. Noise assessment required. Air quality impact assessment and contaminated land report required.						
Biodiversity		Habitats of Principal Importance exist within the site.						
Other constraints		None identified.						
Open space		Mixed deciduous woodland UK BAP Priority Habitat. Public footpaths across the site, used for informal recreation. Assessed through the Local Site Allocation Methodology as justified for allocation as urban green space.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	A large proportion of the site contains mixed deciduous woodland and is a UK BAP Priority Habitat. Public footpaths run across the site and is used for informal recreation. The site has been assessed through the Local Site Allocation Methodology as justified for allocation as urban green space.							












H267	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.52
Land south of, Dark Lane, Almondbury					Employment Floorspace		Housing Capacity	53
Transport		Site access achievable. Road improvements are required to Dark Lane and Birks Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		There is a need for additional school places in the area.						
Historic Env		Site may impact upon setting of Grade II* listed building and other listed buildings in the area.						
Flood/drainage		Site in Flood Zone 1 and no surface water objection. Potential issue with a spring within the site.						
Env Protection		No impact on air quality, noise, odour.						
Biodiversity		No impacts on biodiversity.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an extensive area of green belt that delineates the edge of the settlement in this location, and overwashes both the Almondbury conservation area and open countryside south of Huddersfield. The site sits in an area of urban fringe where there are numerous existing residential and other properties. The green belt designation prevents the intensification of built form in this area and helps to preserve the setting of the conservation area. Removal of this site from the green belt would create an isolated pocket of non-green belt land surrounded by green belt which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion	This is an extensive area of green belt that delineates the edge of the settlement in this location, and overwashes both the Almondbury conservation area and open countryside south of Huddersfield. The site sits in an area of urban fringe where there are numerous existing residential and other properties. The green belt designation prevents the intensification of built form in this area and helps to preserve the setting of the conservation area. Removal of this site from the green belt would create an isolated pocket of non-green belt land surrounded by green belt which is contrary to the purposes of including land in the green belt.							

H1730	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	13.08
Land Adjacent, White Hart Drive, Newsome					Employment Floorspace		Housing Capacity	379
Transport		Site Access achievable and no safety issues. 3rd party land may be required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for school places.						
Historic Env		Site may affect setting of Castle Hill.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Residents may be affected by noise. Assessment required. Site on potentially contaminated land.						
Biodiversity		BAP priority habitats exist within the site.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		The site forms part of Stile Common, an undulating parcel of grazing land, with fences and hedgerows around the fields. A network of local public footpaths criss-cross the site. Important part of local landscape and character, between Newsome, Ashenhurst and Primrose Hill. The site should be retained as Urban Green Space.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	The site forms part of Stile Common, an undulating parcel of grazing land, with fences and hedgerows around the fields. A network of local public footpaths criss-cross the site. Important part of local landscape and character, between Newsome, Ashenhurst and Primrose Hill. The site should be retained as Urban Green Space.							

H107	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.59
Land south of, Ashbrow Road, Fartown					Employment Floorspace		Housing Capacity	3
Transport		Site access achievable and no highway safety concerns.						
Public Health		Levels of obesity are higher than the Kirklees average Rates of lonely and isolated in the under 65s are higher than the Kirklees average						
Education		Need for additional primary school places						
Historic Env		No impacts on heritage assets.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Site within HSE outer zone. No objections with regard to air quality, noise and odour.						
Biodiversity		The removal of 0.49ha would render this site incapable of being a large enough allocation.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	The retained woodland area would render the remainder of this site unable to be allocated.							

H615	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.54
Land off, Oak Tree Road, Lepton					Employment Floorspace		Housing Capacity	18
Transport		Site access is achievable from Oak Tree Road, site topography maybe an issue. No highways safety issues have been raised.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is on potentially contaminated land. Road traffic noise may affect new receptors. Contaminated land phase 1 & 2 report and noise assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	This site has been rejected as it is part of larger accepted option H684							










H553	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	8.29
Land south west of, Cockley Hill Lane, Kirkheaton					Employment Floorspace		Housing Capacity	205

Transport		Site access achievable. Highways England suggest further mitigation required for the strategic road network before 2028.
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the over 65s are higher than the Kirklees average.
Education		No immediate need for extra primary and secondary places in the locality.
Historic Env		No objections raised.
Flood/drainage		No objections raised.
Env Protection		29% of the site is in the HSE middle zone.
Biodiversity		No objections raised.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		4% of the site is overlapped by an open space use.
Green belt		That part of the option that is green belt is reasonably well related to the settlement form in its north eastern extent and although elevated is contained by existing development on Cockley Hill Lane. However, the south and east of the option would project development into the countryside to the significant detriment of openness and contrary to the purposes of including land in the green belt. The part of the site to the rear of Orchard Road is at a significantly higher level than the settlement it adjoins. The existing green belt boundary to the east of the adjoining safeguarded land site does not follow any feature on the ground and this option would represent an opportunity to create a stronger more defensible boundary. However, the benefits of the stronger boundary do not outweigh the harm to the openness of the green belt that could result from development of this site.
Green belt edge		This is an extensive area of green belt where the existing settlement pattern, roads and landform present numerous opportunities for settlement extension without significantly impacting on the openness of the green belt. The land rises significantly towards the north and east where development could be more prominent.
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 site is a rejected housing option. That part of the option that is green belt is reasonably well related to the settlement form in its north eastern extent and although elevated is contained by existing development on Cockley Hill Lane. However, the south and east of the option would project development into the countryside to the significant detriment of openness and contrary to the purposes of including land in the green belt. The part of the site to the rear of Orchard Road is at a significantly higher level than the settlement it adjoins. The existing green belt boundary to the east of the adjoining safeguarded land site does not follow any feature on the ground and this option would represent an opportunity to create a stronger more defensible boundary. However, the benefits of the stronger boundary do not outweigh the harm to the openness of the green belt that could result from development of this site.









H1680	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.35
Land south west of, Somerset Road, Almondbury					Employment Floorspace		Housing Capacity	32

Transport		Site access possible from Somerset Road. Although access is achievable, removing woodland from net area renders site inaccessible.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		There is a current need for extra primary places in the vicinity. There is no immediate need for secondary places.
Historic Env		There is a group of Grade II Listed Buildings around Finthorpe to the west of this site. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.
Flood/drainage		No objections raised.
Env Protection		No objections raised.
Biodiversity		Lowland mixed deciduous woodland on parts of the site. Retain woodland outside of the developable area. Some development likely to be acceptable. Remove at least 0.42ha from developable area leaving 0.93ha.
Other constraints		None identified.
Open space		Site is covered by an accepted Urban Greenspace option.
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A










Conclusion

The site is a rejected housing option. The site is covered by an accepted Urban Greenspace option.

H273	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	6.62
Land east of Crosland Road, Crosland Road, Lindley					Employment Floorspace		Housing Capacity	231
Transport		Site access is achievable from Crosland Road. Highways England identify that further mitigation would be required for the strategic road network prior to 2028.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is currently a need for extra primary places in the vicinity. There is no immediate need for secondary places. Growth of this scale may require improvements to primary school provision in this area.						
Historic Env		Haigh Cross to the west of this site and Crossland Road Farmhouse to the south are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to their significance.						
Flood/drainage		Surface Water Drainage - Further Research Required - There are several issues that need close attention. A natural valley exists in the site with running water. However this appears to become informal in the rear gardens of Weatherhill Crescent. Improvements are recommended in consultation with residents (the land naturally drains here but common construction problems such as cross connections) There is a land drain/spring that has caused a problem to property at Weatherhill Crescent which will require rectifying (stand off). The southern border and into surrounding land will be expected to continue mitigation of localised flooding risk that downstream development has started. A drainage masterplan with surrounding sites is of paramount importance.						
Env Protection		Industry noise may affect new receptors. Noise assessment required						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		32% of the site is covered by an open space use.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	The site is a rejected housing option. The site is covered by a larger accepted mixed use option.							









H2583	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.54
Land to the east of, Newsome Road South, Newsome					Employment Floorspace		Housing Capacity	18
Transport		Adequate site access not achievable Access onto Newsome Road South or Lady House Lane is insufficient in width and sight lines are sub-standard						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for extra primary or secondary places in the locality.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	The site is a rejected housing option. Access onto Newsome Road South or Lady House Lane is insufficient in width and sight lines are sub-standard.							

H677	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.73
Land West of, Hall Bower Lane, Hall Bower					Employment Floorspace		Housing Capacity	60

Transport		Site access achievable from Hall Bower Lane.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		There is no immediate need for extra primary or secondary places in the locality.
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. Scale, massing and views through any development site will be carefully considered. There is a large group of Grade II Listed Buildings around Hall Bower to the east of this area. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.
Flood/drainage		No objections raised.
Env Protection		No objections raised.
Biodiversity		Semi-improved acid grassland on sloping ground. Likely to be UK BAP priority habitat. Near Castle Hill. Remove whole site.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		This is a large site closely associated with the settlement of Hall Bower. The Local Plan strategy does not include the removal of Hall Bower from the green belt and the site would not represent infill for the purposes of national planning policy. Development would result in encroachment into the countryside to the significant detriment of openness. In addition the site lies in close proximity to Castle Hill, the setting of which is best protected through the green belt designation.
Green belt edge		N/A
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.
Conclusion		

This site is a rejected housing option. The site is semi-improved acid grassland on sloping ground, likely to be UK BAP priority habitat near Castle Hill. West Yorkshire Ecology recommend removing the whole site. The site is a large site closely associated with the settlement of Hall Bower. The Local Plan strategy does not include the removal of Hall Bower from the green belt and the site would not represent infill for the purposes of national planning policy. Development would result in encroachment into the countryside to the significant detriment of openness. In addition the site lies in close proximity to Castle Hill, the setting of which is best protected through the green belt designation.

H539	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	5.16
Land at, Yew Tree Road / Burn Road, Birchencliffe, Huddersfield,					Employment Floorspace		Housing Capacity	113

Transport		Site access achievable. There is a public right of way crossing the site, Highways England suggest that further mitigation is required in the area before 2028.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		There is a need for further primary places in the vicinity. There is no immediate need for secondary places.
Historic Env		No objections raised.
Flood/drainage		No objections raised.
Env Protection		No objections raised.
Biodiversity		This site is dissected by woodland corridors, UK BAP priority habitat. Remove 1.91ha from developable area leaving 3.24ha unless this is botanically interesting.
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion









This site is a rejected housing option. The site is covered by a larger accepted housing option.











H268	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	1.77
Land west of, Netherton Fold, Netherton					Employment Floorspace		Housing Capacity	42
Transport			Site access achievable and no impacts on highway safety.					
Public Health			Levels of obesity are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average.					
Education			No immediate need for school places in the area.					
Historic Env			Development in this area could impact upon the Netherton Conservation Area.					
Flood/drainage			Site in Flood Zone 1 and no surface water issues. Culverted watercourse to the southern boundary of the site may need stand off.					
Env Protection			No air quality, noise or odour issues.					
Biodiversity			Habitats of Principal Importance exist within the site.					
Other constraints			None identified.					
Open space			N/A					
Green belt			This site consists of a number of farm buildings, an industrial shed and surface infrastructure on an elongated site projecting along the valley side and screened from wider views by the presence of trees. Its configuration and location relative to the settlement edge would result in a poorly related projection of development into the valley side. National guidance allows for the redevelopment of brownfield sites in the green belt provided that openness is maintained and given the location of this site any redevelopment should be assessed taking openness into account, which would not be possible should the site be removed from the green belt.					
Green belt edge			This is an extensive green belt area but where opportunities for settlement expansion are extremely limited either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement edge.					
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.					
Conclusion								
This site consists of a number of farm buildings, an industrial shed and surface infrastructure on an elongated site projecting along the valley side and screened from wider views by the presence of trees. Its configuration and location relative to the settlement edge would result in a poorly related projection of development into the valley side. National guidance allows for the redevelopment of brownfield sites in the green belt provided that openness is maintained and given the location of this site any redevelopment should be assessed taking openness into account, which would not be possible should the site be removed from the green belt.								










H287	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	11.44
Land south of, Lane Side, Kirkheaton					Employment Floorspace		Housing Capacity	140
Transport			Site access achievable. Two access points are required. Possible access off Church Lane and off Lane Side Lane. The provision of a pedestrian footway along the site frontage on Lane Side Lane and Church Lane would be required. Public rights of way cross the site.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			There is no immediate need for extra primary and secondary places in the locality.					
Historic Env			The Church of St John the Baptist to the west of this area is a Grade II* Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. Access to this area is proposed beside the Beaumont Arms and the adjoining barns which are Grade II Listed Buildings. The loss of this area and its subsequent development together with the new access road could harm elements which contribute to the significance of these buildings.					
Flood/drainage			Flood zone 2 covers 30% of the site. Flood zone 3 covers 27% of the site. Majority of the western section of the site is shown to be at risk in 1 in 100yr. Water could enter the site down the track off Lane Side. Overland flow routes need to be considered at early stage.					
Env Protection			High Pressure Gas Pipe runs across the site.					
Biodiversity			West Yorkshire Ecology suggest removing 5.10ha from net area due to ecological constraints, including great crested newts. Remove 5.10ha from the proposed allocation leaving 6.30ha.					
Other constraints			None identified.					
Open space			N/A					
Green belt			This is an extensive site which is only loosely related to the edge of Kirkheaton and which would sprawl into open countryside to the detriment of the role and function of the green belt. The site is bisected by Ox Field Beck which is associated with important wildlife habitats, best protected by their green belt designation.					
Green belt edge			This is a relatively extensive area of green belt but which is constrained locally by the presence of an open watercourse, flood risk, below ground infrastructure, protected species and listed buildings.					
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 site is a rejected housing option. 7.44ha has been removed from the developable net area due to flood risk, high pressure gas pipeline and west Yorkshire ecology recommendations. This is an extensive site which is only loosely related to the edge of Kirkheaton and which would sprawl into open countryside to the detriment of the role and function of the green belt. The site is bisected by Ox Field Beck which is associated with important wildlife habitats, best protected by their green belt designation.								










H510	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.62	
Land to the north of, Fenay Lane, Almondbury					Employment Floorspace		Housing Capacity	39	
Transport			Site access achievable, no issues in terms of road safety.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education			There is a need for additional primary school places.						
Historic Env			Potential impacts on Grade II* listed buildings in the vicinity.						
Flood/drainage			Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection			No issues in terms of air quality, noise or odour.						
Biodiversity			Site contains a Habitat of Principal Importance						
Other constraints			None identified.						
Open space			N/A						
Green belt			This site is well contained on three sides by existing roads and development and to the north by the line of a watercourse and trees. However, preserving the trees would result in a long narrow development form which would be poorly configured in relation to the settlement and appear as ribbon type development along Fenay Lane. Removing the site from the green belt would also isolate the land to the north between the site and Finthorpe Lane from the wider green belt leading to pressure for encroachment.						
Green belt edge			This is an extensive area of green belt that washes over the open countryside south of Huddersfield. Locally this area is separated from the wider green belt by Fenay Lane and the tree cover on both sides of the road limits visual relationship. Opportunities for settlement extension or rounding off are limited by the presence of steep and prominent slopes, environmentally sensitive areas and historic assets.						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion									
This site is well contained on three sides by existing roads and development and to the north by the line of a watercourse and trees. However, preserving the trees would result in a long narrow development form which would be poorly configured in relation to the settlement and appear as ribbon type development along Fenay Lane. Removing the site from the green belt would also isolate the land to the north between the site and Finthorpe Lane from the wider green belt leading to pressure for encroachment.									










H624	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.83	
Land north of, Lindley Moor Road, Outlane					Employment Floorspace		Housing Capacity	50	
Transport			Site access achievable from Lindley Moor Road.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			There is a current need for extra primary places in the locality. There is no current need for secondary places.						
Historic Env			line of Roman road to south & significant features excavated nearby (PRN7325) Pre-determination archaeological evaluation recommended.						
Flood/drainage			No objections raised.						
Env Protection			Air quality impact assessment required. (Introduction of new receptors). Noise Assessment required. Small site, between M62 and Lindley Moor Rd, all site subject to unacceptable levels of noise.						
Biodiversity			No objections raised.						
Other constraints			Powerlines cross the site.						
Open space			N/A						
Green belt			This narrow and confined parcel of land between the M62 and Lindley Moor Road has no association with the wider countryside being physically and visually separated from it by the line of the motorway. It is separated from a small isolated residential development in Calderdale only by the old route of Weather Hill Road now severed by the motorway. Any development would therefore appear contiguous with Calderdale unless a buffer was retained. The new development at Stirling Wood Close and existing development at Ainley Top, although separated from development in Calderdale by roads rather than a track, are little different in character and degree of separation than would be presented by any new development on this site.						
Green belt edge			One of the purposes of the green belt is to prevent the merger of towns and this parcel of green belt represents an open area on the border with Calderdale. On its eastern edge it borders with built development in Calderdale so a buffer would be required to maintain the appearance of separation.						
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 site is a rejected housing option. 0.396ha removed from the net developable area due to pylons on site. The site is site subject to unacceptable levels of noise due to its proximity to the M62.									










H757	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	12.26
Land to the rear, Bradley Road, Bradley					Employment Floorspace		Housing Capacity	429
Transport		There are numerous possibilities of accessing the site and improving existing roads. Issue of road safety with any junction adjacent Bradley Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average						
Education		There is a need for Primary school places within area. No immediate need for secondary school places is required. There is an increasing trend for both Primary and Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Air quality impact assessment, low emission travel plan and phase on contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	This site options form part of larger accepted option H1747.							









H556	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.51
Land adjacent, The Old Dower House, Green Balk Lane, Lepton					Employment Floorspace		Housing Capacity	52
Transport		Site access achievable. Improvements are required along Green Balk Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for Primary or Secondary school places. There is however an increasing trend for Secondary school places.						
Historic Env		Potential impact on the setting of nearby listed building.						
Flood/drainage		No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Phase 1 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		One of the purposes of the green belt is to protect the countryside from encroachment. The configuration of the site would project built form into the open countryside to the detriment of openness and contrary to the role and function of the green belt. The location of this site would leave a field between the site and the settlement edge relatively isolated from the wider green belt and therefore also vulnerable to development pressure.						
Green belt edge		This is an extensive area of green belt where the existing land use pattern and settlement form present opportunities for limited rounding off of Lepton without harming the role and function of the green belt.						
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	One of the purposes of the green belt is to protect the countryside from encroachment. The configuration of the site would project built form into the open countryside to the detriment of openness and contrary to the role and function of the green belt. The location of this site would leave a field between the site and the settlement edge relatively isolated from the wider green belt and therefore also vulnerable to development pressure.							











H175	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.15
Land off, Midway, South Crosland					Employment Floorspace		Housing Capacity	75
Transport		Lack of adequate land to achieve suitable access.						
Public Health		Levels of obesity are amongst the highest in the district. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		No immediate need for school places.						
Historic Env		Potential impact on setting nearby listed buildings and setting of South Crosland Conservation Area.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Odour assessment required due to proximity to a farm.						
Biodiversity		No impacts on biodiversity.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The green belt in this location maintains separation between Netherton and South Crosland. The green belt overwashes South Crosland in order to retain its character as a traditional hill top settlement. The site is closely associated with the existing settlement of South Crosland but is large in relation to it and would not constitute infill for the purposes of national planning policy. The Local Plan strategy does not include the removal of South Crosland from the green belt. Removal of this site from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
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 green belt in this location maintains separation between Netherton and South Crosland. The green belt overwashes South Crosland in order to retain its character as a traditional hill top settlement. The site is closely associated with the existing settlement of South Crosland but is large in relation to it and would not constitute infill for the purposes of national planning policy. The Local Plan strategy does not include the removal of South Crosland from the green belt. Removal of this site from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. There no suitable access point to the site.						

H1729	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.46
Land north of, Blue Bell Hill, Newsome					Employment Floorspace		Housing Capacity	16
Transport		Site access via Blue Bell Hill would require 3rd party land to achieve 2.4 x 43m visibility splays.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for primary and secondary places in the locality.						
Historic Env		Possible effect on Listed Building to the north. Heritage Impact Assessment required due to Castle Hill Setting Study.						
Flood/drainage		No objections raised.						
Env Protection		School / Nursery noise may affect receptors. Noise assessment required.						
Biodiversity		Mixed deciduous woodland UK BAP priority habitat. Remove whole site.						
Other constraints		None identified.						
Open space		Accepted Urban Green space covers 96% of the site. Lockwood Village Green, council allotments, adjoining woodland and Lockwood churchyard with mature TPO trees and former church listed grade II.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site is a rejected housing option. The site requires 3rd party land for access. The site is made up of mixed deciduous woodland which is UK BAP priority habitat. The site is covered by an accepted Urban Greenspace option. The site is comprised of Lockwood Village Green, council allotments, adjoining woodland and Lockwood churchyard with mature TPO trees and former church listed grade II.						

H1731	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1
Land Adjacent, Primrose Street/Orchard Terrace, Newsome					Employment Floorspace		Housing Capacity	16
Transport		Site access achievable through either Prince Street and Primrose Street. No safety issues. 3rd party land required to make up private road at end of Orchard Terrace.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places.						
Historic Env		No impacts on heritage assets.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Residents may be affected by entertainment noise. Noise Assessment required.						
Biodiversity		A UK BAP priority habitat exists within the site.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		This site contains part of retained Urban Greenspace. The south west part of the is an attractive local recreation ground with equipped play area.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	This site contains part of retained Urban Greenspace. The south west part of the site is an attractive local recreation ground with equipped play area..							










H1651	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	7.58
Land north west of, Ashbrow Road, Fartown					Employment Floorspace		Housing Capacity	177
Transport		Site access achievable. Planning permission granted on part of site for residential with access from Ashbrow Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is a need for additional primary school places.						
Historic Env		No impact on heritage assets.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Multiple sources of noise may affect residents. Noise assessment required. Air quality impact assessment required and Phase 1 contaminated land report.						
Biodiversity		Habitats of Principal Importance and Species of Principal Importance existing within the site.						
Other constraints		None identified.						
Open space		Elements of this site option have been accepted as UGS1142.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Elements of UGS accepted within this site option. Smaller housing option accepted on this site.							










H795	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.37
Land east of, Calder Drive, Newsome					Employment Floorspace		Housing Capacity	82
Transport		No site frontage to the adopted highway and 3rd party land required to achieve access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for school places.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. Heritage Impact Assessment required.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		No issues relating to air quality, noise or odour.						
Biodiversity		No biodiversity issues.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Larger housing option H1728a accepted on this site.							










H32	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.3
Land south of, Woodsome Drive, Fenay Bridge					Employment Floorspace		Housing Capacity	115
Transport		Site access achievable. There have been accidents in the vicinity of the site over the past 5 years.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for school places in the area.						
Historic Env		Site close to known archaeological site. Pre-determination report needed.						
Flood/drainage		Site in Flood Zone 1. Isolated pockets of surface water flooding in north west corner of the site.						
Env Protection		Residents may be affected by road traffic noise. Noise assessment required.						
Biodiversity		No significant effects on biodiversity.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is contained by development on three sides and Penistone Road to the west. The development to the south is an industrial building which is within the green belt. The site would represent rounding off of Lepton and Penistone Road to the west would present a strong new green belt boundary, although the potential southern boundary is less clearly defined.						
Green belt edge		This area of green belt maintains separation between Lepton and Kirkburton/Highburton. The existing settlement pattern and land use features present some opportunity for settlement extension provided that the separation between settlements is maintained. Locally this area is separated from the extensive green belt to the west by the line of Penistone Road and its visual relationship with the wider countryside is somewhat compromised by the major road and urban fringe development, although the trees on the boundaries partly screen the urban land uses from view.						
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 site forms part of larger accepted site option H2684a.							



















H27	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.68	
Land to the east of, Penistone Road, Fenay Bridge					Employment Floorspace		Housing Capacity	5	
Transport			Site access is achievable onto Penistone Road.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			No immediate need for extra primary and secondary places in the locality.						
Historic Env			No objections raised.						
Flood/drainage			Steep sided valley makes re-emergence assessment for soakaways difficult. Foul only sewer available, connection to watercourse requires permission of landowner.						
Env Protection			Road traffic noise may affect new receptors. Noise assessment required						
Biodiversity			Lowland mixed deciduous woodland covers the southern half and western boundary of this proposed allocation. The remainder is semi-improved grassland. The woodland forms an important link between this habitat on both sides of the A629. Reduce developable area by 0.41ha to 0.26ha. TPO covers approximately half the site.						
Other constraints			Part or all of the site lies within a high risk coal referral area. Steeply sloping site.						
Open space			N/A						
Green belt			This site has extensive cover of protected trees and appears both as a wooded edge from the road and in relation to the wooded area on the other side of Penistone Road. The site is also separated from the existing developed part of Lepton by the route of the former railway.						
Green belt edge			This is an extensive area of green belt that washes over the open countryside south of Huddersfield. Locally this very narrow area is separated from the wider green belt by the line of Penistone Road. It is mostly covered by protected trees.						
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 site is a rejected housing option. Site has biodiversity constraints, including a Tree Preservation Order on significant portion of the site. West Yorkshire Ecology suggest reducing the net area to 0.21ha. This is an extensive area of green belt that washes over the open countryside south of Huddersfield. Locally this very narrow area is separated from the wider green belt by the line of Penistone Road. It is mostly covered by protected trees.									

H735	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.4	
Land to the north of, Knaresborough Drive, Cowcliffe					Employment Floorspace		Housing Capacity	84	
Transport			Site access not available due to bowling green						
Public Health			Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average						
Education			Need for additional Primary school places required. No additional need for Secondary school places. Trends are increasing.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However, Netheroyd Hill Road is shown to be at risk of surface water.						
Env Protection			Entertainment noise may affect new receptors. Phase 1 contaminated land report, low emission travel plan and noise assessment required.						
Biodiversity			No objections raised.						
Other constraints			None identified.						
Open space			Bowling green to be retained.						
Green belt			N/A						
Green belt edge			N/A						
Exceptional Circumstances			N/A						
Conclusion									
Site access is unachievable due to the retention of the bowling green. This site has been allocated as a safeguarded land option as it is not considered developable during the Local Plan period.									










H443	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	7.98
Land to the south of, Plane Street, Newsome					Employment Floorspace		Housing Capacity	279
Transport		More than one access would be required for a development of this scale. 3rd party land required to provide adequate access. There is a public right of way crossing the site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for extra primary or secondary places in the locality.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		96% of the site is covered by an accepted Urban Greenspace option.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	This site is a rejected housing option. 96% of the site is covered by an accepted Urban Greenspace option.							

H1711	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.76
Land Adjacent, Easingwood Drive, Kirkheaton					Employment Floorspace		Housing Capacity	26
Transport		Site access achievable. Would require 3rd party land to achieve visibility splays.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the under 65s and the over 65s are higher than the Kirklees average.						
Education		No immediate need for school places.						
Historic Env		No impact on heritage assets.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Site within middle HSE zone.						
Biodiversity		No biodiversity issues.						
Other constraints		None identified.						
Open space		Provision of amenity greenspace in the ward is below the standard, suggests site should be retained as urban greenspace.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Provision of amenity greenspace in the ward is below the standard, suggests site should be retained as urban greenspace.							

H782	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.16
Land west of, St John's Road, Huddersfield					Employment Floorspace		Housing Capacity	40
Transport		Site access is achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for extra primary places in the vicinity. There is no immediate need for secondary places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		Industry noise may affect new receptors. Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		The site is an accepted Urban Greenspace option.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	The site is a rejected housing option. The site is covered by an accepted Urban Greenspace option.							

H188	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	12.56
Land to the west of, Penistone Road, Fenay Bridge					Employment Floorspace		Housing Capacity	112
Transport		Site access is achievable. Two access points required from Penistone Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for extra primary or secondary places in the locality.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. The western boundary of the site would bring development to within 500 metres of the Grade I Listed Woodsome Hall. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. The Locker Room building immediately to north of Woodsome Hall and the fuel store 200 yards south east of Woodsome Hall are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		Majority of the site is in flood zone 3b. Surface water flood routes from outside the site flow through the site and will need to be maintained. Potential for capacity to fall. Mill race and tributary to main river also need stand off distance.						
Env Protection		Road traffic noise may affect new receptors. Noise assessment required.						
Biodiversity		This proposed allocation includes a block of lowland mixed deciduous woodland and also the Fennay Beck is a UK BAP priority habitat. Otter, water vole and white clawed crayfish recorded in the Fennay Beck within 1km of the site. The beck will also provide important feeding habitat for bats. The woodland on this site forms part of a corridor which crosses the Penistone Road and links into the Fennay Beck corridor. The site also has wet drains which are along the margins of the woodland and cross the centre of the field.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an extensive area of green belt that washes over the open countryside south of Huddersfield. The area includes sensitive environmental habitats, Fenay Beck and numerous historic assets. Penistone Road and the route of the former railway line currently delineate the edge of Lepton and this site would breach this very strong boundary, introducing significant additional built form west of Penistone Road. The route of Fenay Beck would prevent further sprawl to the west but as a countryside feature the river and its setting it best protected by its green belt designation so as to prevent encroachment into the countryside.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is a rejected housing option. 9.36ha has been removed from the net developable area due to flood risk and biodiversity constraints. This is an extensive area of green belt that washes over the open countryside south of Huddersfield. The area includes sensitive environmental habitats, Fenay Beck and numerous historic assets. Penistone Road and the route of the former railway line currently delineate the edge of Lepton and this site would breach this very strong boundary, introducing significant additional built form west of Penistone Road. The route of Fenay Beck would prevent further sprawl to the west but as a countryside feature the river and its setting it best protected by its green belt designation so as to prevent encroachment into the countryside.						
H1686	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.26
Land west of, Dryclough Road, Crosland Moor					Employment Floorspace		Housing Capacity	79
Transport		Site access achievable and no highway safety issues.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under/over 65s are higher than the Kirklees average.						
Education		There is a need for additional primary school places.						
Historic Env		Dryclough Farmhouse, its barn and cart shed adjacent to the northern edge of this site is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to its significance.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		No issues in terms of air quality, noise or odour. Phase 1 and 2 contaminated land report needed.						
Biodiversity		No biodiversity issues.						
Other constraints		None identified.						
Open space		Need UGS justification here to reject housing allocation.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site has been assessed through the council's Open Space Study as natural/semi-natural greenspace having high value as open space for the amenity of the area. The open character and visual qualities of the site enhance the appearance of the area forming a green wedge between existing housing and is beneficial in maintaining continuity with urban green space to the east of Dryclough Road. Provision of natural and semi-natural greenspace and amenity greenspace in the ward is significantly below the benchmarks standards.						

H2641	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.29
Land Adjacent, Sunny Bank, Sandy Lane, South Crosland					Employment Floorspace		Housing Capacity	45










Transport		3rd party land required to achieve access to the site.
Public Health		Levels of physical activity are lower than the Kirklees average
Education		No immediate need for additional school places. There is however an increasing trend for secondary school places.
Historic Env		Site will impact on setting of a number of listed buildings and impact within the Conservation Area.
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.
Env Protection		No issues in relation to air quality, noise or odour.
Biodiversity		No biodiversity issues.
Other constraints		None identified.
Open space		N/A
Green belt		This is an extensive area of green belt which maintains separation between Huddersfield and neighbouring settlements. The green belt overwashes South Crosland in order to retain its character as a traditional hill top settlement and the site itself is somewhat remote from the settlement being the garden of a large detached property. Development of the site would introduce urban form into this remote location contrary to the purposes of the green belt.
Green belt edge		N/A

Exceptional Circumstances There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.

Conclusion


















This is an extensive area of green belt which maintains separation between Huddersfield and neighbouring settlements. The green belt overwashes South Crosland in order to retain its character as a traditional hill top settlement and the site itself is somewhat remote from the settlement being the garden of a large detached property. Development of the site would introduce urban form into this remote location contrary to the purposes of the green belt.














H336	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	26.74
East of Business and Industry allocation B8.1, Lindley Moor Road, Lindley Moor					Employment Floorspace		Housing Capacity	516










Transport		Site access achievable. Additional mitigation requirement for the strategic highways network identified by Highways England before 2028.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		There is a current need for further primary places in the locality. There is no immediate need for secondary places.
Historic Env		No objections raised,
Flood/drainage		No objections raised.
Env Protection		Air quality issues. Proximity to DEFRA area of poor air quality. Road traffic noise may affect new receptors. Noise assessment required.
Biodiversity		No objections raised.
Other constraints		Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.
Open space		8% of the site is overlapped by an open space use.
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A











Conclusion









This site is a rejected housing option. The north western part of the site is covered by an accepted mixed use option. The south eastern part of the site is developed.










H3390	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.83
Land south of Crossley Lane, Dalton					Employment Floorspace		Housing Capacity	133
Transport		Site access achievable. Crossley Lane is known to be a popular rat run for commuters. Traffic calming measures on Crossley Lane are therefore required as was agreed as part of planning permission 2011/91152.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is no immediate need for extra primary or secondary places.						
Historic Env		6-10 Cold Royd Lane to the north of this area and 1-7 School Lane to the east are Grade II Listed Buildings.						
Flood/drainage		Majority of site in flood zone 3.						
Env Protection		Industry noise may affect new receptors. Noise assessment required. Majority of the site is in HSE middle zone. Part of the site is in high pressure gas pipeline inner and middle zones.						
Biodiversity		This area spans the Lees Head Beck and the Round Wood Beck both UK BAP priority habitat. It would apparently require culverting the beck which runs counter to advice produced by the Environment Agency. The rest of the site is a mixture of acid grassland and woodland possibly UK BAP habitats. Provide a minimum stand off from the beck of 10m. Avoid any woodland or lowland acid grassland UK BAP habitat. This whole site has been identified in the WHN for woodland and wetland. Remove the whole site.						
Other constraints		None identified.						
Open space		South eastern part of the site is an accepted urban greenspace option.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is a new housing option generated through the draft Local Plan consultation and is proposed as a reject allocation. Majority of site in flood zone 3. This area spans the Lees Head Beck and the Round Wood Beck both UK BAP priority habitat. It would apparently require culverting the beck which runs counter to advice produced by the Environment Agency. The rest of the site is a mixture of acid grassland and woodland possibly UK BAP habitats. Provide a minimum stand off from the beck of 10m. Avoid any woodland or lowland acid grassland UK BAP habitat. This whole site has been identified in the WHN for woodland and wetland. Remove the whole site.								
H3389	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.09
Land west of Cockley Lane, Kirkheaton					Employment Floorspace		Housing Capacity	108
Transport		Site access is possible from Cockley Hill Lane.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is no immediate need for extra primary or secondary places in the locality.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		Part of the site in HSE middle zone.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site would introduce development on the elevated slope adjacent to Cockley Hill Lane There is existing development already at that level so impact on openness would be reduced. There is an existing unmarked edge to the green belt adjacent to the undeveloped safeguarded land site and this site presents the opportunity to create a defensible new green belt boundary. However, the south eastern extent of the site is poorly related to the settlement, has no existing boundary to contain sprawl and would begin to isolate from the wider green belt land to the west between the site and the settlement edge leaving it vulnerable to development pressure, contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern, roads and landform present numerous opportunities for settlement extension without significantly impacting on the openness of the green belt. The land rises significantly towards the north and east where development could be more prominent.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site is a new housing option generated through the draft Local Plan consultation and is proposed as a reject allocation. This site would introduce development on the elevated slope adjacent to Cockley Hill Lane There is existing development already at that level so impact on openness would be reduced. There is an existing unmarked edge to the green belt adjacent to the undeveloped safeguarded land site and this site presents the opportunity to create a defensible new green belt boundary. However, the south eastern extent of the site is poorly related to the settlement, has no existing boundary to contain sprawl and would begin to isolate from the wider green belt land to the west between the site and the settlement edge leaving it vulnerable to development pressure, contrary to the purposes of including land in the green belt.								


















H365	Site is in Green belt	Y	Green/Brownfield	PB	Settlement Position	E	Gross Area (Ha)	16.89
Blackcat Fireworks Ltd, Standard Drive, Crosland Hill					Employment Floorspace		Housing Capacity	518
Transport		3rd party land required to achieve site access.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average						
Education		No immediate need for school places.						
Historic Env		Site may potentially affect setting of Grade II* listed building. Heritage Impact Assessment required.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Industry noise may affect housing and potential contamination. Noise Assessment, Air Quality Impact Assessment and Phase 1 and 2 Contaminated Land report required.						
Biodiversity		Site contains Habitats of Principal Importance and Species of Principal Importance.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The part of this option that extends into the green belt would represent a poorly related projection of built form onto the plateau north of the factory site. While there is a small degree of built form and fixed surface infrastructure already present this is largely located close to the main body of buildings, with none projecting further northwards towards the top of the slope. This means that it is important that openness is assessed as part of any proposal for new development. This would be lost should the site be removed from the green belt. Features on the ground that could form a new green belt boundary while present are weak.						
Green belt edge		This is a restricted area of green belt that projects along the valley side separating Cowlersley from Linthwaite. Opportunities for settlement extension, while available on the plateau north of the factory site, are very limited due to the steep slope that falls away to Linthwaite, the narrowness of the valley side and the need to avoid ridge line development.						
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 part of this option that extends into the green belt would represent a poorly related projection of built form onto the plateau north of the factory site. While there is a small degree of built form and fixed surface infrastructure already present this is largely located close to the main body of buildings, with none projecting further northwards towards the top of the slope. This means that it is important that openness is assessed as part of any proposal for new development. This would be lost should the site be removed from the green belt. Features on the ground that could form a new green belt boundary while present are weak. This option forms part of larger accepted option MX1930.						
H659	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	6.05
Land east of, Beldon Brook Green, Lepton					Employment Floorspace		Housing Capacity	201
Transport		Site access unachievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places in the area.						
Historic Env		Site of archaeological significance and may affect the setting of nearby Grade II listed buildings. Heritage Impact Assessment required.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues. Site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		No overriding impacts on air quality, noise and odour.						
Biodiversity		Site abuts Local Wildlife Site Lepton Great Wood and Habitats of Principal Importance.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site follows field boundaries for the most part which although not particularly strong features could present a new green belt boundary. The site also borders ancient woodland but is extensive enough to provide a buffer to protect sensitive habitats. However, the scale and location of the site would represent a poorly related settlement extension that would appear as an encroachment into open countryside to the detriment of the openness of the green belt in this location.						
Green belt edge		This area of green belt maintains separation between Lepton and Kirkburton/Highburton. The existing settlement pattern and land use features present some opportunity for settlement extension provided that the separation between settlements is maintained. Significant extension to the east is prevented by the presence of Lepton Great Wood. The green belt in this location contains a watercourse and woodland tracts that are environmentally sensitive habitats.						
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 site is part of larger accepted option H2730a which supersedes this site option.						

H1690	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.41
Land Adjacent, Cliff Close, Quarmby					Employment Floorspace		Housing Capacity	14
Transport		Site access achievable. 3rd party land required to achieve visibility splays.						
Public Health		No applicable health issues.						
Education		There is a need for additional primary school places.						
Historic Env		No impact on heritage assets.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Industry noise may affect residents at the site. Noise assessment required and Phase 1 and 2 contaminated land report.						
Biodiversity		No issues relating to biodiversity.						
Other constraints		None identified.						
Open space		Site retained as Urban Greenspace. Amenity greenspace in this area is below the recommended standard, therefore this area should be retained as Urban Greenspace.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Site retained as Urban Greenspace. Amenity greenspace in this area is below the recommended standard, therefore this area should be retained as Urban Greenspace.								










H585	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.24
Land to the north of, Quarry Lane, Lascelles Hall					Employment Floorspace		Housing Capacity	148
Transport		Site access achievable. No highways safety issues raised.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional Primary or Secondary school places. There is an increasing trend for Secondary school places.						
Historic Env		The Church of St John the Baptist 215 metres to the north of this site is Grade II* Listed. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Industry noise may affect new receptors. Site is in outer hazard zone. Low emission travel plan, phase 1 contaminated land report and noise assessment required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space	N/A							
Green belt		The extent of this site would bring development into the cluster of properties at Lower Lascelles Hall Farm, a number of which are listed buildings. The merging of Lascelles Hall with this isolated grouping would result in the loss of a historically separate cluster of buildings. This would undermine the role of the green belt which is to prevent the merger of settlements.						
Green belt edge		This is a relatively extensive area of green belt which delineates the edge of Huddersfield in this location but where opportunities for settlement extension are limited due to countryside features, historic assets whose setting should be preserved or by existing development in the green belt. The green belt in this area maintains separation between Lascelles Hall and Kirkheaton and this role should be safeguarded.						
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 extent of this site would bring development into the cluster of properties at Lower Lascelles Hall Farm, a number of which are listed buildings. The merging of Lascelles Hall with this isolated grouping would result in the loss of a historically separate cluster of buildings. This would undermine the role of the green belt which is to prevent the merger of settlements.								

H453	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	4.2
Land south west of, Quarry Road, Crosland Hill, Huddersfield					Employment Floorspace		Housing Capacity	145
Transport		Site access achievable but improvements required along Crosland Hill Road						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is a need for additional school places						
Historic Env		Potential impact on the setting of nearby LBs.						
Flood/drainage		Site in Flood Zone 1 and surface water drainage issues.						
Env Protection		Industry noise may affect new development. Noise Assessment required.						
Biodiversity		No biodiversity issues.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Larger accepted site option MX1930 covers this site.								

H63	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.44
Land south of, Bracken Hall Road, Sheepridge					Employment Floorspace		Housing Capacity	15
Transport		Site access unachievable. No site frontage to the adopted highway. Access via Occupation Road is not suitable due to the narrow width of this road.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is a need for additional places in the vicinity. There is no immediate need for secondary places.						
Historic Env		No objection raised.						
Flood/drainage		No objection raised.						
Env Protection		No objection raised.						
Biodiversity		No objection raised.						
Other constraints		None identified.						
Open space		Site is covered by an open space use.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is a rejected housing option. Site access unachievable. No site frontage to the adopted highway. Access via Occupation Road is not suitable due to the narrow width of this road.								

H255	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.48
Land south east of, Arkenley Lane, Almondbury					Employment Floorspace		Housing Capacity	46
Transport		Site access achievable. Road improvements are required along Arkenley Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		There is a need for additional primary school places in the area.						
Historic Env		This site may impact upon the landscape surrounding Castle Hill.						
Flood/drainage		Portion of the site lies within Flood Zone 3.						
Env Protection		No impact in terms of air quality, noise and odour.						
Biodiversity		Habitats and species of principal importance run along the southern boundary of the site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an extensive area of green belt that overwashes both the Almondbury conservation area and the open countryside south of Huddersfield. The site sits in an area of urban fringe where there are numerous existing residential and other properties. The green belt designation prevents the intensification of built form in this area and helps to preserve the setting of the conservation area. The southern boundary of the site borders an open watercourse and its important wildlife habitats. The best means of protecting these countryside features and to prevent further intensification of built development is retaining the green belt designation. Removal of this site from the green belt would create an isolated pocket of non-green belt land surrounded by green belt which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This is an extensive area of green belt that overwashes both the Almondbury conservation area and the open countryside south of Huddersfield. The site sits in an area of urban fringe where there are numerous existing residential and other properties. The green belt designation prevents the intensification of built form in this area and helps to preserve the setting of the conservation area. The southern boundary of the site borders an open watercourse and its important wildlife habitats. The best means of protecting these countryside features and to prevent further intensification of built development is retaining the green belt designation. Removal of this site from the green belt would create an isolated pocket of non-green belt land surrounded by green belt which is contrary to the purposes of including land in the green belt.								
H629	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	6.43
Land east of, Netherton Moor Road, Netherton					Employment Floorspace		Housing Capacity	173
Transport		Site access may require 3rd party land and improvements are required along Hawkroyd Bank Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average						
Education		No immediate need for school places.						
Historic Env		Site forms part of the area that may impact upon the setting of Castle Hill. Site is located close to Honley Conservation Area and development of this area may affect the openness and setting in this area.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issue. Site may benefit from a drainage masterplan.						
Env Protection		Residents may be affected from odour from nearby farm. Odour Assessment required.						
Biodiversity		The site lies between two areas of ancient woodland which are Habitats of Principal Importance.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is separated from the settlement of Netherton by open fields. Its removal from the green belt would create an isolated area of urban land uses surrounded by countryside which would undermine the role of the green belt which is to safeguard the countryside from encroachment. Removing the fields between the site and Netherton would give the site a relationship with the settlement but would result in merger with properties at Magdale, contrary to the role and function of the green belt which is to prevent the merger of settlements.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site is separated from the settlement of Netherton by open fields. Its removal from the green belt would create an isolated area of urban land uses surrounded by countryside which would undermine the role of the green belt which is to safeguard the countryside from encroachment. Removing the fields between the site and Netherton would give the site a relationship with the settlement but would result in merger with properties at Magdale, contrary to the role and function of the green belt which is to prevent the merger of settlements.								










H2600	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	3.52
Land west of, Bradford Road, Fixby, Huddersfield					Employment Floorspace		Housing Capacity	60

Transport		Site access is achievable from A641 Bradford Road.
Public Health		Levels of physical activity are lower than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.
Education		There is a need for extra primary places in the locality. There is no current need for secondary places.
Historic Env		No objections raised.
Flood/drainage		No objections raised.
Env Protection		Industry noise may affect new receptors. Noise assessment required.
Biodiversity		owland mixed deciduous woodland UK BAP priority habitat to west of site. Retain woodland. Enhance biodiversity management. Remove a minimum of 0.271ha from the proposed allocation leaving 3.510ha.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		This site is located within an area of green belt that performs the strategic role of preventing the further merger of Kirklees with Calderdale. There are however some opportunities for settlement extension which due to the existing settlement form and land use features could be achieved without significantly undermining the role of the green belt in this location. However, this site has little relationship with Fixby as there is an area of open land and protected trees between the site and the settlement edge. All this land would need to be removed from the green belt in order for the site to have any relationship with the settlement. The site appears as an integral part of the countryside which means that release of the site would constitute encroachment into the countryside contrary to the purposes of including land in the green belt.
Green belt edge		N/A
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.

Conclusion









This site is a rejected housing option. This site is located within an area of green belt that performs the strategic role of preventing the further merger of Kirklees with Calderdale. There are however some opportunities for settlement extension which due to the existing settlement form and land use features could be achieved without significantly undermining the role of the green belt in this location. However, this site has little relationship with Fixby as there is a significant tract of open land and protected trees between the site and the settlement edge. All this land would need to be removed from the green belt in order for the site to have any relationship with the settlement. The site appears as an integral part of this open land and to these countryside features which means that release of the site would constitute encroachment into the countryside contrary to the purposes of including land in the green belt.










H301	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.68
Gosling Hall Farm, POL, Greenhead Lane, Almondbury					Employment Floorspace		Housing Capacity	23










Transport		Access achievable via Harwood Close. Road safety issues in the area.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning
Education		There is a need for additional primary school places in the area.
Historic Env		No detrimental impacts on heritage assets.
Flood/drainage		Site in Flood Zone 1. Known surface water issues to the east boundary of the site.
Env Protection		No impacts on air quality, noise or odour.
Biodiversity		No impacts on biodiversity. Retain woodland buffers on boundary.
Other constraints		None identified.
Open space		Large area of natural/semi-natural greenspace provides a green 'lung' within a densely built up area. Number of well used PROWs intersect the site. Eastern part well treed.
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A









Conclusion











The access to the site has been accepted as part of a larger Urban Greenspace allocation site which would prevent development of this site.











H812	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.89
Long Lane, Dalton					Employment Floorspace		Housing Capacity	79
Transport		Site access achievable.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is no immediate need for extra primary or secondary places.						
Historic Env		No objections raised.						
Flood/drainage		97% of the site is in flood zone 3.						
Env Protection		The site in the HSE middle zone. High pressure gas pipeline affects site.						
Biodiversity		Lees Head Beck and associated mixed deciduous woodland lies to the southern side of this proposed allocation. Buffer the beck for a minimum of 10m and retain the woodland. Remove 0.61ha from developable area leaving 2.27ha						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is a rejected housing option. Full planning permission (2011/62/91152) was granted in November 2013 for the erection of 131 dwellings on the site. Access to the site is to be provided from two access points off Crossley Lane. However, as the majority of the site is in flood zone 3 it has been rejected as a housing allocation in the Publication Draft Local Plan to be consistent with the Local Plan site assessment methodology.								










H2589	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	D	Gross Area (Ha)	1.18
Land to the north of Wellhouse Lane, Kirkheaton					Employment Floorspace		Housing Capacity	40
Transport		Site access no achievable. No site frontage to the adopted highway. Well House Lane, an adopted road up to house number 13 is considered unsuitable to serve a development of this scale.						
Public Health		Levels of obesity are higher than the Kirklees average.						
Education		There is no immediate need for further primary and secondary places in the locality.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		The site is in the HSE inner zone. Industry noise may affect new receptors. Noise assessment required. Farm nearby, Odour assessment required.						
Biodiversity		Touches the boundary of Dalton Wood LWS. Provide a minimum buffer of 20m from the woodland. Plant species rich locally native hedgerow along the south-west and north west boundary of any development. Allow the area between this and the woodland to naturally regenerate to woodland. Reduce developable area by a minimum of 0.04ha leaving 1.14ha						
Other constraints		None identified.						
Open space		N/A						
Green belt		This area of green belt forms a relatively narrow gap that maintains separation between Huddersfield and Kirkheaton. Development of the site would introduce an area of urban form into an open agricultural landscape to the significant detriment of the openness of the green belt. The site is remote from any settlement and could not be released from the green belt in isolation.						
Green belt edge		N/A						
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 site is a rejected housing option. The site does not have suitable access. This site is in the HSE inner zone. This area of green belt forms a relatively narrow gap that maintains separation between Huddersfield and Kirkheaton. Development of the site would introduce an area of urban form into an open agricultural landscape to the significant detriment of the openness of the green belt. The site is remote from any settlement and could not be released from the green belt in isolation.								











H108	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.3
Land to the east of, Hawkroyd Bank Road, Honley					Employment Floorspace		Housing Capacity	66
Transport		Site access not achievable. Hawkroyd Bank Road is a narrow road. Improvements would be required to the road width and the provision of a footway along the site frontage. The site is not considered suitable for intensified use.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for primary and secondary places in this locality.						
Historic Env		This area adjoins the boundary of the Honley Conservation Area. The loss of this currently open area and its subsequent development could harm elements which contribute to the significance of this area.						
Flood/drainage		Further research required. If soak ways prove unsuitable and a connection to watercourse across third party land can't be achieved there is a potential that draining the site will prove difficult (Pumping would be objected to.)						
Env Protection		No objections raised.						
Biodiversity		This proposed site lies adjacent to plantation ancient woodland, but is currently arable. Leave a buffer zone of at least 10m around the woodland and plant with native scrub. Remove 0.40ha of the proposed developable area leaving 1.89ha						
Other constraints		None identified.						
Open space		N/A						
Green belt		One of the purposes of the green belt is to prevent the merger of settlements and the location and configuration of this site would significantly undermine the role of the green belt which is to maintain separation between Netherton and the properties at Magdale. The site has no relationship to any settlement and could not be released in isolation.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is a rejected housing option. Adequate access is not achievable. This site is a detached site in the green belt. One of the purposes of the green belt is to prevent the merger of settlements and the location and configuration of this site would significantly undermine the role of the green belt which is to maintain separation between Netherton and the properties at Magdale. The site has no relationship to any settlement and could not be released in isolation.						










H736	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	7.36
Land Adjacent, Bradley Mills Road, Rawthorpe					Employment Floorspace		Housing Capacity	186
Transport		Site access achievable from Bradley Mill Road, potential highway safety issues at this site.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		No immediate need for Primary or Secondary school places. There is an increasing trend for places.						
Historic Env		The southern boundary of this area adjoins Netherhall Barn which is a Scheduled Monument. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Joint drainage plan with H1714 may be required.						
Env Protection		Industry noise may affect new receptors. Site is in HSE inner zone and high pressure gas zone.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat covers most of the north of this site. 2.02ha removed from developable area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Various issues occur on this site. Site falls within a HSE inner zone, a BAP priority habitat covers over 2ha of the site. The southern boundary adjoins Netherhall Barn which is a Scheduled Monument.						









H455	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.02
Land to the south east of, Hermitage Park, Lepton					Employment Floorspace		Housing Capacity	144
Transport		Hermitage Park cannot support the proposed level of development on this site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places.						
Historic Env		Site close to area of archaeological interest. Pre-determination evaluation required.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues. Site would benefit from a drainage masterplan.						
Env Protection		No impacts on air quality, noise and odour.						
Biodiversity		The site abounds a Local Wildlife Site and Habitat of Principal Importance.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This large site is contained by the edge of Lepton to the west and by Lepton Great Wood to the east. As such there is no risk of sprawl. However, the southern extent of the site, while following a field boundary, would project development down the slope into the open countryside and would therefore appear as encroachment. The site would be large enough to allow a buffer with the woodland to protect its habitats.						
Green belt edge		This is a reasonably extensive area of green belt that maintains separation between Lepton and Kirkburton/Highburton. The existing settlement pattern and land use features present some opportunity for settlement extension provided that the separation between settlements is maintained. Significant extension to the east is prevented by the presence of Lepton Great Wood. The green belt in this location contains a watercourse and woodland tracts that are environmentally sensitive habitats.						
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 site now forms part of larger accepted site option H2730a.						









H480	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.59
Land to the north of, Meadow Park, Kirkheaton					Employment Floorspace		Housing Capacity	19
Transport		Site access achievable.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is no immediate need for extra primary and secondary places.						
Historic Env		Close to known sites of archaeological interest (PRNs 16,17,3927,18,19) Pre-determination archaeological evaluation recommended.						
Flood/drainage		No objections raised.						
Env Protection		64% of the site in HSE inner zone. 36% in HSE middle zone. Part of the site is affected by high pressure gas pipeline.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site would create a poorly related linear extension to the settlement of Kirkheaton which would bring development into close proximity to the properties at Upper Heaton. One of the purposes of the green belt is to prevent the merger of settlements and development of this option would undermine the role and function of the green belt in this location. The southern extent of this site is constrained by the presence of a high pressure gas pipeline and if this prevented any development on the southern part of the site the new development would have little relationship with Kirkheaton. The land is elevated and rising and development would be prominent in long distance views.						
Green belt edge		This is a reasonably extensive area of green belt but where locally opportunities for settlement extension are restricted by steep slopes where development could be prominent or by restrictive land uses.						
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 site is a rejected housing option.1.034ha removed due to HSE inner zone and high pressure gas pipeline. This site would create a poorly related linear extension to the settlement of Kirkheaton which would bring development into close proximity to the properties at Upper Heaton. One of the purposes of the green belt is to prevent the merger of settlements and development of this option would undermine the role and function of the green belt in this location. The southern extent of this site is constrained by the presence of a high pressure gas pipeline and if this prevented any development on the southern part of the site the new development would have no relationship with Kirkheaton but would appear as an isolated group of properties. Majority of site is in Health and Safety Executive inner zone. High pressure gas pipeline covers significant proportion of the site.						









H1678	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.1
Land east of, Woodlands Road East, Lepton					Employment Floorspace		Housing Capacity	38
Transport		Site access possible using existing spurs off Woodlands Road, Woodlands Road East, and / or Fields Road (minor access). Access from Woodlands Road East or Field Lane would involve crossing a public right of way.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for primary or secondary places in the vicinity.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		The site is covered by an accepted Urban Greenspace option.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site is a rejected housing option. The site is covered by an accepted Urban Greenspace option.								



















H581	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	12.72
Land to the south east of, Hermitage Park, Lepton					Employment Floorspace		Housing Capacity	376
Transport		Hermitage Park cannot support the proposed level of development on this site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places in the area.						
Historic Env		May impact upon setting of Grade II listed building.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		No impacts on air quality, noise or odour.						
Biodiversity		Site is abounded by Habitats of Principal Importance and Species of Principal Importance.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		This large site is contained by the edge of Lepton to the west and by Lepton Great Wood to the east. However, the site sprawls significantly to the south where new development would be very poorly related to any existing settlement form, projecting built form into the open countryside and significantly impacting on the openness of the wider green belt.						
Green belt edge		This area of green belt maintains separation between Lepton and Kirkburton/Highburton. The existing settlement pattern and land use features present some opportunity for settlement extension provided that the separation between settlements is maintained. Significant extension to the east is prevented by the presence of Lepton Great Wood. The green belt in this location contains a watercourse and woodland tracts that are environmentally sensitive habitats.						
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 proposed access through Hermitage Park can not sustain an intensification of use. The site forms part of larger accepted site option H2730a which demonstrates an additional access point to the site.								








H1648	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.97
Land west of, Ball Royd Road, Fartown					Employment Floorspace		Housing Capacity	33
Transport		Site access is achievable through an extension to Ball Royd Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is a current need for extra primary places in the locality. There is no current need for secondary places.						
Historic Env		No objections raised.						
Flood/drainage		73% of the site is covered by flood zone 2.						
Env Protection		Road traffic noise may affect new receptors. Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Local recreation ground with equipped children's play area, skate park and mini-goals. Assessed high with high visual amenity value.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
This site is a rejected housing option. The site is covered by an accepted Urban Greenspace designation. Local recreation ground with equipped children's play area, skate park and mini-goals. Assessed as high value with high visual amenity value.								










H622	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.45
Land west of, Burn Road, Birchencliffe					Employment Floorspace		Housing Capacity	12
Transport		3rd party land required for site access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a current need for further primary places in the vicinity. There is no immediate need for secondary places.						
Historic Env		This area is situated 100 metres from the churchyard of the Grade II Listed Church of St Philip the Apostle. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		No objections raised.						
Env Protection		Air quality impact assessment required (Introduction of new receptors).						
Biodiversity		Lowland mixed deciduous woodland UK BAP habitat along the western fringe. Remove from developable area and protect the trees near to development. Remove 0.09ha from developable area leaving 0.36ha.						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site is a rejected housing option. The site is part of a larger accepted housing option.								











H632	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.61
Land west of, Burn Road, Birchenscliffe					Employment Floorspace		Housing Capacity	15
Transport		Access can be achieved from Burn Road which is part adopted. However 2.4m x 43m (30mph speed limit) visibility splays cannot be achieved without 3rd party land.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a current need for further primary places in the locality. There is no immediate need for extra secondary places.						
Historic Env		This area is situated 35 metres from the churchyard of the Grade II Listed Church of St Philip the Apostle. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		No objections raised.						
Env Protection		Air quality impact assessment required. (Introduction of new receptors)						
Biodiversity		Lowland mixed deciduous woodland UK BAP habitat along the western fringe. Remove 0.17ha from developable area leaving 0.43ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is a rejected housing option. Access can be achieved from Burn Road which is part adopted. However 2.4m x 43m (30mph speed limit) visibility splays cannot be achieved without 3rd party land. 0.17ha removed due to West Yorkshire Ecology comments relating to woodland. The site is covered by a larger accepted housing option.								









H560	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.38
Land south east of, Bankfield Lane, Kirkheaton, Huddersfield,					Employment Floorspace		Housing Capacity	48
Transport		Improvements required along Stead Lane to make this option accessible. Third party land required.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is within HSE middle zone and on potentially contaminated land. Phase 1 & 2 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is part of larger accepted option H737.								










H166	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.41
39, Sandy Lane, South Crosland					Employment Floorspace		Housing Capacity	14
Transport		No site frontage to the adopted highway. Third party land required to achieve access						
Public Health		Levels of obesity are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average. Ranks number 1 on the IMD.						
Education		No immediate need for school places.						
Historic Env		Development of this site may potentially impact on the setting of listed buildings and the Conservation area.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		No impacts in terms of air quality, noise or odour.						
Biodiversity		No biodiversity issues.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an extensive area of green belt which maintains separation between Huddersfield and neighbouring settlements. The green belt overwashes South Crosland in order to retain its character as a traditional hill top settlement. The site itself is somewhat remote from the settlement being the garden of a large detached property. Development of the site would introduce urban form into this remote location contrary to the purposes of the green belt which is to safeguard the countryside from encroachment.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is an extensive area of green belt which maintains separation between Huddersfield and neighbouring settlements. The green belt overwashes South Crosland in order to retain its character as a traditional hill top settlement. The site itself is somewhat remote from the settlement being the garden of a large detached property. Development of the site would introduce urban form into this remote location contrary to the purposes of the green belt which is to safeguard the countryside from encroachment.						
H347	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.06
Land to the north of, Cockley Hill Lane, Kirkheaton					Employment Floorspace		Housing Capacity	37
Transport		Site access achievable onto Cockley Hill Lane.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is no immediate need for extra places in the locality.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		May support lowland meadow UK BAP priority habitat. Semi-improved grassland and scattered scrub (gorse, hawthorn, goat willow) on 1990 Phase 1. Retain areas of species rich acid and neutral grassland. Avoid leaving isolated areas. Provide for management. Needs botanical survey to see if species rich grassland.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is separated from the settlement of Kirkheaton by land that is in the green belt but which appears in part to be used as gardens. The site has little relationship with built form on the edge of the settlement so it appears to be detached from it although there is development on the south side of Cockley Hill Lane. Additional land would need to be released between the site and the settlement and this would result in an elongated pattern of development with a poor relationship to Kirkheaton. The site is elevated and prominent and development could significantly impact on the openness of the wider green belt.						
Green belt edge		N/A						
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 site is a rejected housing option. This site is separated from the settlement of Kirkheaton by land that is in the green belt but which appears in part to be used as gardens. The site has little relationship with built form on the edge of the settlement so it appears to be detached from it although there is development on the south side of Cockley Hill Lane. Additional land would need to be released between the site and the settlement and this would result in an elongated pattern of development with a poor relationship to Kirkheaton. The site is elevated and prominent and development could significantly impact on the openness of the wider green belt.						










H189	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.79
Land to the north and south of, Woodsome Road, Fenay Bridge					Employment Floorspace		Housing Capacity	17
Transport		Access cannot be achieved due to close proximity to junction.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for extra primary and secondary places in the vicinity.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. The western boundary of the site would bring development to within 500 metres of the Grade I Listed Woodsome Hall. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. The Locker Room building immediately to north of Woodsome Hall and the fuel store 200 yards south east of Woodsome Hall are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		0.22ha of flood zone 2 covers south west of site.						
Env Protection		Road traffic noise may affect new receptors. Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is not associated with the settlement edge and as such would require additional land to be released in order to incorporate it within Lepton. Penistone Road is a very strong boundary which delineates the edge of the settlement further north and although there is some built form already west of Penistone Road development of the site would reduce the appearance of separation between Lepton and Kirkburton/Highburton along the road frontage. The green belt overwashes this area so as to prevent the intensification of built form.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is a rejected housing option. Access is not achievable due to its proximity to the junction of Woodsome Road and Penistone Road. This site is not associated with the settlement edge and as such would require additional land to be released in order to incorporate it within Lepton. Penistone Road is a very strong boundary which delineates the edge of the settlement further north and although there is some built form already west of Penistone Road development of the site would reduce the appearance of separation between Lepton and Kirkburton/Highburton along the road frontage. The green belt overwashes this area so as to prevent the intensification of built form.						
H1682	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.99
Land east of, Bank End Lane, Almondbury					Employment Floorspace		Housing Capacity	69
Transport		Site access achievable from Bank End Lane however the severe gradient on Bank End Lane could make access into the site an issue.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No current need for further primary or secondary places in the locality.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		The site is covered by an accepted Urban Greenspace option.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is a rejected housing option. The site is covered by an accepted Urban Greenspace option. Large area of natural/semi-natural greenspace provides a green 'lung' within a densely built up area.						











H1689	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	5.11
Land off, Fern Lea Road, Lindley					Employment Floorspace		Housing Capacity	178
Transport		Access achievable however Fern Lea Road will require making up to an adoptable standard.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for additional primary school places.						
Historic Env		Development of this site may impact on the setting of Grade II listed buildings on West Street.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		No issues relating to air quality, noise or odour. Phase 1 and 2 contaminated land report required.						
Biodiversity		Habitats of Principal Importance evident on this site.						
Other constraints		None identified.						
Open space		UGS retained on this site. Need justification text.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site retained as Urban Greenspace.							

H630	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.28
Land to the south of, Lavender Court, Netherton					Employment Floorspace		Housing Capacity	79
Transport		No site access can be achieved. Reliance on neighbouring site options to be developed.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is no immediate need for additional school places. There is an increasing trend for Secondary school places.						
Historic Env		Development of this site may affect the setting of a number of Listed Buildings that are in close proximity to the site.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, phase one contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		Development of this site would result in a projection of built form that is poorly related to the settlement edge and which would encroach into the countryside to the detriment of the openness of the green belt.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern and landform features present opportunities for settlement extension without undermining the role and function of the green belt.						
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	No site access can be achieved. Development of this site would result in a projection of built form that is poorly related to the settlement edge and which would encroach into the countryside to the detriment of the openness of the green belt.							

H2594	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	10.69
Land north and south of, Crossley Lane, Dalton					Employment Floorspace		Housing Capacity	209
Transport		Site access is achievable.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is no immediate need for extra primary or secondary places.						
Historic Env		No objections raised.						
Flood/drainage		Part of the site lies in flood zone 3ai - Housing will not be appropriate in this area. Fenay Beck runs along the southern boundary of the site. 2 combined sewers crossing the site.						
Env Protection		Part of the site is in High Pressure Gas zone. Industry noise may affect new receptors. Noise assessment required.						
Biodiversity		Lees Head Beck, Oxfield Beck and Round Wood Beck all UK BAP priority habitat converge on this proposed site. Non-native signal crayfish are present in the adjoining becks. Large sections lie within the Wildlife Habitat Network with both woodland and rough unimproved grassland. Remove 4.702ha from proposed developable area leaving 5.951ha.						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site is a rejected housing option. Part of the site lies in flood zone 3ai - Housing will not be appropriate in this area. Part of the site is accepted urban greenspace and not suitable to be allocated for housing. The majority of the remaining portion of the site is covered by a separate accepted housing option.								










H1733	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.09
Squirrel Ditch, Land off, Wood Lane, Newsome					Employment Floorspace		Housing Capacity	108
Transport		Site access achievable and no highway safety issues.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		There is no immediate need for additional school places. There is however an increasing trend for places.						
Historic Env		Development in this area could impact on Longley New Hall and the setting of Castle Hill. The Castle Hill Setting study concludes....						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Site may be affected by noise. Noise Assessment required.						
Biodiversity		Most of site is lowland mixed woodland and UK BAP priority habitats.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Site forms part of larger accepted UGS option. Large area of woodlands with footpaths through - Longley Woods Nature Reserve.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site forms part of larger accepted Urban Greenspace option. Most of site is a UK BAP priority woodland. The site should be retained as Urban Greenspace.								











H756	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.63
Land to the east of, Cherry Nook Road, Deighton					Employment Floorspace		Housing Capacity	10
Transport		The site requires 3rd party land to provide adequate visibility splays.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is currently a need for extra primary places in the vicinity. There is no immediate need for secondary places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		47% of the site is in a HSE middle zone. 53% of the site is in HSE inner zone.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		4% of the site is overlapped by an open space use.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site is a rejected housing option. The site was an accepted housing option in the draft local plan but has now been rejected due to health and safety concerns. 53% of site is in HSE inner zone and the remainder is in the HSE middle zone. The health and safety executive recommend that sites in the inner zone should not be allocated for housing development.								










H440a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.78
Land to the south of Cockley Hill Lane, Kirkheaton					Employment Floorspace		Housing Capacity	202
Transport		Site access requires 3rd party land. Access is proposed off Cockley Hill Lane via Housing Option site H439. 2.4m X 43m visibility splays can be achieved. A secondary access is proposed off Orchard Road. However given the close proximity of the access to Shop Lane, only a limited number of dwellings served off Orchard Road is likely to be acceptable.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is no immediate need for extra primary or secondary places in the locality.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		At its north eastern part this option is reasonably well related to the settlement form and although elevated is contained by existing development on Cockley Hill Lane. However, the south and east of the option would project development into the countryside to the significant detriment of openness and contrary to the purposes of including land in the green belt. The part of the site to the rear of Orchard Road is at a significantly higher level than the settlement it adjoins. The existing green belt boundary to the east of the adjoining safeguarded land site does not follow any feature on the ground and this option would represent an opportunity to create a stronger more defensible boundary. However, the benefits of the stronger boundary do not outweigh the harm to the openness of the green belt that could result from development of this site.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern, roads and landform present numerous opportunities for settlement extension without significantly impacting on the openness of the green belt. The land rises significantly towards the north and east where development could be more prominent.						
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 site is a rejected housing option. At its north eastern part this option is reasonably well related to the settlement form and although elevated is contained by existing development on Cockley Hill Lane. However, the south and east of the option would project development into the countryside to the significant detriment of openness and contrary to the purposes of including land in the green belt. The part of the site to the rear of Orchard Road is at a significantly higher level than the settlement it adjoins. The existing green belt boundary to the east of the adjoining safeguarded land site does not follow any feature on the ground and this option would represent an opportunity to create a stronger more defensible boundary. However, the benefits of the stronger boundary do not outweigh the harm to the openness of the green belt that could result from development of this site.










H1773	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.58
Land south of, Spa Bottom, Fenay Bridge					Employment Floorspace		Housing Capacity	21
Transport		Site access not achievable. No connection to public highway. Track at end of Spa Bottom and Mount Pleasant Lane (private road) would require 3rd party land and significant improvements to bring up to adoptable standards.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for primary or secondary places in the locality.						
Historic Env		No objections raised.						
Flood/drainage		30% of site in flood zone 2. 13% in flood zone 3.						
Env Protection		No objections raised.						
Biodiversity		Fenay Beck corridor of beck, woodland and acid grassland. Leave a minimum stand off from the beck of 10m. Avoid woodland and acid grassland. Remove 0.98ha from developable area leaving 0.60ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Site is covered by an accepted Urban Greenspace.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is a rejected housing option. The site has an accepted Urban Greenspace option covering it. Area removed to follow West Yorkshire Ecology comments and remove area of flood risk. Open Space assessment: Area of public open space with equipped children's play area, highly used by residents of the adjacent housing estate for ball games, walking by the river and dog exercising. A large level area of grass suitable for a variety of uses. Large area of natural/semi-natural greenspace adjoining Fenay Beck, with public access including 2 well used public rights of way. TPO trees along Fenay Beck. Good links with housing estate to supermarket and amenity space. Used by dog walkers. Includes section of dismantled railway line.								

H3383	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.39
Land north of Wakefield Road, Lepton					Employment Floorspace		Housing Capacity	83
Transport		Access is possible from Wakefield Road. However 2.4m x 120m visibility splays (40mph speed limit) cannot be achieved. Third Party Land and/or measures to improve visibility and/or reduce traffic speeds are required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional school places.						
Historic Env		Site contains an area of archaeological interest. Recommend pre-determination archaeological evaluation.						
Flood/drainage		No objections raised.						
Env Protection		Business noise may affect receptors. Noise assessment required..						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The southern part of this site lies between an isolated block of residential properties and an existing car showroom, while its northern extent projects into the open agricultural land to the north. The whole would breach the strong boundary formed by Wakefield Road which maintains openness and prevents the northern sprawl of Lepton. Removal of the site from the green belt would result in a poorly related block of development that significantly encroached into the countryside to the detriment of openness and contrary to the role and function of the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between settlements. Locally Wakefield Road presents a very strong boundary to the northern extent of Lepton. Opportunities for settlement extension are limited by the lack of land use features to contain sprawl.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site is a new housing option generated through the draft Local Plan consultation and is proposed as a reject allocation. This is an extensive area of green belt that maintains separation between settlements. Locally Wakefield Road presents a very strong boundary to the northern extent of Lepton. Opportunities for settlement extension are limited by the lack of land use features to contain sprawl. The southern part of this site lies between an isolated block of residential properties and an existing car showroom, while its northern extent projects into the open agricultural land to the north. The whole would breach the strong boundary formed by Wakefield Road which maintains openness and prevents the northern sprawl of Lepton. Removal of the site from the green belt would result in a poorly related block of development that significantly encroached into the countryside to the detriment of openness and contrary to the role and function of the green belt.								










H590	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	0.5
Land north of, 326, Vicarage Road, Longwood					Employment Floorspace		Housing Capacity	16
Transport		Site access achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a current need for further primary places in the vicinity. There is no immediate need for extra secondary places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		On potentially contaminated land. Phase 1 and 2 assessment will be needed.						
Biodiversity		Lowland mixed deciduous woodland and acid grassland UK BAP priority habitats forming part of Ballroyd Clough. Ballroyd Clough is a steeply incised valley cut into the sandstone ridge at Quarmby. This ridge and the clough support a mixture of heathland, acid broadleaved woodland and acid grassland. Remove the whole site to retain the integrity of the corridor.						
Other constraints		None identified.						
Open space		The site is covered by an accepted Urban Greenspace option.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is a rejected housing option. The site is made up of lowland mixed deciduous woodland and acid grassland UK BAP priority habitats forming part of Ballroyd Clough. Ballroyd Clough is a steeply incised valley cut into the sandstone ridge at Quarmby. This ridge and the clough support a mixture of heathland, acid broadleaved woodland and acid grassland. West Yorkshire Ecology recommend removing the whole site to retain the integrity of the corridor. The site is covered by an accepted Urban Greenspace option.								










H1720	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.99
Land Adjacent, Jim Lane, Marsh					Employment Floorspace		Housing Capacity	34
Transport		Site access achievable and no highway safety issues.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for additional primary school places.						
Historic Env		No impacts on heritage assets.						
Flood/drainage		Site in Flood Zone 1 and no surface water issues.						
Env Protection		Potentially contaminated land (phase 1 and 2 assessment needed)						
Biodiversity		No impacts on biodiversity.						
Other constraints		None identified.						
Open space		Well used attractive local recreation ground with equipped play area and mini-goals. Site should be retained as Urban Greenspace.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Well used attractive local recreation ground with equipped play area and mini-goals. Site should be retained as Urban Greenspace. 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.								










H117	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	17.58
Haughs Road, Quarmby, Huddersfield,					Employment Floorspace		Housing Capacity	615
Transport		The scale of the development proposed would have an unacceptable impact on the local highway network.						
Public Health		Site is not within an area of identified health issues.						
Education		There is a need for additional primary school places.						
Historic Env		The site adjoins the boundary of the Quarmby Fields Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.						
Flood/drainage		Possible issues with surface water drainage.						
Env Protection		No detrimental impacts in terms of air quality, noise or odour. On potentially contaminated land.						
Biodiversity		No issues in terms of biodiversity.						
Other constraints		No other constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The scale of the development proposed would have an unacceptable impact on the local highway network.						









H1655	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.27
Land east of, Wilton Avenue, Bradley					Employment Floorspace		Housing Capacity	44
Transport		Site access achievable via Wilton Avenue.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is a current need for extra primary places in the locality. There is no current need for secondary places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		Local park with equipped play area, mini goals and skate ramp. High value. Adult football pitch currently unused. PPS recommends consider reconfiguring pitch to accommodate other shortfalls, e.g. 9v9 or youth 11v11. Protect and enhance, pitch has potential to reduce current shortfalls of youth pitches.						
		School site with school playing field, including 5v5 mini football pitch not available for community use. PPS recommends protect site for school use and strategic reserve. School site with school playing field.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site is a rejected housing option. The site is covered by an accepted Urban Greenspace option. Local park with equipped play area, mini goals and skate ramp. High value. Adult football pitch currently unused. The Playing Pitch Strategy recommends reconfiguring pitch to accommodate other shortfalls, e.g. 9v9 or youth 11v11. Protect and enhance, pitch has potential to reduce current shortfalls of youth pitches.						










School site with school playing field, including 5v5 mini football pitch not available for community use. The Playing Pitch Strategy recommends protecting the site for school use and strategic reserve. School site with school playing field.











H1695	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.58
Land Adjacent, Roman Close, Salendine Nook					Employment Floorspace		Housing Capacity	20
Transport		Site access achievable and no highway safety issues.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Need for additional primary school places.						
Historic Env		No impacts on heritage assets.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Potential noise and odour impacts. Noise assessment and Odour assessments required. Phase 1 and 2 contaminated land report required.						
Biodiversity		No biodiversity issues.						
Other constraints		None identified.						
Open space		The site should be retained as Urban Greenspace. Local recreation ground with equipped children's play area and teen provision.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site should be retained as Urban Greenspace. Local recreation ground with equipped children's play area and teen provision. 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.								










H338	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.8
Land East of Birchencliffe Hill Road, Birchencliffe					Employment Floorspace		Housing Capacity	10
Transport		Site access achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for extra primary places in the locality. There is no immediate need for secondary places.						
Historic Env		This site adjoins the churchyard of the Grade II Listed Lindley Methodist Church. 43 and 47 East Street at the south-western edge of this area are also Grade II Listed. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat. Retain woodland cover. Woodland belt linked into hedgerow network. Retain mixed deciduous woodland. Remove 0.50ha from developable area leaving 0.30ha.						
Other constraints		None identified.						
Open space		1% of the site overlaps an open space use.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is a rejected housing option. Over half the site includes woodland that is UK BAP priority habitat and includes protected trees. The net developable area removing these constraints is 0.30ha. The current boundary is inappropriate for a housing allocation considering significant biodiversity constraints.								









H1649	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.93
Land west of, Hillside Avenue, Fartown					Employment Floorspace		Housing Capacity	60
Transport		Access to the site requires 3rd Party Land. Access could be possible via Hillside Avenue. Hillside Avenue is a private road and lies between the site boundary and the adopted highway. Third party land would therefore be required.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is a need for further primary places in the locality. There is no immediate need for secondary places.						
Historic Env		No objections raised.						
Flood/drainage		10% of site is in flood zone 2. 5% of the site is in flood zone 3.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		The site is covered by an accepted Urban Greenspace site.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site is a rejected housing option. The site requires 3rd party land for access. The site is covered by an accepted Urban Greenspace option.								










H2549	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.72
Land east of, Burn Road, Birchcliffe					Employment Floorspace		Housing Capacity	18
Transport		Site access can be achieved from Burn Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for further primary places in the locality. There is no immediate need for secondary places.						
Historic Env		There are a number of Grade II Listed Buildings in the vicinity of this site (The Store, Middle Burn Farmhouse and Lower Burn Farmhouse). The loss of this area and its subsequent development could harm elements which contribute to their significance.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat adjacent to a stream. Leave buffer zone of 10m from the stream and retain woodland. Reduce developable area by 0.16ha to 0.55ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site is a rejected housing option. The site is covered by a larger accepted housing option.								










H545	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.14
Land to the south of, Cockley Hill Lane, Kirkheaton					Employment Floorspace		Housing Capacity	39
Transport		Site access achievable and no safety issues within vicinity of the site.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		No immediate need for school places in the area.						
Historic Env		No issues in terms of heritage assets.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		No issues in terms of air quality, noise or odour.						
Biodiversity		No issues in terms of biodiversity,						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		This site is separated from the settlement of Kirkheaton by open fields and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. Additional land would need to be released between the site and the settlement but this would result in an elongated pattern of development in a prominent hillside location with little relationship to Kirkheaton.						
Green belt edge	N/A							
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This site is separated from the settlement of Kirkheaton by open fields and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. Additional land would need to be released between the site and the settlement but this would result in an elongated pattern of development in a prominent hillside location with little relationship to Kirkheaton.							










H1785	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.19
Land south of, Blackmoorfoot Road, Crosland Hill					Employment Floorspace		Housing Capacity	20
Transport		Site access achievable from Blackmoorfoot Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under/ over 65s are higher than the Kirklees average.						
Education		There is a current need for further primary places in the vicinity. There is no current need for secondary school places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		Multiple sources of noise may affect receptors. Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt		This site is immediately adjacent to Moorfield Quarries, an active mineral extraction site. The narrow fields between Blackmoorfoot Road and the quarry should be protected from development in order to provide a buffer between new residential development and the quarry site. The best means of achieving this protection is through the green belt designation.						
Green belt edge		This is an extensive area of green belt but where opportunities for settlement expansion are limited either due to the presence of steep slopes where development could be prominent or by quarrying operations in the green belt immediately adjacent to the settlement edge.						
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This is a rejected housing site. This site is immediately adjacent to Moorfield Quarries, an active mineral extraction site. The narrow fields between Blackmoorfoot Road and the quarry should be protected from development in order to provide a buffer between new residential development and the quarry site. The best means of achieving this protection is through the green belt designation.							









H1650	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.29
Land south of, Bradley Boulevard, Bradley					Employment Floorspace		Housing Capacity	37
Transport		Site access can be achieved from Bradley Boulevard.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is a need for further primary places in the locality. There is no immediate need for secondary places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		Lowland mixed deciduous woodland. UK BAP priority habitat on part of the site. Remove woodland from developable area. Remaining site likely to be acceptable. Remove 0.23ha from developable area leaving 1.06ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Part of site is well used council allotments (high value). Part of site is well treed and part unused. Area in part allotment use is 0.46 hectare.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	The site is a rejected housing option. Part of site is well used council allotments (high value). Part of site is well treed and part unused. Area in part allotment use is 0.46 hectare.							



















H699	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	12.54
Land adjacent, Blackmoorfoot Road, Crosland Moor					Employment Floorspace		Housing Capacity	438
Transport		Site access can be achieved and no highway safety issues.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average						
Education		There is a need for additional Primary school places, no immediate Secondary school places are needed however there is an increasing trend for both.						
Historic Env		Crosland Hall 150 metres to the south-west of this area is Grade II* Listed. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However connection to public sewer may require crossing third party land.						
Env Protection		Site is on potentially contaminated land, industry noise may affect new receptors. Phase 1 & 2 contaminated land report, air quality impact assessment, low emission travel plan and noise assessment required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site form part of a wider accepted mixed use option MX1930.							

H573	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.9
Land south of, Jagger Lane, Kirkheaton					Employment Floorspace		Housing Capacity	31
Transport		Site access requires 3rd party land.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is no immediate need for further primary and secondary places in the locality.						
Historic Env		There is a Grade II Listed Buildings at Jagger Hill 200 metres to the south-east of this area. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building.						
Flood/drainage		No objections raised.						
Env Protection		The site is in the HSE inner zone. High pressure gas pipeline runs across approx 50% of site.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site sits in an area of urban fringe where there is already sporadic residential development close to the settlement edge. However, it is separated from the settlement by the line of the former railway and could not be released from the green belt in isolation, creating a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
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 site is a rejected housing option. The site is in the HSE inner zone. This site sits in an area of urban fringe where there is already sporadic residential development close to the settlement edge. However, it is separated from the settlement by the line of the former railway and could not be released from the green belt in isolation, creating a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						











H797	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.12
Land Adjacent, Lockwood Scar, Lockwood					Employment Floorspace		Housing Capacity	38
Transport		Site access can be achieved however 3rd party land required to achieve visibility splays.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places.						
Historic Env		No impact on heritage assets.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Residents may be affected by entertainment noise. Noise Assessment required.						
Biodiversity		Site contains Habitats of Principal Importance and Species of Principal Importance.						
Other constraints		None identified.						
Open space		The site has Village Green status and contains well used allotments. The site should be retained as Urban Greenspace.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site has Village Green status and contains well used allotments. The site should be retained as Urban Greenspace.						

H515	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	2.09
Land at, Spa Green, Lepton					Employment Floorspace		Housing Capacity	48
Transport		Site access achievable. Issues relating to improvements on A629 junction.						
Public Health		No applicable health problems						
Education		No immediate need for school places.						
Historic Env		No impacts on heritage assets.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Residents may be affected by industrial noise. Noise Assessment required. Phase 1 and 2 contaminated land report required.						
Biodiversity		Site contains a Habitat of Principal Importance.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Part of this site is a defined green corridor along disused railway line and should be retained as Urban Greenspace.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Site forms part of accepted Urban Greenspace. 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.								

H485	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	19.17
Land south of, Lindley Moor Road, Lindley Moor					Employment Floorspace		Housing Capacity	400
Transport		Site access achievable. Highways England suggest that further mitigation is required for the strategic highway network in the area before 2028.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for further primary places in the vicinity. Development of this site may require further primary school infrastructure to meet need, There is no immediate need for extra secondary places.						
Historic Env		At the north-eastern corner of this area is an eighteenth Century guide stoop which is a Grade II* Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. Haigh Cross on the eastern boundary of this area and the boundary stone outside Peat Ponds Farm at the northern end of this site are a Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. Part of sites contains important archaeological remains (PRN3513) Exclude part of site from development; some conditioned recording may be appropriate for small parts of site.						
Flood/drainage		No objections raised.						
Env Protection		Road traffic noise may affect new receptors. Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
This site is a rejected housing option. The site is covered by a larger mixed use option.								

H705	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.42
Land west of, Halifax Road, Birchencliffe					Employment Floorspace		Housing Capacity	113
Transport		Site access achievable from Weatherfield Road. Highways England identify that further improvements are required in the area before 2028.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for extra primary places in the vicinity. There is no immediate need for secondary places.						
Historic Env		EH: 12 and 13 Warren house Lane and the adjacent barn to the west of this area are a Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. Adjacent site produced prehistoric remains when investigated. (PRN7325) Recommend pre-determination archaeological evaluation.						
Flood/drainage		No objections raised.						
Env Protection		Road traffic noise may affect new receptors. Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is a rejected housing option. 0.184ha removed for pylon on site. Road traffic noise would affect the eastern portion of the site. The configuration of the eastern portion of the site is unlikely to allow viable development alongside the need to achieve access from the west past the existing pylon.						
H440	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.43
Land to the south of, Cockley Hill Lane, Kirkheaton					Employment Floorspace		Housing Capacity	190
Transport		Site access achievable from Cockley Hill Lane. The provision of a pedestrian footway is required along the site frontage on Cockley Hill Lane. There is a public right of way crossing the site.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is no immediate need for extra primary or secondary places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		2% of the site is in the HSE middle zone.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		At its north eastern part this option is reasonably well related to the settlement form and although elevated is contained by existing development on Cockley Hill Lane. However, the south and east of the option would project development into the countryside to the significant detriment of openness and contrary to the purposes of including land in the green belt. The part of the site to the rear of Orchard Road is at a significantly higher level than the settlement it adjoins. The existing green belt boundary to the east of the adjoining safeguarded land site does not follow any feature on the ground and this option would represent an opportunity to create a stronger more defensible boundary. However, the benefits of the stronger boundary do not outweigh the harm to the openness of the green belt that could result from development of this site.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern, roads and landform present numerous opportunities for settlement extension without significantly impacting on the openness of the green belt. The land rises significantly towards the north and east where development could be more prominent.						
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 site is a rejected housing option. At its north eastern part this option is reasonably well related to the settlement form and although elevated is contained by existing development on Cockley Hill Lane. However, the south and east of the option would project development into the countryside to the significant detriment of openness and contrary to the purposes of including land in the green belt. The part of the site to the rear of Orchard Road is at a significantly higher level than the settlement it adjoins. The existing green belt boundary to the east of the adjoining safeguarded land site does not follow any feature on the ground and this option would represent an opportunity to create a stronger more defensible boundary. However, the benefits of the stronger boundary do not outweigh the harm to the openness of the green belt that could result from development of this site.						










H2601	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	13.67
Land east of, Bradford Road, Fixby					Employment Floorspace		Housing Capacity	300

Transport		Site access achievable with two access points required. Visibility splays of 2.4m x 160m or 2.4m x 120m needed dependent upon location of point of access. Phasing of this site should be considered so that most of this site is developed after the completion of the M61 J20 - J25 smart motorway.
Public Health		Levels of obesity higher than the Kirklees average. Need to ensure there are adequate physical activity opportunities to enable increases in physical activity.
Education		Increasing trends in primary and secondary. A site of this size could impact on school place planning.
Historic Env		Grade II Listed Building to the east of this site. A heritage impact assessment would be required to assess the impact of the loss of this area and its subsequent development could on elements which contribute to the significance of this building. Potential impact on archaeological site.
Flood/drainage		Site is in flood zone 1. Bradley Park Dyke runs long the northern boundary.
Env Protection		Potential noise source therefore noise assessment required. Air quality assessment required. Site is on potentially contaminated land therefore phase 1 and 2 contamination report required. Travel Plan needed.
Biodiversity		No objections raised.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		This site is an area of pasture land located between the last property on Bradford Road and the M62 motorway. It is not well configured relative to the existing settlement form as it would leave green belt land between the site and the settlement vulnerable to development pressure. Development at its north western extreme would reduce the width of the strategic gap in Kirklees solely to the motorway, although the motorway would prevent physical merger and there is green belt in Calderdale which would retain an undeveloped gap. The land slopes up towards the south and this undeveloped slope is highly visible in views from the south, and from the motorway. Development would therefore encroach into the countryside and be highly visible in long distance views to the detriment of openness and contrary to the purposes of including land in the green belt.
Green belt edge		This site is located within an area of green belt that performs the strategic role of preventing the further merger of Kirklees with Calderdale. There are however some opportunities for settlement extension which due to the existing settlement form and land use features could be achieved without significantly undermining the role of the green belt in this location.
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 land slopes up towards the south and this undeveloped slope is highly visible in views from the south, and from the motorway. Development would therefore encroach into the countryside and be highly visible in long distance views to the detriment of openness and contrary to the purposes of including land in the green belt. Development at the north western extreme of this site would reduce the width of the strategic gap in Kirklees solely to the motorway but there is green belt in Calderdale which would retain an undeveloped gap.










H176	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.7
Land behind former Blue Bell PH, Close Hill, Taylor Hill					Employment Floorspace		Housing Capacity	8










Transport		Access to the public highway (CL Hill Lane) not achievable without 3rd party land. Access could be achieved through Mansion Gardens if adjacent site was delivered..
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		There is no immediate need for further primary and secondary places.
Historic Env		Taylor Hill Working Men's Club is a Grade II Listed Building. Impact that could be improved with appropriate design and landscaping.
Flood/drainage		No objections raised.
Env Protection		No objections raised.
Biodiversity		This site contains areas of lowland mixed deciduous woodland UK BAP priority habitat. Remove woodland from the proposed development area. Remove 0.46ha of the proposed developable area leaving 0.23ha.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		72% of the site overlaps an open space use.
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A










Conclusion











The site is a rejected housing option. The site requires 3rd party land for access. An accepted housing option covers the majority of this site.











H1734	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.15
Berry Brow Recreation Ground, Ladyhouse Lane, Berry Brow					Employment Floorspace		Housing Capacity	40
Transport		Site access achievable and no safety issues within the site. Road improvements would be required to road widths on Lady House Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places.						
Historic Env		Development affects setting of Castle Hill. Heritage Impact Assessment required.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Residents may be affected by noise from the railway. Noise assessment required. On potentially contaminated land.						
Biodiversity		No biodiversity issues.						
Other constraints		None identified.						
Open space		Playing Pitch strategy recommends protection of this facility.						
Green belt		This option is reasonably well contained by existing residential development to the east and the railway line to the west. A boundary feature to the south although not a strong feature, is present. However, the site is not well related to the existing settlement form and would project development along the valley bottom to the detriment of the openness of the green belt.						
Green belt edge		This is an extensive area of green belt that delineates the southern edge of Newsome in this location and maintains the open setting of the scheduled ancient monument of Castle Hill. The existing settlement pattern and land use features does present some opportunity for limited settlement extension providing that the setting of Castle Hill is not harmed.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is reasonably well contained by existing residential development to the east and the railway line to the west. A boundary feature to the south although not a strong feature, is present. However, the site is not well related to the existing settlement form and would project development along the valley bottom to the detriment of the openness of the green belt. The site is also an existing recreation ground that has been recommended for protection by the Councils Playing Pitch Strategy.						

H1713	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.59
Land Adjacent, Briarfield Gardens, Dalton					Employment Floorspace		Housing Capacity	20
Transport		No suitable site access can be achieved.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the under / over 65s are higher than the Kirklees average.						
Education		No immediate need for places however there is an increasing trend for places.						
Historic Env		No impact on heritage assets						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		No air quality, noise or odour issues. Site may be on potentially contaminated land.						
Biodiversity		No biodiversity issues.						
Other constraints		None identified.						
Open space		Recreation ground with equipped play area and teen shelter. Includes adult football pitches and rugby league senior pitch. Playing Pitch Strategy recommends protect local club site. Site retained as Urban Greenspace.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No suitable site access can be achieved. The site is an existing recreation ground with equipped play area and teen shelter. Includes adult football pitches and rugby league senior pitch. The site should be retained as Urban Greenspace.						

H579	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.41
Land south of, Jagger Lane, Kirkheaton					Employment Floorspace		Housing Capacity	4
Transport		Site access requires 3rd party land.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is no immediate need for extra primary and secondary places in the locality,						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		The site is in the HSE inner zone. The site is affected by high pressure gas pipeline.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site sits in an area of urban fringe where there is already sporadic residential development close to the settlement edge. However, it is separated from the settlement by the line of the former railway and could not be released from the green belt in isolation.						
Green belt edge		N/A						
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 site is a rejected housing option. Site access requires 3rd party land. The site is in the HSE inner zone. The site is affected by high pressure gas pipeline. This site sits in an area of urban fringe where there is already sporadic residential development close to the settlement edge. However, it is separated from the settlement by the line of the former railway and could not be released from the green belt in isolation.						









H15	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.9
Land to the east of, Wheat Royd Lodge, Wheatroyd Lane, Almondbury					Employment Floorspace		Housing Capacity	67
Transport		Site access requires 3rd party land. No site frontage onto adopted highway. Wheatroyd Lane would need to be made up to adoptable standard.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is need for further primary places in the locality. There is no current need for secondary places.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. Wheat Royd, a Grade II Listed Building lies immediately to the west of this site. Bottoms Farm House, a Grade II Listed Building, lies less than 100 metres from the southern boundary of this area. There are a number of other Grade II Listed Buildings within 170 metres of the boundary of this area (to the east - 36 and 38 South Parade; 30 and 32 Sharpe Lane; to the south - 34 and 36 Lumb Lane). The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. This site lies 165 metres from the boundary of the Almondbury Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		West Yorkshire Ecology suggest removing woodland, scrub and hedgerow from site, reducing the developable area by 0.95ha to 1.94ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an extensive area of green belt that delineates the edge of the settlement in this location and overwashes both the Almondbury conservation area and open countryside. The site sits in an area of urban fringe where there are numerous existing residential and other properties. The green belt designation prevents the intensification of built form in this area and helps to preserve the historic setting of the conservation area. Removal of this site from the green belt would create an isolated pocket of non-green belt land surrounded by green belt which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is a rejected housing option. Third party land is required to gain access. It is a detached site within the green belt. This is an extensive area of green belt that delineates the edge of the settlement in this location and overwashes both the Almondbury conservation area and open countryside. The site sits in an area of urban fringe where there are numerous existing residential and other properties. The green belt designation prevents the intensification of built form in this area and helps to preserve the historic setting of the conservation area. Removal of this site from the green belt would create an isolated pocket of non-green belt land surrounded by green belt which is contrary to the purposes of including land in the green belt.						









H467	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.27
Land to the north of, Meadow Park, Kirkheaton					Employment Floorspace		Housing Capacity	114
Transport		Site access achievable.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the over 65s are higher than the Kirklees average.						
Education		There is no immediate need for extra primary or secondary places in the locality.						
Historic Env		Close to known sites of archaeological interest (PRNs 16,17,3927,18,19) Pre-determination archaeological evaluation recommended.						
Flood/drainage		No objections raised.						
Env Protection		The site is in the HSE inner zone. The southern portion of the site includes a high pressure gas pipeline buffer.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site would create a poorly related linear extension to the settlement of Kirkheaton. The site is on elevated ground and its scale would mean that it was increasingly prominent at its northern extent in long distance views to the detriment of the openness of the green belt. The southern extent of this site is constrained by the presence of a high pressure gas pipeline and if this prevented any development on the southern part of the site the new development would have no relationship with Kirkheaton but would appear as an isolated group of properties.						
Green belt edge		This is a reasonably extensive area of green belt but where locally opportunities for settlement extension are restricted by steep slopes where development could be prominent or by restrictive land uses.						
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 site is a rejected housing option. The site is within the HSE inner zone. This site would create a poorly related linear extension to the settlement of Kirkheaton. The site is on elevated ground and its scale would mean that it was increasingly prominent at its northern extent in long distance views to the detriment of the openness of the green belt. The southern extent of this site is constrained by the presence of a high pressure gas pipeline and if this prevented any development on the southern part of the site the new development would have no relationship with Kirkheaton but would appear as an isolated group of properties.						










H574	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.44
Land to west of, Green Balk Lane, Lepton					Employment Floorspace		Housing Capacity	15
Transport		Site access not achievable						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional Primary or Secondary school places. There is however, an increasing trend for places.						
Historic Env		Potential impact on setting of listed buildings.						
Flood/drainage		No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, phase 1 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a small site well related to the edge of the settlement. It is contained to the north and east by the existing settlement and has defensible boundaries to the west and south. As such there is no risk of further encroachment or sprawl and the site could be released from the green belt without undermining the role and function of the green belt in this location.						
Green belt edge		This is an extensive area of green belt where the existing land use pattern and settlement form present opportunities for limited rounding off without harming the role and function of the green belt.						
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		No suitable access can be achieved to this site option.						










H1732	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.7	
Newsome Road Playing fields, Newsome Road, Lowerhouses					Employment Floorspace		Housing Capacity	24	
Transport			Site access achievable and no highway safety issues.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education			No immediate need for school places.						
Historic Env			No impact on designated listed buildings. The site has been assessed in the context of the Castle Hill Setting Study. Awaiting input from the study.						
Flood/drainage			Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection			No issues in relation to air quality, noise or odour.						
Biodiversity			No issues in terms of biodiversity.						
Other constraints			Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space			Newsome Road Playing Fields. Amenity Greenspace, no formal pitches used for dog walking.						
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion									
Site part of larger accepted Urban Greenspace allocation. The site contains Newsome Road Playing Fields and provides amenity greenspace in the area. Site should be retained as Urban Greenspace.									



















H334	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.06	
Land to the south east of, Hermitage Park, Lepton					Employment Floorspace		Housing Capacity	127	
Transport			Site access cannot be achieved without linkages to other site options in the area.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education			No immediate need for school places in the area.						
Historic Env			Close to known medieval settlement. Pre-determination evaluation required.						
Flood/drainage			2% of the site is in Flood Zone 2 and 3. Drainage masterplan required.						
Env Protection			Noise from neighbouring Reliance Gears may be an issue. Noise assessment, Contaminated Land Report and Air Quality Impact assessment required.						
Biodiversity			UK priority BAP habitats are located within the site.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space		N/A							
Green belt			This site has boundaries with properties at Woodsome Park, the disused railway line, woodland and field boundaries which although not ideal do form potential new green belt boundaries. The scale and location of the site however would represent a poorly related settlement extension that would appear as an encroachment into open countryside to the detriment of the openness of the green belt in this location.						
Green belt edge			This area of green belt maintains separation between Lepton and Kirkburton/Highburton. The existing settlement pattern and land use features present some opportunity for settlement extension provided that the separation between settlements is maintained. The green belt in this location contains a watercourse and woodland tracts that are environmentally sensitive habitats.						
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									
No suitable site access to the site. Site now part of larger site option H2684a which demonstrate an access through from Penistone Road.									

H695	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.99
Land to the rear of, Westgate, Almondbury					Employment Floorspace		Housing Capacity	69
Transport		Access achievable via Helted Way although 3rd party land required due to driveways of no.1 and no. 2. 3rd party land required to make up Broken Cross to an adoptable standard and also improve the junction with Kaye Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional school places. There is however an increasing trend for places.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. There is a group of Grade II Listed Buildings along the northern side of Kaye Lane to the south of this site. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, phase 1 contaminated land report and low emission travel plan required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Issues relating to potential site access and potential access from Helted Way. 3rd party land may be required from no.1 and no.3.						










H698	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.77
Land west of, Blagden Lane, Taylor Hill					Employment Floorspace		Housing Capacity	24
Transport		Site access to the site can be achieved through an extension to Mansion Gardens.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for extra primary or secondary places in the locality.						
Historic Env		Taylor Hill Working Men's Club 90 metres to the north of this area is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat. Great crested newts medium sized population at college 200m to north. May be newts using the woodland as terrestrial habitat. Retain all woodland. Need to retain woodland and enhance connectivity. This does not require development of the site. Remove at least 1.07ha from developable area leaving 0.69ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is a rejected housing option. This site is covered by a larger accepted housing option.						

H283	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.1
Land Adjacent, Bankfield Lane, Kirkheaton					Employment Floorspace		Housing Capacity	73
Transport		Site access achievable but improvements required along Bankfield Lane.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		No immediate need for school places in the area.						
Historic Env		Site could impact upon setting of listed buildings.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		No impacts on air quality, noise or odour.						
Biodiversity		No impacts on biodiversity.						
Other constraints		None identified.						
Open space	N/A							
Green belt		This site is separated from Kirkheaton by Bankfield Lane, which is in the green belt. Any development on this site would be very poorly related to the existing built form and would appear as an unrelated projection of development to the detriment of the openness of the green belt in this location.						
Green belt edge	N/A							
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This site is separated from Kirkheaton by Bankfield Lane, which is in the green belt. Any development on this site would be very poorly related to the existing built form and would appear as an unrelated projection of development to the detriment of the openness of the green belt in this location.							

H227	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	D	Gross Area (Ha)	1.77
Land south of, Fenay Lane, Fenay Bridge					Employment Floorspace		Housing Capacity	61
Transport		Site access achievable and no issues relating to highway safety.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		There is a need for additional school places in the area.						
Historic Env		Numerous historical impacts in and around this site including grade II* listed building. Heritage Impact Assessment required.						
Flood/drainage		Significant surface flooding incidents to be taken into account at the bottom of Fenay Lane.						
Env Protection		No impact on AQMA, Noise or odour.						
Biodiversity		No impacts on biodiversity.						
Other constraints		None identified.						
Open space	N/A							
Green belt		This site is detached from any settlement and could not be released from the green belt in isolation as this would create a small pocket of non-green belt land surrounded by green belt which is contrary to the purposes of including land in the green belt.						
Green belt edge	N/A							
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This site is detached from any settlement and could not be released from the green belt in isolation as this would create a small pocket of non-green belt land surrounded by green belt which is contrary to the purposes of including land in the green belt.							

H499	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	3.33
Land to the west of, Penistone Road, Fenay Bridge					Employment Floorspace		Housing Capacity	52
Transport		Site access is achievable from either Penistone Road or Fenay Lane. There is a public right of way crossing the northern part of the site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a current need for further primary places. There is no immediate need for extra secondary places.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. Fenny Hall 350 metres to the south-west of this site is Grade II* Listed. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. There is a group of Grade II Listed Buildings around Finthorpe 290 metres to the west of this site. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		47% of the site is in flood zone 2.38% of the site is in flood zone 3.						
Env Protection		Road traffic noise may affect new receptors. Noise assessment required.						
Biodiversity		Semi-improved grassland on the floodplain of the Fenny Beck. Retain flood plain and enhance for wet grassland/marsh. Remove 1.81ha from developable area leaving 1.51ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is contained by Fenay Lane and existing residential development and has little relationship with the wider countryside. The northern extent of the site intrudes onto rising ground where development could be prominent, although development of the majority of the site would result in little impact on openness. The site for a short distance does not follow a feature on the ground leaving adjacent land vulnerable to encroachment.						
Green belt edge		This is an extensive area of green belt that washes over the open countryside south of Huddersfield. Locally this area is separated from the wider green belt by Fenay Lane, limiting its relationship to the wider countryside. Opportunities for settlement extension or rounding off are limited by the presence of steep and prominent slopes, environmentally sensitive areas and historic assets.						
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 site is a rejected housing option. The site is covered by a larger accepted housing option.						
H1693	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.88
Land adjacent, Burfitts Road, Oakes					Employment Floorspace		Housing Capacity	11
Transport		Site access achievable and no highway safety issues						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for additional primary school places.						
Historic Env		Development may affect the setting of the Quarmby Fields Conservation Area.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		No issues in relation to air quality, noise or odour. Phase 1 and 2 contaminated land report required.						
Biodiversity		Site contains Habitats of Principal Importance. Removal of woodland from site area would render this site unable to be allocated due to remaining site size.						
Other constraints		None identified.						
Open space		The site should be retained as Urban Greenspace. Amenity space within residential area. 50% of site planted up with trees. Sloping site not suitable for ball games and issues with boggy areas. Woodland provides high visual amenity.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site should be retained as Urban Greenspace. The area provides amenity space within a residential area. The area provides amenity space within a residential area. 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.						









H1719	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.49
Land Adjacent, Dudley Road, Paddock					Employment Floorspace		Housing Capacity	35

Transport		Site access achievable and no safety issues within the vicinity of the site.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning
Education		There is a need for additional primary school places.
Historic Env		No impact on heritage assets.
Flood/drainage		Site in Flood Zone 1 and no surface water issues.
Env Protection		No impacts in terms of air quality, noise or odour.
Biodiversity		Site contains Habitat of Principal Importance.
Other constraints		None identified.
Open space		The site forms part of a larger Urban Greenspace allocation. The greenspace includes two well used council allotment sites, a large natural/semi-natural area, predominantly treed, a covered reservoir and local recreation ground. The site should be retained as part of the larger Urban Greenspace allocation.
Green belt	N/A	
Green belt edge	N/A	
Exceptional Circumstances	N/A	

Conclusion











The site forms part of a larger Urban Greenspace allocation. The greenspace includes two well used council allotment sites, a large natural/semi-natural area, predominantly treed, a covered reservoir and local recreation ground. The site should be retained as part of the larger Urban Greenspace allocation. 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.










H131	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.8
Land south west of, Quarry Road, Crosland Hill, Huddersfield					Employment Floorspace		Housing Capacity	133










Transport		Site access achievable and no highway safety issues. Narrow and steep terrain of local road network should be noted.
Public Health		Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average. Ranks number 1 on the IMD.
Education		There is a need for additional primary school places.
Historic Env		Site could potentially impact on setting of listed buildings.
Flood/drainage		Site in Flood Zone 1. Drainage masterplan required.
Env Protection		Industry noise may potentially affect residents. Noise assessment required. Also air quality impact assessment and contaminated land report.
Biodiversity		No impacts on biodiversity.
Other constraints		None identified.
Open space	N/A	
Green belt	N/A	
Green belt edge	N/A	
Exceptional Circumstances	N/A	









Conclusion











Larger mixed use site allocation MX1930 accepted and covers this site.










H2684	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	9.49
Land adjacent, Penistone Road/Woodsome Park, Lepton					Employment Floorspace		Housing Capacity	283
Transport		Site access achievable via new road layout with Penistone Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places in the area.						
Historic Env		Archaeological evaluation required on southern part of the site.						
Flood/drainage		The majority of the site is in Flood Zone 1, there is a small area of Flood Zone 2/3 to the south of the site adjacent Beldon Brook.						
Env Protection		Residents may be affected by multiple sources of noise. Noise Assessment required.						
Biodiversity		The site includes Habitats of Principal Importance.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The eastern half of this site has boundaries with properties at Woodsome Park, the disused railway line, woodland, field boundaries and the beck which although not ideal do form potential new green belt boundaries. The site encroaches onto the beck and its priority habitats but its large enough to maintain a buffer. Where the site connects to the western half, the boundary for a short length cuts across the railway line following no feature on the ground which would make the new boundary difficult to define. The western part of this site is contained by development on three sides and Penistone Road to the west. The western part would represent rounding off of Lepton and Penistone Road to the west would present a strong new green belt boundary, although the potential southern boundary is less clearly defined. The eastern half of the site is well contained by the beck and field boundaries and has some relationship with the existing edge of Lepton. Considered as a whole therefore, the scale and location of the site would represent a reasonably well related settlement extension.						
Green belt edge		This area of green belt maintains separation between Lepton and Kirkburton/Highburton. The existing settlement pattern and land use features present some opportunity for settlement extension provided that the separation between settlements is maintained. Significant extension to the east is prevented by the presence of Lepton Great Wood. The green belt in this location contains a watercourse and woodland tracts that are environmentally sensitive habitats.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site has been superseded by accepted site option H2684a.						











H1718	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	10.4
Land Adjacent, Heaton Gardens, Marsh					Employment Floorspace		Housing Capacity	364
Transport		Site access achievable however highway safety issues in the area.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		There is a need for additional primary school places.						
Historic Env		The development of this site may have a detrimental impact on the setting of Gledholt to the north.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Residents may be affected by multiple sources of noise. Noise assessment, air quality impact assessment and Phase 1 contaminated land report required.						
Biodiversity		This majority of this site is a Local Nature Reserve and has habitats/species of principal importance.						
Other constraints		None identified.						
Open space		Gledholt Wood LNR. Branch Street allotments well used. MUGA off Heaton Gardens.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site contains Gledholt Wood Local Nature Reserve. The site has high biodiversity value and should be retained as Urban Greenspace. 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.						











H1676	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.06
Land east of, Tenter Hill Lane, Deighton					Employment Floorspace		Housing Capacity	107
Transport		Site access requires 3rd party land. Public right of way crosses the southern boundary of the site.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is currently a need for further primary places in the vicinity. There is no immediate need for secondary places.						
Historic Env		Site close to known features archaeological interest (PRN 9157). Recommend pre-determination archaeological evaluation.						
Flood/drainage		No objections raised.						
Env Protection		Entertainment Noise may affect new receptors. Noise assessment required.						
Biodiversity		Lowland mixed deciduous woodland and lowland acid grassland covers all of this site both UK BAP priority habitats. Retain as much of the woodland cover as possible to supplement the replanted ancient woodland to the immediate north. Part of woodland corridor running east west to Lower Fell Greave wood LWS. Retain all tree cover some of which is oak. Retain all tree cover some of which is oak. Remove whole site.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Accepted Urban Greenspace option covers the site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is a rejected housing option. The site requires 3rd party land for access. Lowland mixed deciduous woodland and lowland acid grassland covers all of this site both UK BAP priority habitats which West Yorkshire Ecology recommend retaining. The site is covered by an accepted Urban Greenspace option.								










H216a	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	1.72
Land to the east and west of, Shop Lane, Kirkheaton					Employment Floorspace		Housing Capacity	48
Transport		Site access may require 3rd party land. In terms of the larger site access can be achieved from Shop Lane. The smaller site can be accessed from Orchard Road however third party land may be required to form a suitable access.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average. Ranks number 1 on the IMD.						
Education		There is no immediate need for extra primary and secondary places in the locality.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		Industry noise may affect new receptors. Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances								
Conclusion								
This site is a rejected housing option. The two separate portions of this option are covered by separate accepted housing options.								










H471	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.63
Land north of, Hall Bower Lane, Hall Bower					Employment Floorspace		Housing Capacity	22
Transport		Site access is achievable onto Lady House Lane. The provision of a pedestrian footway is required along the site frontage on Lady House Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for extra primary or secondary places in the locality.						
Historic Env		This site forms part of the undeveloped land which makes a critical contribution to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development would harm elements which contribute to the significance of this Scheduled Monument.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a reasonably well related settlement extension contained by Lady House Lane to the south and existing residential development on Newsome Road South to the north. The eastern boundary, while present, is not a strong feature on the ground and risks encroachment. The site slopes significantly up towards Lady House Lane and as such development at that level could be prominent in long distance views to the detriment of openness.						
Green belt edge		This is an extensive area of green belt that delineates the southern edge of Newsome in this location and maintains the open setting of the scheduled ancient monument of Castle Hill. The existing settlement pattern and land use features do present some opportunity for limited settlement extension providing that the setting of Castle Hill is not harmed.						
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 site is a rejected housing option. The site was accepted in the draft local plan but has been rejected considering the negative impact on the setting on Castle Hill Scheduled Ancient Monument. This site forms part of the undeveloped land which makes a critical contribution to the setting of the Scheduled Monument at Castle Hill as outlined in the Castle Hill Setting Study.						










H1645	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.69
Land east of, Cowcliffe Hill Road, Cowcliffe					Employment Floorspace		Housing Capacity	103
Transport		Access can be achieved from Cowcliffe Hill Road and Netheroyd Hill Road.						
Public Health		Levels of obesity are amongst the highest in the district. Rates of lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is a current need for further primary places. There is no current need for secondary places.						
Historic Env		Ivy House, to the north of this site, and 182 Netheroyd Road, to the south, are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to their significance.						
Flood/drainage		No objections raised.						
Env Protection		Entertainment noise may affect new receptors. Noise assessment required.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat on eastern part of site. Remove 0.72ha from developable area leaving 2.96ha.						
Other constraints		None identified.						
Open space		Attractive local recreation ground with equipped play area, basketball pod and football goal. Reasonably used. Eastern part is natural/semi-natural area, including area of woodland, provides attractive setting to recreation ground. Well used footpath by dog walkers to the east of the site, provides link to recreation ground.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site is a rejected housing option. This site is largely covered by an accepted area of Urban Greenspace. Attractive local recreation ground with equipped play area, basketball pod and football goal. Reasonably used. Eastern part is natural/semi-natural area, including area of woodland, provides attractive setting to recreation ground. Well used footpath by dog walkers to the east of the site, provides link to recreation ground.						









H167	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.19
Land to the north of, Quarry Lane, Lascelles Hall					Employment Floorspace		Housing Capacity	76
Transport		No site access or highway safety issues.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for school places.						
Historic Env		Setting of listed buildings may be affected.						
Flood/drainage		Site requires a drainage masterplan and potential problems connecting to sewer.						
Env Protection		Potentially on contaminated land and residents may be affected by industrial noise. Noise assessment, Phase 1 and 2 Contaminated Land report needed.						
Biodiversity		No impact on biodiversity.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The scale of land release in this location would merge Lascelles Hall with the historic cluster of buildings at Lower Hall contrary to the role and function of the green belt. This is an urban fringe area with numerous sporadic residential and other buildings. The over washing of the green belt in this location prevents the further intensification of built form and helps maintain the appearance of separation.						
Green belt edge		This is a relatively extensive area of green belt which delineates the edge of Huddersfield in this location but where opportunities for settlement extension are limited due to countryside features, historic assets whose setting should be preserved or by existing development in the green belt. The green belt in this area maintains separation between Lascelles Hall and Kirkheaton and this role should be safeguarded.						
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 scale of land release in this location would merge Lascelles Hall with the historic cluster of buildings at Lower Hall contrary to the role and function of the green belt. This is an urban fringe area with numerous sporadic residential and other buildings. The over washing of the green belt in this location prevents the further intensification of built form and helps maintain the appearance of separation.								









H629a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	14.63
Land Adjacent Netherton Moor Road, Netherton					Employment Floorspace		Housing Capacity	512
Transport		Site access achievable. Significant improvements required on Hawkroyd Bank Road, Netherton Moor Road and Sandbeds.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average						
Education		No immediate need for school places in the area.						
Historic Env		Site forms part of the area that may impact upon the setting of Castle Hill. Site is located close to Honley Conservation Area and development of this area may affect the openness and setting in this area.						
Flood/drainage		Site in Flood Zone 1. Potential surface water drainage issues nearby.						
Env Protection		Issues relating to noise and odour at this site. Noise and Odour Assessment required.						
Biodiversity		The site lies between two areas of ancient woodland which are Habitats of Principal Importance.						
Other constraints		None identified.						
Open space		N/A						
Green belt		One of the purposes of the green belt is to prevent the merger of settlements. The southern extent of the site would merge Netherton with property fronting Sandbeds which is more associated with Mag Dale than it is with Netherton. This would effectively result in the loss of Mag Dale as a distinct and relatively isolated grouping of property and therefore be contrary to the purposes of including land in the green belt.						
Green belt edge		This is a reasonably extensive area of green belt separating Netherton from Honley. Development contained by roads, landform and existing buildings could have limited impact on openness.						
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								
One of the purposes of the green belt is to prevent the merger of settlements. The southern extent of the site would merge Netherton with property fronting Sandbeds which is more associated with Mag Dale than it is with Netherton. This would effectively result in the loss of Mag Dale as a distinct and relatively isolated grouping of property and therefore be contrary to the purposes of including land in the green belt.								









H1728	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.49
Land Adjacent, Newsome Road South, Newsome					Employment Floorspace		Housing Capacity	122
Transport		Site access achievable and no safety issues within the site. Access may require 3rd party land from Plantation Drive.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places.						
Historic Env		Development of the site may affect setting of Castle Hill - Heritage Impact Assessment required.						
Flood/drainage		No flood risk or surface water drainage problems however connection to the sewer may require crossing 3rd party land.						
Env Protection		No issues relating to air quality, noise or odour. Not on contaminated land.						
Biodiversity		No issues relating to biodiversity.						
Other constraints		None identified.						
Open space		Part of this site contains allotments and has been retained as Urban Greenspace.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Part of this site contains allotments and this part of the site has been retained as Urban Greenspace.							

H2596	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	D	Gross Area (Ha)	0.74
Land east of, Fleminghouse Lane, Almondbury					Employment Floorspace		Housing Capacity	1
Transport		Site access not achievable. Access onto Fleminghouse Lane is insufficient in width to accommodate any proposed intensification of use.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a current need for extra primary places. There is no current need for secondary places.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. There is a group of Grade II Listed Buildings around Finthorpe to the west of this site. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		Retain woodland where possible or enhance sections as mitigation for any losses. Remove a minimum of 0.234 ha leaving 0.735 ha. More than half the site has TPO on it.						
Other constraints		None identified.						
Open space	N/A							
Green belt		This site consists of a large detached house and its grounds which sits within an extensive area of green belt that washes over the open countryside south of Huddersfield but which is separated from the wider green belt by Fenay Lane. The site is reasonably well contained by trees and boundary features although its boundary to the south with the neighbouring property is a soft feature on the ground. The site is detached from the settlement edge of Almondbury and could not be released from the green belt in isolation.						
Green belt edge	N/A							
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This site is a rejected housing option. Access onto Fleminghouse Lane is insufficient in width to accommodate any proposed intensification of use. This site consists of a large detached house and its grounds which sits within an extensive area of green belt that washes over the open countryside south of Huddersfield but which is separated from the wider green belt by Fenay Lane. The site is reasonably well contained by trees and boundary features although its boundary to the south with the neighbouring property is a soft feature on the ground. The site is detached from the settlement edge of Almondbury and could not be released from the green belt in isolation. Notwithstanding the site boundary submitted, the site promoter is only suggesting an area of garden below 0.4ha for one dwelling.							









H80	Site is in Green belt	Y	Green/Brownfield	PB	Settlement Position	D	Gross Area (Ha)	0.43
Land south of, Grasscroft, Almondbury					Employment Floorspace		Housing Capacity	4
Transport		Site access not achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for additional Primary school places within the area. No immediate need is needed for Secondary school places. There is an increasing trend for both.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. This site lies within the Almondbury Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.						
Flood/drainage		No objections raised to surface water flood risk or surface water drainage. However there is a possible watercourse flowing from the site.						
Env Protection		No objections raised. Phase 1 contaminated land report required.						
Biodiversity		Site is restricted by woodland which provides a habitat of principal importance. 0.31ha removed from developable area. Remaining area is less than 0.4ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site sits within an extensive area of green belt that both delineates the southern extent of Almondbury and overwashes the Almondbury conservation area. It is an area of urban fringe containing numerous residential and other properties and a number of listed buildings. The green belt designation prevents the intensification of built form and helps to preserve the historic setting of the conservation area. The site is also detached from the settlement edge and would therefore require additional land to be released in order to avoid creating an isolated pocket of non-green belt land surrounded by green belt which would be contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site sits within an extensive area of green belt that both delineates the southern extent of Almondbury and overwashes the Almondbury conservation area. It is an area of urban fringe containing numerous residential and other properties and a number of listed buildings. The green belt designation prevents the intensification of built form and helps to preserve the historic setting of the conservation area. The site is also detached from the Developable area is less than 0.4ha after netting off woodland area.						

H707	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.7
Land North of, New Hey Road, Salendine Nook					Employment Floorspace		Housing Capacity	24
Transport		3rd party land required for access. No site frontage to the adopted highway.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is currently a need for further primary places in the vicinity. There is no immediate need for secondary places.						
Historic Env		Salendine Nook Baptist Chapel 75 metres to the south-east of this area is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is a rejected housing option. 3rd party land required for site access. No site frontage to the adopted highway.						










H526	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.36
Land south east of, Bankfield Lane, Kirkheaton, Huddersfield,					Employment Floorspace		Housing Capacity	80
Transport		Site access achievable however road improvements required along Bankfield Lane.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		No immediate need for school places in the area.						
Historic Env		No impact on heritage assets.						
Flood/drainage		Site in Flood Zone 1. Drainage masterplan required.						
Env Protection		Site within HSE middle zone and on potentially contaminated land.						
Biodiversity		No impacts on biodiversity.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is covered by a larger accepted housing allocation H737.								

H532	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	3.12
Land south west of, Quarry Road, Crosland Hill, Huddersfield					Employment Floorspace		Housing Capacity	109
Transport		Third party land required. Improvements to road required at Crosland Hill Road and Deep Lane. No highways safety issues have been raised.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average						
Education		There is an additional need for Primary school places within the catchments area. There is no immediate need for Secondary school places. There is an increasing trend for both Primary and Secondary school places.						
Historic Env		A number of Listed Buildings in close proximity to the site, development may affect setting.						
Flood/drainage		No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Receptors may be affected by industrial noise. Site is on potentially contaminated land, Phase 1 & 2 contaminated land report, low emission travel plan and noise assessment required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site has been rejected as it now form part of a larger Mixed Use option MX1930.								

H1727	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.43
Land west of, Taylor Hill Lane, Lockwood					Employment Floorspace		Housing Capacity	46

Transport		Possible access from land opposite Stoney Cross Street. This will need to be re-aligned and improved with 2.4 x 43m sight lines onto Taylor Hill Road. Otherwise the only access to the site is off Taylor Hill Road. However the access measures only 3.2 metres wide and is unsuitable for any intensification of use. Demolition of an existing dwelling would be required to form adequate access.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning
Education		No immediate need for school places.
Historic Env		No impact on heritage assets.
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.
Env Protection		Railway noise may affect residents of the site. Noise assessment required and contaminated land report required.
Biodiversity		The configuration of the BAP habitat within the site would be a significant constraint to access within the site for housing development. It is recommended that 1.10ha is removed from the developable area.
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A
Conclusion		The configuration of BAP habitat within the site and the site topography would be a significant constraint to access within the site for housing development opposite Stoney Cross Street. Access from Taylor Hill Road is not suitable.

H1653	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.84
Land north east of, Bradley Boulevard, Sheepridge					Employment Floorspace		Housing Capacity	38

Transport		Site access achievable via Bradley Boulevard/New House Road and Wiggan Lane.
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.
Education		There is a current need for further primary places in the vicinity. There is no immediate need for secondary places.
Historic Env		New House Hall 30 metres from the western boundary of this site is a Grade II* Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building.
Flood/drainage		No objections raised.
Env Protection		Industry noise may affect new receptors. Noise assessment required. Depends on outcomes of noise assessment.
Biodiversity		Lies adjacent to Lower Fell Greave Wood LWS. Provide a minimum buffer of 20m around the woodland edge. Establish as native woodland. Some development may be acceptable. Remove 0.74ha from developable area leaving 1.09ha
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		Various open space types:- (I) All Saints Catholic College: Football pitches and senior rugby league pitch standard quality. Used by school but not currently by community. PPS recommends investigate possibility of community use and protect, pitches could help to reduce shortfalls in the area. (ii) Deighton Centre Pitches: Various football pitches well used by community including six Deighton Juniors teams. PPS recommends protect well used club site. (iii) Our Lady of Lourdes Primary School - school site with playing field. (iv) Large continuous area of mature woodland Lower Fell Greave Wood/Bradley Gate Wood/Fell Greave farm/Screamer Wood/Dyson Wood (part TPO area). (v) Fell Greave Farm - agricultural land. High value with PROW used by dog walkers. (vi) New House Farm - Area of agricultural land lies between Bradley Gate Wood and Lower Fell Greave. Ungrazed meadows. Low value, no public access. No visual amenity benefits.

Green belt N/A

Green belt edge N/A

Exceptional Circumstances N/A

Conclusion

This is a rejected housing option. The site is covered by an accepted Urban Greenspace option. Various open space types:-

(I) All Saints Catholic College: Football pitches and senior rugby league pitch standard quality. Used by school but not currently by community. PPS recommends investigate possibility of community use and protect, pitches could help to reduce shortfalls in the area.

(ii) Deighton Centre Pitches: Various football pitches well used by community including six Deighton Juniors teams. PPS recommends protect well used club site.

(iii) Our Lady of Lourdes Primary School - school site with playing field.










(iv) Large continuous area of mature woodland Lower Fell Greave Wood/Bradley Gate Wood/Fell Greave farm/Screamer Wood/Dyson Wood (part TPO area).









(v) Fell Greave Farm - agricultural land. High value with PROW used by dog walkers.

(vi) New House Farm - Area of agricultural land lies between Bradley Gate Wood and Lower Fell Greave. Ungrazed meadows. Low value, no public access. No visual amenity benefits.











H2595	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	3.78
Low Westwood Mill, Low Westwood Lane, Linthwaite					Employment Floorspace		Housing Capacity	132
Transport		Access can be achieved from Low Westwood Lane, subject to provision of visibility splays and widening of footway. Permission granted for development of 108 apartments in 2005.						
Public Health		Levels of obesity are higher than the Kirklees average. Development will need to ensure adequate physical activity opportunities are provided.						
Education		Modest decrease in trend for primary, increase in trend for secondary however no immediate need for places.						
Historic Env		There are five Grade II* Listed Building at Westwood Mills in the middle of this area. Development of the site will need to consider how development will seek to minimise harm on the elements that contribute to the significance of these buildings.						
Flood/drainage		0.93 ha of the site is within flood zone 3b. This will need to be removed from the net area.						
Env Protection		Site will require contaminated land assessments. Multiple sources of noise close to the site.						
Biodiversity		Remove 2.62 ha from the net area to take account of proximity to Local Wildlife sites, wet woodland UK BAP habitat and species of principal importance. The River Colne and Huddersfield Narrow Canals are wildlife corridors.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This area of flat land in the bottom of the valley is of significant importance to the setting of the river and the canal and their associated important wildlife habitats and to the setting of imposing listed buildings. While it is acknowledged that planning permission exists for the redevelopment of Low Westwood Mill, including enabling development, this was approved with due consideration to the green belt status of the site and enabled consideration of impact on openness, a consideration which would be lost should the site be removed from the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages, but where opportunities for settlement extension are severely limited by the presence of steep slopes where development could be prominent, the Huddersfield Narrow Canal and the River Colne and associated flood risk areas and sensitive environmental habitats.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This area of flat land in the bottom of the valley is of significant importance to the setting of the river and the canal and their associated important wildlife habitats and to the setting of imposing listed buildings. While it is acknowledged that planning permission exists for the redevelopment of Low Westwood Mill, including enabling development, this was approved with due consideration to the green belt status of the site and enabled consideration of impact on openness, a consideration which would be lost should the site be removed from the green belt.								

H106	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.57
Land to the east of, 301, Woodhead Road, Holme					Employment Floorspace		Housing Capacity	47
Transport		Third party land required for access to ensure sufficient visibility splays (2.4m x 215m), pedestrian facilities would be required within access arrangements.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary therefore no immediate capacity required for new school places.						
Historic Env		Potential impact on nearby Holme Conservation Area. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Further research required into potential surface water drainage options on this site.						
Env Protection		Not recorded as contaminated land but phase 1 assessment required.						
Biodiversity		Concern raised relating to impact on SPA/SAC and Local Wildlife Site (buffer removed from developable area). Natural England would wish to be consulted further on any allocation being put forward in this location.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is located close to the village of Holme which is within the Peak District National Park. This area provides an immediate setting to the national park and is a valuable transitional landscape, the setting and character of which is best protected through the green belt designation.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site is detached from the non-green belt area and its removal from the green belt would create an area of non-green belt land surrounded by green belt land which is contrary to the purposes of including land in the green belt. This area provides an immediate setting to the national park and is a valuable transitional landscape, the setting and character of which is best protected through the green belt designation.								

H13	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.44
Land south of, Grange Cote, Sheffield Road, Jackson Bridge					Employment Floorspace		Housing Capacity	15
Transport		Site access achievable with 2.4 x 43m visibility splays required along Sheffield Road.						
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 need for additional capacity.						
Historic Env		Close to known archaeological site but no objection in principle. Further evaluation required pre-determination.						
Flood/drainage		Site within EA flood zone 1. Drainage network may require permission of 3rd party landowner.						
Env Protection		Road traffic noise as potential issue so relevant assessment would need to be undertaken. Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site sits on a section of undeveloped road frontage between ribbon development on Sheffield Road. The site is located close to the overwashed settlement of Butterley but is not considered to be a part of it, nor does the Local Plan strategy include the removal of Butterley from the green belt. Open spaces along frontages with ribbon development help to maintain the appearance of separation between settlements and this site is an important gap between Butterley and Jackson Bridge.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site sits on a section of undeveloped road frontage between ribbon development on Sheffield Road. The site is located close to the overwashed settlement of Butterley but is not considered to be a part of it, nor does the Local Plan strategy include the removal of Butterley from the green belt. Open spaces along frontages with ribbon development help to maintain the appearance of separation between settlements and this site is an important gap between Butterley and Jackson Bridge.						

H93	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.54
Land at, Rodley Lane, Emley, Huddersfield,					Employment Floorspace		Housing Capacity	18
Transport		Access to site is poor, not adoptable standard and poor visibility. Road would need widening to provide footway, which would require third party land.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Need to test for soakaways.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Access to site is poor, not adoptable standard and poor visibility. Road would need widening to provide footway, which would require third party land.						

H1814	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.18
Land to the north of, Rutland Road, Flockton					Employment Floorspace		Housing Capacity	181











Transport		Site access achievable via Hill Top / Hawthorne Close, Rutland Road and Hill Top Road. Parking spaces would require relocation from Park Side if access provided from there.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.
Historic Env		No objections raised.
Flood/drainage		Site within flood zone 1. No strategic drainage objections.
Env Protection		No objections raised.
Biodiversity		No objections raised.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		The northern extent of this site would result in a projection of built form in an elevated and prominent location. Development would be highly visible in long distance views to the significant detriment of the openness of the green belt.
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present opportunities for settlement extension and rounding off although there are few boundaries to provide containment relative to the size of the existing settlement.

Exceptional Circumstances There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.

Conclusion

The northern extent of this site would result in a projection of built form in an elevated and prominent location. Development would be highly visible in long distance views to the significant detriment of the openness of the green belt.

H1740a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.08
Land to the east of, Fairfield Rise, Kirkburton					Employment Floorspace		Housing Capacity	72









Transport		Access can be achieved from Cross Lane, subject to visibility splays. However the junction with Huddersfield Road is sub-standard in terms of its width and sight lines.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning
Education		Decreasing trends for primary and modest decrease secondary. No immediate need for additional capacity.
Historic Env		No significant issues.
Flood/drainage		Flood risk 1. Open watercourse to the west of the site, suitable stand off required.
Env Protection		No significant issue's
Biodiversity		No significant issues
Other constraints		None identified.
Open space		N/A
Green belt		Development of this site would leave the line of the open watercourse, its localised steep valley and associated habitats separated from the wider countryside. These countryside features are best protected by the green belt designation in order to prevent encroachment. Retaining the watercourse and its environs would render any new development poorly related to the settlement.
Green belt edge		This is an extensive area of green belt that maintains separation between villages. Opportunities for settlement expansion are limited in this area because the settlement extent is defined by the line of a watercourse which marks a natural boundary to the settlement.









Exceptional Circumstances There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.



















Conclusion











This is an extensive area of green belt that maintains separation between villages. Opportunities for settlement expansion are limited in this area because the settlement extent is defined by the line of a watercourse which marks a natural boundary to the settlement.










H157	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.15
Land north of, 83 - 95, Huddersfield Road, Skelmanthorpe					Employment Floorspace		Housing Capacity	110
Transport		Access achievable provided that visibility splays can be achieved.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Surface water drainage objection regarding finding a drainage solution for a steeply sloping site.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Development of this option would result in the encroachment of poorly related built form onto a prominent slope to the significant detriment of the openness of the green belt.						
Green belt edge		This is an extensive area of green belt which maintains separation between villages. The existing settlement pattern and land use features present the opportunity for some limited infilling or rounding off without compromising the role and function of the green belt in this location. Locally this area is separated from the wider green belt by the line of the Kirklees Light Railway, although it is still visually linked. The land is increasingly prominent towards Huddersfield Road.						
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		Development of this option would result in the encroachment of poorly related built form onto a prominent slope to the significant detriment of the openness of the green belt.						
H272	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	17.74
Land at, Cartworth Road, Holmfirth					Employment Floorspace		Housing Capacity	407
Transport		Site access is not achievable. Cartworth Road and Rorcher Road are considered unsuitable for any intensification of use of this scale. Highways Agency concerns can be addressed by mitigation schemes already proposed during the plan period.						
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. Site capacity could impact on school place planning.						
Historic Env		This site adjoins Underbank Conservation Area. A heritage impact assessment would be required. Known archaeological site in this area so further WYAAS evaluation would be required.						
Flood/drainage		Site is mostly within EA flood zone 1. There is a small part of the site within higher flood risk areas. This has been removed from the developable area. Suitable buffer would be required to mitigate surface water flood risk. Tributaries to the River Ribble flow through the site and will require clear routes. Previous significant flooding incident at Cartworth Road at the northern boundary of this site.						
Env Protection		Potentially contaminated land therefore phase 1 and 2 contamination assessment required. Travel Plan required. Potential noise source therefore relevant assessment required.						
Biodiversity		Developable area amended to exclude lowland acid grassland/heath and lowland mixed deciduous woodland. A buffer would be required around existing woodland. Protected species potentially present on this site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site has only a tenuous relationship with the settlement and would result in the significant sprawl of development along the steep and prominent valley side of the River Ribble. The watercourse and its associated sensitive habitats are countryside features best protected by the green belt designation. The removal of the site from the green belt would isolate a large area of green belt to the north between the site and the settlement as well as land between the two separate parts of the site option. The site would result in the sprawl of built form to the south of Holmfirth, significant encroachment into the countryside and prominent development to the detriment of the openness of the green belt.						
Green belt edge		This is an extensive area of green belt but where opportunities for settlement extension are severely limited by the presence of steep slopes where development may be prominent and areas of environmental sensitivity including the course of the River Ribble.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site has a limited relationship with the settlement and would result in the significant sprawl of development along the steep and prominent valley side. The development of this site would result in the sprawl of built form to the south of Holmfirth, significant encroachment into the countryside and prominent development to the detriment of the openness of the green belt. Site access is not achievable.						






H487	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.79
Land to the west of, Leak Hall Crescent, Denby Dale					Employment Floorspace		Housing Capacity	97
Transport		3rd party land required to achieve appropriate visibility splays on Cumberworth Lane. Site frontage to Leak Hall Road / Crescent but on-street parking is a potential issue here.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Part of site contains important archaeological remains which would need further investigation. Potential impact on setting of Grade II listed Wesleyan Baptist church.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site forms part of the larger housing option H690.						











H726	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.39
Land to the West of, Huddersfield Road, Thongsbridge					Employment Floorspace		Housing Capacity	94
Transport		Existing access from Huddersfield Road unsuitable for development of this scale. Suitable access could be achieved through adjoining options in the green belt but these have been rejected. Mitigation to address Highways Agency concerns about the strategic network are part of schemes already planned.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary but such a capacity could impact on school places.						
Historic Env		Developable area amended to take account of Grade II listed buildings to south east of site but further assessment of impacts would be required in terms of scale, massing and views. A heritage impact assessment would be required.						
Flood/drainage		Flood zone 1. There is a potential overland flow route in the north of the site and culverted watercourse crossing the south of the site. The site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Land is not recorded as contaminated but a phase 1 contamination report required. Travel Plan required. Air quality impact assessment required.						
Biodiversity		Developable area adjusted to take account of lowland mixed deciduous woodland on the site which is a BAP priority habitat. This could impact on the layout of the site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Current access from Huddersfield Road unsuitable. Suitable access could be achieved through adjoining extensive options in the green belt but these have been rejected.						










H177	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.09
Land at Springfield Farm, Penistone Road, Birds Edge					Employment Floorspace		Housing Capacity	67
Transport		Access achievable provided that necessary visibility splays are provided.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Close to known archaeological site						
Flood/drainage		No significant issues. Drainage masterplan advised.						
Env Protection		No objections raised.						
Biodiversity		Woodland - Habitat of Principal Importance on periphery of site. To be removed from net area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is closely associated with the existing settlement of Birds Edge but is poorly configured in relation to it and would not constitute infill for the purposes of national planning policy. The site could not be released in isolation and the Local Plan strategy does not include the removal of Birds Edge from the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is closely associated with the existing settlement of Birds Edge but is poorly configured in relation to it and would not constitute infill for the purposes of national planning policy. The site could not be released in isolation and the Local Plan strategy does not include the removal of Birds Edge from the green belt.						
H2623	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	7.4
Land to the east of Colne Valley High School, Heath Road, Linthwaite					Employment Floorspace		Housing Capacity	125
Transport		Access achievable from Church Lane via the site access layout drawing submitted by the site promoter. However this is subject to a road safety audit of re-alignment of footway on Church Lane, footways should be 2.0m either side and a transport statement would be required to consider impacts on local highway network.						
Public Health		Levels of obesity are higher than the Kirklees average. Ensure there are adequate physical activity opportunities.						
Education		Modest decrease in trend for primary, increase in trend for secondary however no immediate need for places.						
Historic Env		WYAAS have recommended that a desk-based archaeological assessment takes place.						
Flood/drainage		Flood zone 1. Surface water run off from the site has affected properties in Church Lane previously. As slopes are steep and soakaways problematic, requisitions to public sewers will be required.						
Env Protection		Phase 1 and 2 contaminated land assessment and noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site sits in an area of urban fringe, including properties to the south of Church Lane, agricultural or industrial buildings, Colne Valley High School and a scattering of traditional dwellings. The green belt overwashes this area in order to prevent the intensification of ribbon development on Church Lane and to avoid prominent development on the elevated valley slope. The open fields between the school and Heath Road are at a significantly higher level than the school and slope upwards to Heath Road. Development on this open backdrop would be prominent in long distance views to the detriment of the openness of the wider green belt and to the character of this part of the valley. The site could not be released in isolation and would require the removal of a significant amount of additional land from the green belt in order to give the development a relationship to Linthwaite.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site sits in an area of urban fringe, including properties to the south of Church Lane, agricultural or industrial buildings, Colne Valley High School and a scattering of traditional dwellings. The green belt overwashes this area in order to prevent the intensification of ribbon development on Church Lane and to avoid prominent development on the elevated valley slope. The open fields between the school and Heath Road are at a significantly higher level than the school and slope upwards to Heath Road. Development on this open backdrop would be prominent in long distance views to the detriment of the openness of the wider green belt and to the character of this part of the valley. The site could not be released in isolation and would require the removal of a significant amount of additional land from the green belt in order to give the development a relationship to Linthwaite.						











H187	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.98
Land north of, Banks Avenue and Ashford Park, Golcar					Employment Floorspace		Housing Capacity	69
Transport		Third party land required for access. 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 to the north of the site.						
Flood/drainage		Flood Zone 1. Further research required for surface water drainage options.						
Env Protection		No objections raised.						
Biodiversity		Whole site is within a lowland acid grassland UK BAP priority habitat.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Development of this site on this steep slope immediately adjacent to the settlement edge would result in very prominent development on an elevated site, to the detriment of the openness of the green belt.						
Green belt edge		This is an extensive green belt area but where opportunities for settlement expansion are limited, either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement edge.						
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		Development of this site on this steep slope immediately adjacent to the settlement edge would result in very prominent development on an elevated site, to the detriment of the openness of the green belt.						









H142	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.71
Land west of, Chandler Lane, Honley					Employment Floorspace		Housing Capacity	24
Transport		Third party land required for access. Chandlers Lane is unadopted and would need to be made up to adoptable standards.						
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 need for additional capacity.						
Historic Env		Site is approximately 500 metres from prehistoric remains at Honley Wood and is also in close proximity to Grade II listed weaver houses. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. There could be site drainage issues which would require further investigation.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is remote from the edge of Honley and could not be released from the green belt in isolation. Although it is located on a track where there are a number of existing properties these are sporadic in nature and development of the site would introduce a block of urban land use in this essentially open agricultural landscape undermining the role and function of the green belt which is to safeguard the countryside from encroachment.						
Green belt edge		N/A						
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 development of this site would introduce a block of urban land use in this essentially open agricultural landscape undermining the role and function of the green belt which is to safeguard the countryside from encroachment.						











H185	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.68
Land north of, Langley Lane, Clayton West					Employment Floorspace		Housing Capacity	21
Transport		No site frontage to adopted highway, would required third party land						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Majority of site is in flood zone 2, sequential test required and suitable stand off from watercourse would be required.						
Env Protection		Contaminated Land and Noise Assessment required.						
Biodiversity		Some mitigation required, due to habitats and species of principal importance						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		This site would result in a small extension to the settlement, which is contained by existing residential development to the west and industrial development to the east. This site is bounded by the watercourse to the north and Langley Lane to the south and would present a strong new boundary to the green belt which is not clear on the ground at present where it adjoins the existing industrial estate.						
Green belt edge		This is an extensive green belt area but opportunities for settlement expansion are limited in this immediate location due to flooding issues associated with Park Gate Dyke.						
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This is an extensive green belt area but opportunities for settlement expansion are limited in this immediate location due to flooding issues associated with Park Gate Dyke.							

H300	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.86
Land west of, Hanson Road, Meltham					Employment Floorspace		Housing Capacity	30
Transport		Access achievable from Matthew Grove						
Public Health		levels of physical activity are lower than the Kirklees average						
Education		Decreasing trends for primary and decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Possible culvert running through site.						
Env Protection		Potential noise / odour from nearby farm - assessment required.						
Biodiversity		870m from SSSI / SPA / SAC						
Other constraints		None identified.						
Open space	N/A							
Green belt		This area of green belt sits between the edge of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form.						
Green belt edge		This area of green belt helps to preserve the setting of the Peak District National Park. Opportunities for settlement extension that do not undermine the role of the green belt in this location 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	This area of green belt sits between the edge of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form.							

H298	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.09
Land south and west of, Intake, Golcar					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
Land north of, Moor Lane, Netherthong					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.								









H808	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.7
Land to the north of Greenfield Road, Holmfirth					Employment Floorspace		Housing Capacity	18
Transport		Site access not achievable. There is no frontage to the adoptable highway and no evidence is available to show there is a reasonable prospect access could be achieved.						
Public Health		Lower levels of physical activity than the Kirklees average. Need to ensure adequate physical opportunities are provided.						
Education		Decreasing trends in primary and secondary. No immediate need for additional capacity.						
Historic Env		The site is to the south of grade II listed buildings and any development would need to have to have regard to their setting. A heritage impact assessment would be required.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		Site is not recorded as contaminated land but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Site access not achievable. There is no frontage to the adoptable highway and no evidence is available to show there is a reasonable prospect access could be achieved.								




















H83	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.08
Land at junction of, Paris and Sandy Gate, Scholes					Employment Floorspace		Housing Capacity	37
Transport		Site access achievable. 2.4m x 43m visibility splays required. Provision of a footway would be required along the site frontage to Sandy Lane and Paris Road.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trend for primary and secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is in flood zone 1. Testing required for soakaways.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt		This site is contained by existing residential development to the east and south and by undeveloped housing land to the west. There is a clear northern boundary so there is no risk of sprawl, although removal of the site would begin to consolidate the area of urban fringe where there is existing residential development along Sandy Gate, which could lead to pressure for further encroachment. The land rises to the north where development could be prominent.						
Green belt edge		This is an extensive area of green belt that helps to maintain separation between villages. The existing settlement pattern and land use features present opportunities for infilling or rounding off without undermining the role and function of the green belt in this location.						
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 removal of the site from the green belt would begin to consolidate the area of urban fringe where there is existing residential development along Sandy Gate, which could lead to pressure for further encroachment. The land rises to the north where development could be prominent. There are no exceptional circumstances to remove this site from the green belt.

H2654	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.24
Land to the North of, Britannia Road, Milnsbridge					Employment Floorspace		Housing Capacity	43
Transport		Access achievable, subject to provision of 2.4m x 43m visibility splays and widening of footway across the site frontage. Two PROWs cross the northern boundary of the site and a PROW passes through the site.						
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, increase in trend for secondary however no immediate need for places, but area needs careful monitoring and review.						
Historic Env		Group of listed buildings to the west of the site. The design and boundary treatment of the site will need to have regard to their significance.						
Flood/drainage		Site is too steep for soakaways, drainage through public surface water and combined sewers.						
Env Protection		Noise assessment required as site is close to industrial uses.						
Biodiversity		No significant issues.						
Other constraints		Steeply sloping site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site is steeply sloping and would be difficult to form a deliverable housing option							

H310	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.03
Land north of, Commercial Road, Skelmanthorpe, Huddersfield					Employment Floorspace		Housing Capacity	110
Transport		Suitable access provided in planning application 2014/91628, subject to conditions.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Adjacent to Skelmanthorpe Conservation Area						
Flood/drainage		Flood Zone 1. Public surface water sewer crosses site.						
Env Protection		Potential noise arising from nearby school						
Biodiversity		Mixed deciduous woodland - BAP priority habitat on site. Removed from net area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	The site forms part of accepted housing option H688.							

H110	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.14
Land north of, Dobb Lane, Hinchcliffe Mill					Employment Floorspace		Housing Capacity	32
Transport		The poor highway network is unsuited to any intensification at this point. There is sloping topography which may create difficulties obtaining direct site access.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary therefore no immediate capacity required for new school places.						
Historic Env		Historic England concerns about impacts on listed buildings to the north, north-east and east of the site and the Hinchcliffe Mill Conservation Area. WYAS also raised concerned about impact on the Conservation Area. A heritage impact assessment would be required.						
Flood/drainage		The highest flood risk areas have been removed from the developable area. Water Framework Directive implications to be considered.						
Env Protection		On potentially contaminated land therefore contaminated land phase 1 and 2 assessments required.						
Biodiversity		Site lies on the south bank of the River Holme which is a UK BAP priority habitat. There is also a network of mill goits which are likely to have biodiversity value. WYE advice to avoid allocation of this site for development. Bat roosting areas nearby. Potential impacts on Dark Peak SSSI/SAC/SPA may be acceptable with mitigation but need to re-consult Natural England if development was to be accepted on this site.						
Other constraints		None identified.						
Open space		The open space assessment shows there is justification for the retention of this site as urban greenspace.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The open space evidence provides justification for the retention of this site as urban greenspace. Also, development of this site would have an unacceptable impact on biodiversity and in particular the BAP priority habitat in this area. The highway network is poor and unsuited to further intensification at this point.								
H570	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.87
Land south of, Tinker Lane, Lepton					Employment Floorspace		Housing Capacity	100
Transport		Site access achievable. Access preferred from Pond Lane but improvements and widening needed. Highways Agency concerns can be overcome by mitigation already planned.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Trend decreasing in primary and increasing in secondary. Capacity of this site may have impacts on school place planning. There is remaining capacity available for secondary education in the local area.						
Historic Env		Possible archaeologically significant cropmarks in the vicinity therefore an archaeological evaluation is recommended.						
Flood/drainage		Limited surface water drainage options but the solution may require crossing third party land. Site is within EA flood zone 1.						
Env Protection		Site is not recorded as contaminated land but phase 1 contamination report required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site forms part of the wider countryside, prevents the spread of Lepton to the south and helps to prevent merger with Little Lepton. The size of this site would result in a significant intrusion of built form into the open countryside with little relationship to the existing pattern of the settlement it adjoins. It would therefore result in a significant impact on openness of the green belt in this location.						
Green belt edge		This is an extensive area of green belt which in this location prevents the sprawl of Lepton to the south and helps to prevent merger with Little Lepton.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site forms part of the wider countryside, prevents the spread of Lepton to the south and helps to prevent merger with Little Lepton. The size of this site would result in a significant intrusion of built form into the open countryside with little relationship to the existing pattern of the settlement it adjoins. It would therefore result in a significant impact on openness of the green belt in this location.								

H1794	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.64
Land to the west of, Wakefield Road, Clayton West					Employment Floorspace		Housing Capacity	146

Transport	Site access achievable if visibility splays can be provided.
Public Health	The site is within a ward that does not have significant concerns relating to health indicators and land use planning
Education	Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.
Historic Env	No objections raised.
Flood/drainage	River Dearne to the west of the site, with part of this in flood zones 2 and 3 removed from net area. No strategic drainage objections, though sites proposed in this area would benefit from drainage masterplan.
Env Protection	Noise assessment required.
Biodiversity	River Dearne and stand off removed from the net area as these are habitats of principal importance and form part of the habitat network.
Other constraints	None identified.
Open space	N/A
Green belt	Wakefield Road presents a strong green belt boundary in this location and although already breached by industrial development further north of this site prevents the encroachment of further development into the flood plain. Landgley Lane could form a new settlement boundary to the north and would prevent the sprawl of development into the wider countryside. The north of this site is constrained by flood risk.
Green belt edge	This is an extensive area of green belt which maintains separation between existing villages. The existing settlement form and the strong green belt boundary in this location limit opportunities for settlement extension, as do flooding constraints associated with Park Gate Dyke and the River Dearne.

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

Wakefield Road presents a strong green belt boundary in this location and although already breached by industrial development further north of this site prevents the encroachment of further development into the flood plain. Landgley Lane could form a new settlement boundary to the north and would prevent the sprawl of development into the wider countryside. The north of this site is constrained by flood risk.

H3381	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.55
Land to the north of Black Lane, Blackmoorfoot					Employment Floorspace		Housing Capacity	19












Transport	Access achievable subject to provision of pedestrian footway on site frontage and provision of visibility splays. Third party land required for visibility splays.
Public Health	Low levels of physical activity in this area.
Education	Decreasing trends in primary and secondary. No immediate need for additional places.
Historic Env	The site is adjacent to a Grade II listed building at 49 Blackmoorfoot Road. The site is also close to an archaeological site.
Flood/drainage	Flood zone 1. Site slope and downstream flooding likely to preclude infiltration.
Env Protection	No objections raised.
Biodiversity	No objections raised.
Other constraints	None identified.
Open space	N/A
Green belt	Removal of this site from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site presents an open frontage along Blackmoorfoot Road which helps to maintain the character of this area as one of sporadic development which maintains the appearance of openness. Development would also reinforce merger with Linthwaite. The Local Plan strategy does not include the removal of Blackmoorfoot from the green belt.
Green belt edge	N/A

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

Removal of this site from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site presents an open frontage along Blackmoorfoot Road which helps to maintain the character of this area as one of sporadic development which maintains the appearance of openness. Development would also reinforce merger with Linthwaite. The Local Plan strategy does not include the removal of Blackmoorfoot from the green belt.

H1744	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.12
Land to the South of, Royds Avenue, New Mill					Employment Floorspace		Housing Capacity	40











Transport		Third party land required to secure visibility splays necessary to gain safe site access.
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 decrease in secondary therefore no immediate capacity required.
Historic Env		No objections raised.
Flood/drainage		No objections raised.
Env Protection		No objections raised.
Biodiversity		No objections raised.
Other constraints		None identified.
Open space		The site overlaps with a recreation ground and play area, not designated as urban greenspace because they are within the green belt.
Green belt		The land between the settlement edge and the trees is a contained area of land visually disconnected from the wider countryside by the trees on the southern boundary. However, as the option includes the trees development would begin to encroach into the countryside at its southern extent where a new southern edge to the settlement would be difficult to defend.
Green belt edge		This is an extensive area of green belt that delineates the southern extent of Wooldale in this location. The existing settlement pattern and land use features including tracts of trees, allows some opportunities for settlement extension that would have limited impact on the openness of the green belt.

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 site overlaps with a recreation ground and play area, not designated as urban greenspace because they are within the green belt.












H2096	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.18
Land to the south of, Thong Lane, Netherthong					Employment Floorspace		Housing Capacity	34











Transport		Site access achievable with 2.4 x 43m visibility splays and improvement to width/alignment.
Public Health		Ensure there are adequate physical activity opportunities to enable increases in physical activity such as walking, natural play.
Education		Decreasing trends in primary and secondary. No immediate capacity required.
Historic Env		No constraints identified.
Flood/drainage		Site is within EA flood zone 1. Limited opportunity for surface water management.
Env Protection		Site not recorded as contaminated but phase 1 contamination assessment required.
Biodiversity		Area of TPO trees removed from the developable area which may affect access points and layout.
Other constraints		None identified.
Open space		N/A
Green belt		This option is very poorly related to the existing settlement pattern and would result in a prominent incursion of built form onto this largely undeveloped slope. There are a significant number of protected trees and development would result in encroachment into the countryside contrary to the purposes of including land in the green belt.
Green belt edge		This is a reasonably extensive area of green belt that delineates the settlements of Netherthong and Holmfirth. A significant proportion of the edge of the green belt with Holmfirth is constrained by steep slopes and the presence of sensitive habitats which limit opportunities for settlement extension, infill or rounding off.











Exceptional Circumstances There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.



Conclusion











This option is very poorly related to the existing settlement pattern and would result in a prominent incursion of built form onto this largely undeveloped slope. Development would result in encroachment into the countryside contrary to the purposes of including land in the green belt.

H250	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.76
Land north of, Manor Road, Farnley Tyas					Employment Floorspace		Housing Capacity	128
Transport		Site access achievable but access immediately onto Manor Road in the south could be difficult due to an area of TPO trees. Visibility splays of 2.4m x 43m required. Highways Agency issues can be dealt with by mitigation already proposed during the plan period.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Major impact on Farnley Tyas Conservation Area and several listed buildings. No mitigation possible. A heritage impact assessment would be required						
Flood/drainage		Site is within EA flood zone 1. Drainage masterplan may be required for all Farnley Tyas options. Test for soakaways and public combined sewer access.						
Env Protection		Site not identified as contaminated but phase 1 contamination assessment required.						
Biodiversity		No significant concerns raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This option would be entirely contained by the line of Toft Lane which separates this area of green belt from the wider countryside. There would be no risk of sprawl as the road presents a defensible new boundary. However, the option does not follow a feature on the ground north east of the settlement edge along Field Lane, leaving a gap between the last properties on Field Lane and the site, necessitating a significant amount of additional land to be removed from the green belt between the site and the edge of the village. Without a strong boundary this would leave the land between the site and the settlement edge at high risk of encroachment, contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between existing villages. The existing settlement pattern presents some limited opportunities for settlement extension or rounding off, although the lack of potential new boundaries may make these large in relation to the size of the existing village.						
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								
Major impact on Farnley Tyas Conservation Area and adjacent listed building with no mitigation possible. Although this option would be entirely contained by the line of Toft Lane which separates this area of green belt from the wider countryside, this would leave a gap between the properties on Field Lane and the site, necessitating a significant amount of additional land to be removed from the green belt between the site and the edge of the village. Without a strong boundary this would leave the land between the site and the settlement edge at high risk of encroachment, contrary to the purposes of including land in the green belt.								
H816	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	2.43
Perseverance Place, Holmfirth					Employment Floorspace		Housing Capacity	24
Transport		Access from Woodhead Road and internal access road already set out.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Western and eastern parts of site are within flood zone 2.						
Env Protection		Principal of housing already established on this site, with some houses already built. However, contaminated land on part of site.						
Biodiversity		Woodland on site fringes removed from the area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Housing development on this site is largely complete and therefore allocation of this site is not justified								

H571	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	14.65
Land to the west of, New Road, Netherthong					Employment Floorspace		Housing Capacity	301
Transport		Site access achievable although Thong Lane would require improvements to accommodate a site of this scale. A pedestrian footway would be required along the site frontage along Thong Lane and New Road.						
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. Site capacity could impact on school place planning.						
Historic Env		Potential harm to Netherthong/Deanhouse Conservation Area and potential impacts on the setting of listed buildings within the site to the south and to the north-west of this site. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. An ordinary watercourse runs through the site, possibly in a culvert. This site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Travel Plan required. Air Quality impact assessment also needed.						
Biodiversity		Developable area reduced to take account of lowland mixed deciduous woodland and an area of traditional orchard (UK BAP priority habitat). Site also provides a useful stepping stone woodland site for Hagg Wood.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an extensive site which would significantly impact on the area of green belt that separates Netherthong from Holmfirth and while a gap would remain it would leave areas somewhat cut off from the wider green belt and therefore vulnerable to development pressure. The site appears as countryside and there are significant tracts of protected trees within the site. The land slopes steeply up from the edge of Holmfirth at this point forming a natural wooded backdrop. Development would be prominent to the detriment of openness and encroach into the countryside contrary to the purposes of including land in the green belt.						
Green belt edge		This is a reasonably extensive area of green belt that delineates the settlements of Netherthong and Holmfirth. A significant proportion of the edge of the green belt with Holmfirth is constrained by steep slopes and the presence of sensitive habitats which limits opportunities for settlement extension, infill or rounding off.						
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 development of this extensive site which would significantly impact on the area of green belt that separates Netherthong from Holmfirth. Development would be prominent to the detriment of the openness of the green belt.						

H664a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.35
Land north of, Scotgate Road, Honley, Holmfirth					Employment Floorspace		Housing Capacity	117
Transport		Scotgate road would require a footway. Intensification of this road not desirable but Grasscroft Road could form a good link to wider road network, although it is acknowledged that this road may need improvement to footways and junctions to accommodate this development.						
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 decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		The site is adjacent to two grade II listed buildings						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		Industry noise may affect new noise receptors, noise assessment required.						
Biodiversity		No significant issues						
Other constraints		None identified.						
Open space		N/A						
Green belt		The extent of the unconstrained development represented by this option would have limited impact on openness as it is mostly contained by landform. The land has little visual relationship with the wider countryside. However, the majority of the western boundary does not follow any feature on the ground and this would leave adjacent land vulnerable to encroachment contrary to the purposes of including land in the green belt.						
Green belt edge		This is part of an extensive area of green belt that in this location separates Honley from Netherthong, however physical merger is prevented by landform and trees and opportunities for settlement extension 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		H664 is retained as the option in this area, primarily as it provides a better green belt boundary.						












H290	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.77
Land south of, Hillside View, Linthwaite, Huddersfield,					Employment Floorspace		Housing Capacity	26
Transport		Third party land required to gain access from Gillroyd Lane.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		The site is within the conservation area.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site forms part of a larger accepted housing option.								

H183	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.31
Gunthwaite Top Farm, Gunthwaite Lane, Upper Denby					Employment Floorspace		Housing Capacity	80
Transport		No site frontage to adopted highway. Farm track would need bringing to adoptable standard. Junction with Gunthwaite Lane in Barnsley district						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Site is adjacent to Upper Denby Conservation area						
Flood/drainage		Flood zone 1. Could be watercourse for drainage on eastern boundary of site, reports of flooding in vicinity of site.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site consists of a large property in extensive grounds and a field to the west, which is located within Barnsley district. The field is very poorly related to the existing settlement and would project development into the countryside to the considerable detriment of openness and contrary to the role and function of the green belt. There would be no physical merger with any settlement within Barnsley.						
Green belt edge		One of the purposes of the green belt is to prevent the coalescence of towns. The Kirklees green belt in this location is a very restricted area that separates the built up area of Upper Denby from the open countryside which is within Barnsley district. The extent of the green belt in Barnsley prevents physical merger.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site consists of a large property in extensive grounds and a field to the west, which is located within Barnsley district. The field is very poorly related to the existing settlement and would project development into the countryside to the considerable detriment of openness and contrary to the role and function of the green belt. There would be no physical merger with any settlement within Barnsley.								

H548	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.41
Land East of, Abbey Road North, Shepley					Employment Floorspace		Housing Capacity	91
Transport			Access achievable. Visibility splays of 2.4m x 120m required and pedestrian footway to be widened on site frontage. Highways England concerns about cumulative impacts on the strategic network can be addressed through mitigation already programmed.					
Public Health			No applicable health problems					
Education			Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.					
Historic Env			No objections raised.					
Flood/drainage			Flood zone 1. Water course running through site represents surface water flood risk in some parts of the site. Part of this site is within a groundwater source protection zone designed to protect a potable water supply nearby. A hydrogeological risk assessment and construction environment management plan would be required.					
Env Protection			Site is not recorded as contaminated but phase 1 contamination report required. Travel Plan required. Multiple potential noise sources affect this site therefore relevant assessment needed.					
Biodiversity			Developable area reduced to take account of UK BAP priority habitat pond on the site and protected trees on the eastern boundary.					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			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.					
Green belt edge			This is an extensive area of green belt where the existing settlement pattern and land uses provide numerous opportunities for settlement extension without compromising the role and function of the green belt or significantly impacting on openness. This is an urban fringe area which has little relationship to the wider countryside.					
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.					
Conclusion			This site is covered by an accepted housing option (H652).					

H159	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.48
Netherley, Old Mount Road, Marsden					Employment Floorspace		Housing Capacity	16
Transport			No site frontage to highway, access only via narrow private road.					
Public Health			Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.					
Education			Modest increase in trend for primary and increase in trend for secondary, though no immediate need.					
Historic Env			Potential impact on Grade II listed building.					
Flood/drainage			Flood Zone 1. Potential issues with drainage given steep slopes.					
Env Protection			No significant constraints.					
Biodiversity			Site is within 210m of SPA / SAC, though development may be acceptable with mitigation. Habitat Risk Assessment required.					
Other constraints			None identified.					
Open space			N/A					
Green belt			While there is existing residential development already at the northern extent of this site, including Butterley View and at Netherley, this site is elevated above the settlement on sloping ground and could impact on the openness of the green belt in this location. This is an area of urban fringe with a number of existing properties off Old Mount Road, which are only separated from the edge of Marsden by the fields of which this site forms a part. The site sits in very close proximity to the South Pennine Moors Phase 2 Special Protection Area and South Pennine Moors Special Area for Conservation/SSSI. The best means of preserving the habitats which support these sensitive wildlife areas is through the green belt designation.					
Green belt edge			This is an extensive green belt area but where opportunities for settlement expansion are extremely limited either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement edge.					
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			No site frontage to highway, access only via narrow private road.. While there is existing residential development already at the northern extent of this site, including Butterley View and at Netherley, this site is elevated above the settlement on sloping ground and could impact on the openness of the green belt in this location. This is an area of urban fringe with a number of existing properties off Old Mount Road, which are only separated from the edge of Marsden by the fields of which this site forms a part. The site sits in very close proximity to the South Pennine Moors Phase 2 Special Protection Area and South Pennine Moors Special Area for Conservation/SSSI. The best means of preserving the habitats which support these sensitive wildlife areas is through the green belt designation.					









H322	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	7.23
Land at, Wood Nook / Cumberworth Lane, Denby Dale					Employment Floorspace		Housing Capacity	216

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

Conclusion











This site is contained by woodland to the west and Cumberworth Lane to the east with existing development to three sides. The site slopes up from the south to the north and given its size would represent a prominent extension to the settlement that may undermine the role of the green belt in this location. Development would sever East Hill Beck and its associated woodland habitat from the wider countryside contrary to the purposes of including land in the green belt. Woodland protected by TPO comprising area of mixed deciduous trees,










H135	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.61
Land to the south east of, Dobb Lane, Hinchcliffe Mill, Holmfirth,					Employment Floorspace		Housing Capacity	56











Transport		High retaining wall on site frontage could impact on the achievement of required visibility splays. Poor highway network unsuited to any intensification of use at this point.
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Education		Decreasing trends in primary and secondary therefore no immediate capacity required for new school places in this area. A site of this size could impact on school place planning in this area.
Historic Env		The site adjoins the Hinchcliffe Mill Conservation Area and therefore consideration must be given to the setting of the conservation area. The topography in this location may lead to greater impacts of development on the conservation area. A heritage impact assessment would be required.
Flood/drainage		Site is within EA flood zone 1. Further analysis of surface water management required. There are terraced properties at a lower level.
Env Protection		Potential noise from adjacent school/nursery. Site not recorded as contaminated but would require phase 1 contaminated land assessment.
Biodiversity		Habitat Risk Assessment needed for impact on SPA/SAC but may be acceptable with mitigation. Natural England to be consulted on any allocation going forward.
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A









Conclusion










The site is adjacent to a poor highway network unsuited to any intensification of use at this point and achievement of the required visibility splays may not be possible.












H8	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.75
Land south of, Cross Lane, Scholes					Employment Floorspace		Housing Capacity	26
Transport			Site access achievable. 2.4m x 43m visibility splays required. There will be the need to incorporate pedestrian facilities within the access arrangements.					
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 need for additional capacity.					
Historic Env			No objections raised.					
Flood/drainage			Site is within EA flood zone 1. Testing for soakaways required.					
Env Protection			Site is not recorded as contaminated land but phase 1 contamination report required.					
Biodiversity			No objections raised.					
Other constraints			None identified.					
Open space			N/A					
Green belt			This is a well proportioned and well related option with defensible boundaries. Its release from the green belt would have limited impact on openness and would not undermine the role and function of the green belt in this location.					
Green belt edge			This is an extensive area of green belt that delineates the extent of Scholes. This existing settlement pattern and land uses in this area presents opportunity for settlement extension without significantly impacting on openness.					
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			There are no exceptional circumstances to remove this site from the green belt.					

H733	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.33
Land to the North of, Kemp's Way, Hepworth, Holmfirth,					Employment Floorspace		Housing Capacity	46
Transport			No site frontage to adopted highway. Access road to Dobroyd Mills could provide access but would require 3rd party land which appears to be in multiple ownerships and improvements to bring site to adoptable standard.					
Public Health			Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.					
Education			Decreasing trends in primary and secondary. No immediate need for additional capacity.					
Historic Env			Church of Holy Trinity Grade II listed building to the south west of the site. Site also adjacent to Hepworth conservation area. Heritage impact assessment would be required.					
Flood/drainage			Flood zone 1. Limited surface water drainage options.					
Env Protection			Site is not recorded as contaminated but phase 1 contamination report required. Multiple noise sources from the adjacent Dobroyd Mill buildings therefore relevant assessment required.					
Biodiversity			No objections raised.					
Other constraints			None identified.					
Open space			N/A					
Green belt			N/A					
Green belt edge			N/A					
Exceptional Circumstances			N/A					
Conclusion			No site frontage to adopted highway. Access road to Dobroyd Mills could provide access but would require 3rd party land which appears to be in multiple ownerships and improvements are needed to bring site to adoptable standard. There is therefore not sufficient evidence that this site is deliverable. However, a larger option (MX1912a) also including land to the north has overcome the access constraints on this site.					

H605	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.21
Land to the east of, Upper Bank End Road, Holmfirth					Employment Floorspace		Housing Capacity	18
Transport		Third party land required for access. The desirable route in the wider network is constrained due to width, alignment, gradient and on-street parking and is therefore considered unsuitable for the intensification of use proposed.						
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 need for additional capacity.						
Historic Env		Site adjoins Underbank Conservation Area therefore further assessment is needed of the impacts of development on this site on the conservation area. Heritage impact assessment required.						
Flood/drainage		Site is within EA flood zone 1. Risk from mill pond to be considered. Culverted watercourse from mill pond. Limited surface water drainage options.						
Env Protection		Site is not recorded as contaminated land but a phase 1 contamination report is required.						
Biodiversity		Developable area amended to take account of UK BAP Priority Habitat area and provide a buffer for terrestrial amphibian habitat. This would impact on the site layout.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Land to the east of Underbank End Road is at a significantly higher level than the road and development would therefore be intrusive and detrimental to the openness of the green belt. The site itself is very poorly related to the settlement and would result in a prominent projection of built form to the significant detriment of the openness of the green belt. The site is in very close proximity to important areas of wildlife significance whose best protection is their green belt designation.						
Green belt edge		This is a reasonably extensive area of green belt that separates Holmfirth from Scholes. Opportunities for settlement extension are limited due to the presence of steep slopes and elevated land, although the topography eastwards would contain sprawl.						
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 site extends in isolation into the green belt beyond a green belt edge with severe topographical constraints. The site itself is very poorly related to the settlement and would result in a prominent projection of built form to the significant detriment of the openness of the green belt. Third party land required for access and the desirable route in the wider network is constrained due to width, alignment, gradient and on-street parking and is therefore considered unsuitable for the intensification of use proposed.						

H99	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.42
Land north of, Branksome, Rotcher Lane, Slaithwaite					Employment Floorspace		Housing Capacity	8
Transport		Topography of site frontage would impede access to the site, third party land and pedestrian facilities also required.						
Public Health		Levels of physical activity are lower than the Kirklees average						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Steep sided site may impact on drainage.						
Env Protection		Noise sources adjacent to the site						
Biodiversity		Removal of land that is habitats of principal importance would take site area to below 0.4 hectares						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Topography of site frontage would impede access to the site. Removal of land that is habitats of principal importance would take site area to below 0.4 hectares						

H1739	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.92
Land to the South of, North Road, Kirkburton					Employment Floorspace		Housing Capacity	78
Transport		Site access achievable, long road frontage to North Road. Topography likely to be an issue, with engineering work required to gain access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Site is adjacent to two conservation areas						
Flood/drainage		Flood zone 1. No strategic drainage objections. Dean Bottom Dike runs along southern boundary.						
Env Protection		Noise and odour assessment required. Part of site on potentially contaminated land.						
Biodiversity		Removal of Dean Bottom Dike and Buffer zone, which are habitats of principal importance.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Urban greenspace retained.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site retained as urban greenspace							

H475	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.86
Land to the north of, Wood Nook, Denby Dale					Employment Floorspace		Housing Capacity	143
Transport		Access sought from Wood Nook in 2013/93271 planning application, this is still to be determined. Site frontage to Cumberworth Lane but visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Potential impact on Wesleyan Methodist Church grade II listed building to east of site.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Potential noise issues in south of site from nearby public house and potentially to industrial site to north.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat covers part of this site, also TPO						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Woodland protected by TPO comprising area of mixed deciduous trees.						
Green belt		This site is contained by woodland to the west and Cumberworth Lane to the east. The site slopes up from the south to the north and would be increasingly prominent to the north which may undermine the role of the green belt in this location. Development would sever East Hill Beck and its associated woodland habitat from the wider countryside contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt which maintains separation between existing villages. In this location there is potential for rounding off or limited extension because the area is contained between the edge of the settlement and the line of Cumberworth Road which would prevent sprawl to the east. There are numerous opportunities for containment from the fragmented land use pattern. However, there is a topographical constraint to the west where the difference in levels would mean that development would not be well related to the edge of the settlement.						

Exceptional Circumstances There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.









Conclusion
This site is contained by woodland to the west and Cumberworth Lane to the east. The site slopes up from the south to the north and would be increasingly prominent to the north which may undermine the role of the green belt in this location. Development would sever East Hill Beck and its associated woodland habitat from the wider countryside contrary to the purposes of including land in the green belt. Woodland protected by TPO comprising area of mixed deciduous trees.











H479	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.55	
Part of POL, Stoney Bank Lane, Thongsbridge					Employment Floorspace		Housing Capacity	18	
Transport			Site access achievable.						
Public Health			Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered. Potential mitigation to restrict the numbers of fast food takeaways in the area.						
Education			Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env			No objections raised.						
Flood/drainage			Site is within EA flood zone 1. Access road shown to be at risk from surface water. Site would benefit from a drainage masterplan with adjacent sites.						
Env Protection			Site not identified as contaminated land but phase 1 contamination report required.						
Biodiversity			No objections raised.						
Other constraints			None identified.						
Open space		N/A							
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion	Site access is achievable. This site has been rejected as it is part of a larger accepted housing option (H728)								











H304	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.56	
Land north of, Barnsley Road, Denby Dale					Employment Floorspace		Housing Capacity	16	
Transport			Third party land required to achieve necessary visibility splays to Barnsley Road.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education			Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env			No objections raised.						
Flood/drainage			Flood Zone 1. Site would benefit from drainage masterplan with adjacent sites.						
Env Protection			No objections raised.						
Biodiversity			Adjacent to Ash Well Back priority habitat - removed from net area.						
Other constraints			None identified.						
Open space		N/A							
Green belt			This site while well contained by woodland to the west is separated from the main body of the settlement by a small area of open land and as such it is not well related to the built form of the settlement. Barnsley Road would present a strong new boundary to the south and the boundary to the east while weak, is present.						
Green belt edge			This is an extensive area of green belt that maintains separation between villages and delineates the southern extent of Denby Dale in this location. The existing settlement pattern and land use features present opportunities for settlement extension that would not compromise the role of the green belt. There is a degree of encroachment by urban land uses making this an area of urban fringe.						











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
Part of larger accepted housing option H634.












H57	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.46
Land at, Bill Lane, Wooldale, Holmfirth,					Employment Floorspace		Housing Capacity	15
Transport		Access achievable. 2.4m x 43m visibility splays required which may be difficult to achieve. Incorporation of pedestrian footway will be required.						
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 need for additional capacity.						
Historic Env		Development of this site would impact on the setting of the listed Wooldale Methodist Church within the site in the south. Even a reduction in capacity would be unlikely to preserve the setting of the listed building. Also, potential impacts of development on Wooldale Conservation Area. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Sloping site therefore consequence of re-emergence high. Combined sewer to be considered for surface water.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No concerns raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Development of this site would impact on the setting of the listed Wooldale Methodist Church within the site in the south. Even a reduction in capacity would be unlikely to preserve the setting of this listed building.						





















H245a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.62
Land to the south of, Penistone Road, Shelley					Employment Floorspace		Housing Capacity	6
Transport		Site access achievable. 2.4m x 43m visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends in primary and modest decreasing trend in secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Connection to a watercourse or public sewer may require crossing third party land.						
Env Protection		Noise assessment required to assess impacts of traffic noise, Potentially contaminated land therefore phase 1 and 2 contamination reports will be required.						
Biodiversity		Mitigation required to minimise disturbance to Gelder Wood Local Wildlife Site during construction as well as screening with native hedgerows to the south of the site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site abuts the settlement edge on its eastern extent and Penistone Road to the north but follows no boundary along its entire southern length. As such it would leave adjacent land vulnerable to encroachment contrary to the purposes of including land in the green belt. The land slopes significantly down from Penistone Road to the line of Shepley Dike and the area appears as a wooded valley to the watercourse.						
Green belt edge		This is a restricted area of green belt that helps to maintain separation between Shelley and Shepley. The presence of steep slopes, significant tracts of protected trees and the line of Shepley Dike also severely limit opportunities for settlement extension.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site abuts the settlement edge on its eastern extent and Penistone Road to the north but follows no boundary along its entire southern length. As such it would leave adjacent land vulnerable to encroachment contrary to the purposes of including land in the green belt. The land slopes significantly down from Penistone Road to the line of Shepley Dike and the area appears as a wooded valley to the watercourse.						










H488	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.53
Land south of, Back Lane, Clayton West					Employment Floorspace		Housing Capacity	18
Transport		Whilst access is achievable from The Royds, this is a narrow street - the width of which is reduced further by on street parking. Access from Back Lane is unsuitable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site would result in a narrow eastward extension which is well related to the settlement. The configuration of the site however would be unlikely to deliver anything other than an unsatisfactory linear and cramped development form which could leave adjacent land vulnerable to development pressure contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern and land use features present opportunities for settlement extension or rounding off which would have limited impact on the openness of the green belt.						
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		Whilst access is achievable from The Royds, this is a narrow street - the width of which is reduced further by on street parking. Access from Back Lane is unsuitable. The configuration of the site however would be unlikely to deliver anything other than an unsatisfactory linear and cramped development form which could leave adjacent land vulnerable to development pressure contrary to the purposes of including land in the green belt.						











H2	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.39
Land at, Downshutts, St George's Road, Scholes					Employment Floorspace		Housing Capacity	83
Transport		Site access achievable. 2.4m x 43m visibility splays required. Improvements needed to road width of Totties Road.						
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. Site capacity could impact on school place planning.						
Historic Env		Potential impact on nearby Totties Conservation Area. A heritage impact assessment is required.						
Flood/drainage		Site is within EA flood zone 1. Previous surface water incident on this site. Further investigation required into local drainage systems and well on site.						
Env Protection		Site not recorded as contaminated but phase 1 contamination assessment required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Undeveloped frontages along roads connecting settlements help to maintain the appearance of openness and separation. The part of this option that fronts St George's Road represents a strategically important gap between Scholes and Totties. Development would therefore significantly undermine the role and function of the green belt in this location.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements. This area of green belt is important in preventing the merger of Scholes with the overwashed settlement of Totties.						
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		Undeveloped frontages along roads connecting settlements help to maintain the appearance of openness and separation. The part of this option that fronts St George's Road represents a strategically important gap between Scholes and Totties. Development would therefore significantly undermine the role and function of the green belt in this location. There are no exceptional circumstances to remove this site from the green belt.						

H637	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.85
Land to the south east of, Tudor Street, Slaithwaite					Employment Floorspace		Housing Capacity	29
Transport		Access from Linfit Lane has significant highway safety issues. Only other alternative access would be in conjunction with neighbouring site.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Ordinary watercourse or public combined sewer as options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Access from Linfit Lane has significant highway safety issues.						

H1766	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.66
Land to the west of, Westwood Avenue, Honley					Employment Floorspace		Housing Capacity	23
Transport		Poor visibility at junction with Hall Ing Road. Access drawn from private road, this would need third party land to bring this to adoptable standard						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Limited options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The existing settlement pattern allows for some rounding off if a satisfactory configuration can be found. There are field boundaries in this location that could present defensible new green belt boundaries but the option as presented does not follow a feature on the ground. This would leave the remainder of the field vulnerable to sprawl and encroachment, contrary to the purposes of including land in the green belt.						
Green belt edge		This is a restricted area of green belt that in this location maintains separation between Hall Ing and Brockholes. Development could be contained by roads and landform but the elevated position of Hall Ing means that there is potential for prominent development.						
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 existing settlement pattern allows for some rounding off if a satisfactory configuration can be found. There are field boundaries in this location that could present defensible new green belt boundaries but the option as presented does not follow a feature on the ground. This would leave the remainder of the field vulnerable to sprawl and encroachment, contrary to the purposes of including land in the green belt.						











H2095	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.57
Land to the east of, New Road, Netherthong					Employment Floorspace		Housing Capacity	85
Transport		Site access achievable, however 2.4m x 43m visibility splays required. Public right of way crosses the site.						
Public Health		Need to ensure there are adequate physical activity opportunities to enable increases in physical activity such as walking, natural play.						
Education		Decreasing trends for primary and secondary. The capacity of this site could impact on school place planning.						
Historic Env		Site is within close proximity to the Netherthong Conservation Area therefore the design will require consideration of impacts. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Limited surface water drainage options.						
Env Protection		Site not recorded as contaminated but phase 1 assessment required. Travel Plan required.						
Biodiversity		TPO trees have been removed from the developable area which may have some impact on any proposed site layout.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is reasonably well related to the settlement edge and proportional to it. The site contains an area of protected trees and appears as part of the countryside, so development would represent encroachment contrary to the purposes of including land in the green belt. Its northern extent would leave the field to the north somewhat isolated from the wider countryside and possibly vulnerable to development pressure.						
Green belt edge		This is a reasonably extensive area of green belt which delineates the settlement edges of Netherthong and Holmfirth. The existing settlement pattern and land use patterns do allow some scope for settlement extension without undermining the role and function of the green belt.						
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 site contains protected trees and appears as part of the countryside, so development would represent encroachment contrary to the purposes of including land in the green belt. Its northern extent would leave the field to the north isolated from the wider countryside and possibly vulnerable to development pressure.						
H14	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.67
Land to the south of, Lydgate Drive, Lepton					Employment Floorspace		Housing Capacity	23
Transport		Third party land required to access the site but insufficient evidence that site access could be achieved to ensure a deliverable site without the further use of green belt land (not subject to a local plan development option).						
Public Health		No applicable health problems in the area.						
Education		Decreasing trends for primary and increase for secondary although other secondary schools are nearby.						
Historic Env		Potential impacts on Grade II listed buildings including the Church of St John. Mitigation would be required by way of design, landscaping and layout to allow open space around the church area. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Further testing of potential surface water management solutions required.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a well proportioned and well related urban extension which could be accommodated in the green belt with little impact on openness. The site has little relationship with the wider countryside and there are defendable boundaries that would prevent sprawl.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present some opportunities for limited settlement expansion without compromising the role and function of the green belt. In this location the green belt delineates the southern extent of Lepton and prevents the merger of Lepton with Little Lepton.						
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		Insufficient evidence that site access could be achieved to ensure a deliverable site without the further use of green belt land (not subject to a local plan development option).						

H1741	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.84
Land to the South of, Westerley Lane, Shelley					Employment Floorspace		Housing Capacity	64
Transport		Site access achievable. 2.4m x 43m visibility splays required. Access from Far Bank is unsuitable due to topography. Public Right of Way affects the access point to Westerley Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing primary and decreasing secondary. The capacity of this size could have an impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		This site is in flood zone 1.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Potential noise from school/nursery therefore noise assessment required. Travel Plan required.						
Biodiversity		Habitat records show that there are birds of conservation concern on this site with mitigation unlikely due to the range of species.						
Other constraints		None identified.						
Open space		The open space assessment provides evidence to justify the allocation of this land as urban green space.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	The open space assessment provides evidence to justify the allocation of this land as urban green space. Habitat records show that there are birds of conservation concern on this site with mitigation unlikely due to the range of species.							

H28	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.29
Land between, 974A and The Commercial PH, New Hey Road, Outlane					Employment Floorspace		Housing Capacity	45
Transport		Site access is achievable, subject to 2x120m visibility splays on New Hey Road						
Public Health		Low levels of physical activity, ensure adequate mitigation.						
Education		Modest increase in trend for primary school, with need for additional places. Increase in trend for secondary but no immediate need for additional places.						
Historic Env		Potential impact on setting of listed buildings.						
Flood/drainage		Flood zone 1. Potential issues regarding soakaways on steeper sloping sites, potential surface water flooding around the site based on run off.						
Env Protection		Potential road traffic noise.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt		This is an area of urban fringe west of the settlement limit delineated by the green belt boundary where there are existing residential, agricultural and other buildings fronting New Hey Road. However this site represents a significant break in the built form and its development would result in a linear extension of Outlane joining with further sporadic development to the west, although it has the depth to avoid the appearance of ribbon development.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt has a boundary with Calderdale but as the village of Outlane extends into both Kirklees and Calderdale the merger already exists in this location. The site is technically detached from Outlane but is only separated from the settlement by the width of Gosport Lane. Fragmented land use presents numerous potential new boundaries.						
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	Potential impact on setting of listed buildings. Site adjacent to Slack Roman Fort - may have archaeological significance.							

H1708	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.01	
Land to the East of, Mona Street, Slaithwaite					Employment Floorspace		Housing Capacity	35	
Transport			Access can be achieved through extension to Mona Street.						
Public Health			Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education			Modes decrease in trend for primary and increase in trend for secondary, though no immediate need.						
Historic Env			No objections raised.						
Flood/drainage			Flood zone 1. No strategic drainage objections.						
Env Protection			South of site includes contaminated land.						
Biodiversity			No objections raised.						
Other constraints			None identified.						
Open space			Urban Greenspace designation retained.						
Green belt			This represents a very minor incursion into the green belt which would have limited impact on openness. However, it does not follow any feature on the ground and would leave adjacent land vulnerable to encroachment, although the scale of any encroachment could be contained by the presence of the reservoir.						
Green belt edge			This is an extensive green belt area but where opportunities for settlement expansion are extremely limited, either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement edge.						
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									
Urban Greenspace designation retained. The site makes a minor incursion into the green belt which would have a limited impact on openness, but the lack of features on the ground that the green belt boundary would follow as a result would leave adjacent land vulnerable to encroachment.									
H25	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.04	
Land west of, Hollin Brigg Lane, Holmbridge					Employment Floorspace		Housing Capacity	26	
Transport			Site topography (sloping down from the road) may make access difficult. Footway needed along site frontage. Site would access the road network to the north or south where further intensification of use unlikely to be appropriate.						
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 need for additional capacity.						
Historic Env			Site is close to known archaeological site so further evaluation required but no objection in principle. A heritage impact assessment would be required.						
Flood/drainage			Site is within EA flood zone 1. Stand off from the watercourse required and interceptor drains likely to be required.						
Env Protection			Site not recorded as contaminated but phase 1 contamination assessment required.						
Biodiversity			Site impacts on Dobb Dike UK BAP priority habitat and also White Gate Wood and the beck corridor mean that the site should not be allocated for development. Cumulative impacts on SPA/SAC to be considered and Natural England consulted on any proposal to allocate this site.						
Other constraints			None identified.						
Open space			N/A						
Green belt			This parcel of land forms the steep valley side to Dobb Dike which is an open watercourse and its associated important wildlife habitats. The best protection for the countryside features and sensitive environmental areas is through the green belt designation. Development would lead to significant encroachment of built form into the countryside severely undermining the role and function of the green belt in this location.						
Green belt edge			This is an extensive area of green belt but where opportunities for settlement extension are limited by the presence of steep slopes where development may be prominent and by sensitive environmental habitats.						
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									
Site impacts on Dobb Dike UK BAP priority habitat and also White Gate Wood and the beck corridor mean that the site should not be allocated for development. This parcel of land forms the steep valley side to Dobb Dike which is an open watercourse and its associated important wildlife habitats. The best protection for the countryside features and sensitive environmental areas is through the green belt designation. Development would lead to significant encroachment of built form into the countryside severely undermining the role and function of the green belt in this location. The site would require access through parts of the road network not suitable for intensification of use.									

H1767	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.17
Land to the North and East of, Woodhouse Lane, Holmbridge					Employment Floorspace		Housing Capacity	96









Transport		Access can be achieved from Woodhouse Lane, but this road is unsuitable for further intensification of use.
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 decrease in secondary therefore no immediate capacity required.
Historic Env		Potential impact on listed building to north east of the site.
Flood/drainage		Flood zone 1. Limited options for surface water drainage.
Env Protection		Noise and odour assessment required.
Biodiversity		Western area of site is mixed deciduous woodland, to be removed from net area as habitat of principal importance.
Other constraints		None identified.
Open space		N/A
Green belt		This site is very poorly related to the existing settlement form and would result in an intrusive projection of built form up a prominent and steep slope to the considerable detriment of the openness of the green belt.
Green belt edge		This is an extensive area of green belt but where opportunities for settlement extension are limited by the presence of steep slopes where development may be prominent and by sensitive environmental habitats.

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

Access can be achieved from Woodhouse Lane, but this road is unsuitable for further intensification of use. This site is very poorly related to the existing settlement form and would result in an intrusive projection of built form up a prominent and steep slope to the considerable detriment of the openness of the green belt.









H451	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.68
Part of POL site, Ryecroft Lane, Scholes					Employment Floorspace		Housing Capacity	23










Transport		Third party land required for access. Significant improvements required to Ryecroft Lane to widen the road but as there is green belt land to the west these improvements would include using land from a current recreation ground or from residential properties in multiple ownership. As a result, there is a lack of evidence that sufficient access could be achieved during the local plan period for the site to be delivered. Improvements also required to the Cross Lane / Ryecroft Lane and Sandy Gate / Ryecroft Lane junctions.
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered. The recreation ground to the south of this site could be retained.
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.
Historic Env		Layout and design would need to consider the listed building to the north of this site. A heritage impact assessment would be required.
Flood/drainage		Site is within EA flood zone 1. Limited surface water drainage options. Site would benefit from masterplan with other adjacent sites.
Env Protection		Site is not recorded as contamination land but phase 1 contamination report required.
Biodiversity		No objections raised.
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A











Exceptional Circumstances N/A











Conclusion











Significant improvements required to Ryecroft Lane to widen the road but as there is green belt land to the west these improvements would include using land from a current recreation ground or from residential properties in multiple ownership. As a result, there is a lack of evidence that sufficient access could be achieved during the local plan period for the site to be delivered.










H602	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	1.78
Land to the west of, Abbey Road North, Shelley					Employment Floorspace		Housing Capacity	37
Transport		Site access achievable but 2.4m x 120m visibility splays may required third party land.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends in primary and modest decreasing trends in secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		High flood risk areas cover almost half of the site therefore developable area has been reduced but the remainder of the site may not be deliverable. Shepley Dike runs across this northern part of the site and there is a culverted watercourse running along the eastern boundary. Drainage suggest that the site would benefit from a drainage masterplan along with adjacent sites.						
Env Protection		Site is on potentially contaminated land therefore phase 1 and 2 contamination assessment required. Travel Plan required. Potential traffic noise impact therefore relevant assessment needed.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		High flood risk areas covering almost half of the site (northern part) and therefore lack of evidence a suitable layout could be achieved with such a constraint on the site.						





















H235	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.4
Land east of, Pinfold Lane, Lepton					Employment Floorspace		Housing Capacity	40
Transport		Improvements to road width required. Access to the site is achievable but it would appear that recommended visibility splays would need to be achieved using land beyond the site boundary.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary therefore no immediate need for additional places. Increase in trends for secondary but no need for additional places due to available capacity within the local area.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. For surface water drainage, further research would be required about the suitability of watercourses to take domestic flows. Otherwise third party land may be required.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is close to a cluster of properties known as Lepton Thorn and which appears as an area of urban fringe north of Wakefield Road, which is the green belt boundary. The Local Plan strategy does not include the removal of Lepton Thorn from the green belt and removing the site in isolation would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
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 Local Plan strategy does not include the removal of Lepton Thorn from the green belt and removing the site in isolation would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						











H474	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.44
Part of POL and additional land to the west, Miry Lane, Thongsbridge					Employment Floorspace		Housing Capacity	15
Transport		Third party land required for access. Potential access from Miry Lane.						
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 need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. No drainage objections but greenfield run-off rates required and site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Potential noise source nearby therefore relevant assessment required. Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The majority of this option lies within the settlement, but at its western most end projects into the green belt between the settlement and the adjacent cricket ground. As it is largely contained by urban land uses its development would have only a limited impact on openness. The existing green belt boundary in this location is poorly defined on the ground and this option would present the opportunity to create a more defensible boundary. It would isolate a small triangle of green belt to the south-west which would need to be released from the green belt.						
Green belt edge		This is an extensive area of green belt but where opportunities for settlement extension are severely limited due to the presence of steep and prominent slopes, sensitive environmental habitats or existing development close to the settlement edge.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is part of a new larger accepted housing option H727a.						











H3323	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.44
Land to the south of, Marsh Lane, Shepley					Employment Floorspace		Housing Capacity	15
Transport		Site access achievable. Pedestrian footway along site frontage would need widening,						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary.						
Historic Env		No objections raised.						
Flood/drainage		Site is in flood zone 1. Combined sewer crosses the site.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The southern part of this site is within the green belt and there are protected trees along the green belt boundary. The development of this site would result in encroachment into the countryside beyond the protected trees along the green belt boundary. This would be contrary to the purposes of including land in the green belt. A further change to the green belt boundary would also be required to the west of this site.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The settlement pattern and land use features present opportunities for settlement extension although locally there are topographical and other constraints associated with the watercourse that flows north towards Cliffe Road.						
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 development of this site would result in encroachment into the countryside beyond the protected trees along the green belt boundary. This would be contrary to the purposes of including land in the green belt.						

H822	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.41
Land to the west of, Southwood Avenue, Honley					Employment Floorspace		Housing Capacity	5
Transport		Access achievable via extension to Southwood Avenue. Potential issues with visibility splays at the Southwood Avenue / Hall Ings Lane junction.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited surface water drainage options. Greenfield run-off rates required.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is very poorly configured in relation to the existing settlement pattern and would result in the sprawl of built form down a prominent hillside to the detriment of the openness of the green belt in this location.						
Green belt edge		This is a restricted area of green belt that in this location maintains separation from Honley and Brockholes. Opportunities for settlement extension are limited by the presence of steep slopes where development could be prominent.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is very poorly configured in relation to the existing settlement pattern and would result in the sprawl of built form down a prominent hillside to the detriment of the openness of the green belt in this location.						

H2638	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	3.94
Land to the north of, Brockholes Station, Brockholes Lane, Brockholes					Employment Floorspace		Housing Capacity	137
Transport		Brockholes Lane is not suitable to serve a development of this size.						
Public Health		Levels of obesity are higher than the Kirklees average. Development will need to ensure adequate physical activity opportunities are provided.						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity. Site capacity may impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Soakaways on steep slopes will be problematic.						
Env Protection		Noise assessment required due to proximity of railway.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is an extensive area of green belt which maintains separation between villages. This site is physically separated from Brockholes by the line of the railway which forms a clear and defensible green belt boundary and defines the northern extent of the settlement. Development on the site would appear as an isolated area of urban form in this expansive and elevated area of countryside which would undermine the purpose of the green belt which is to safeguard the countryside from encroachment.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is an extensive area of green belt which maintains separation between villages. This site is physically separated from Brockholes by the line of the railway which forms a clear and defensible green belt boundary and defines the northern extent of the settlement. Development on the site would appear as an isolated area of urban form in this expansive and elevated area of countryside which would undermine the purpose of the green belt which is to safeguard the countryside from encroachment.						









H658	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.12
Land to the east of, Moorland Close, Linthwaite					Employment Floorspace		Housing Capacity	39
Transport		Access is achievable from Heath Road, though this road is unsuitable for further intensification. Third party land would be required for widening this road and improving the junction with Blackmoorfoot Road.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in primary and increase in secondary but no immediate need for additional places						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an prominent hillside at a significantly higher level than the residential area it abuts. Development would be highly visible in long distance views to the significant detriment of the openness of the green belt.						
Green belt edge		This is an extensive green belt area but where opportunities for settlement expansion are extremely limited, either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is an prominent hillside at a significantly higher level than the residential area it abuts. Development would be highly visible in long distance views to the significant detriment of the openness of the green belt. Access is achievable from Heath Road, though this road is unsuitable for further intensification. Third party land would be required for widening this road and improving the junction with Blackmoorfoot Road.						
H576	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.02
Land east of, Carr Lane, Cinderhills					Employment Floorspace		Housing Capacity	35
Transport		Physical site access achievable but the desirable route in the wider network is constrained due to width, alignment, gradient and on-street parking and is therefore considered unsuitable for the intensification of use proposed. 2.4m x 43m visibility splays required. Pedestrian footway would be required along the site frontage on Cinder Hills Road. PROW along western boundary of the site.						
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 need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Surface water shown to pond in eastern corner of site to a depth of up to 600mm.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		Objection raised and recommendation to reject this site for development due to impact on Habitats of Principal Importance (relatively unimproved grassland and wet grassland which are UK BAP priority habitats). Significant grassland corridor close to this site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site has a poor relationship to the existing settlement pattern and would appear as an unrelated projection of development into the countryside, contrary to the purposes of including land in the green belt. Significant additional land would be required to be released in order to create a more acceptable settlement extension. This area of countryside also contains important wildlife habitats whose best protection is their green belt designation.						
Green belt edge		This is a reasonably extensive area of green belt that separates Holmfirth from Scholes. The field pattern and landform to the east of the settlement in this location prevents excessive sprawl and provides an opportunity for some eastward expansion without undue impact on openness.						
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 field pattern and landform to the east of the settlement in this location prevents excessive sprawl and provides an opportunity for some eastward expansion without undue impact on openness. Major concerns in relation to impacts on UK BAP Priority habitats. Physical site access achievable but beyond the site, the desirable route in the wider network is constrained due to width, alignment, gradient and on-street parking and is therefore considered unsuitable for the intensification of use proposed.						











H5	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.93
Land to the north-east of, Holt Lane, Holmfirth					Employment Floorspace		Housing Capacity	102
Transport			Physical site access possible but issues with the suitability of the wider road network. Narrow and steep terrain of local road network is a constraint.					
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. Site capacity (87 dwellings) could impact on school place planning.					
Historic Env			Grade II listed buildings to the south of the site therefore design would need to minimise harm to the setting of these buildings. The site is adjacent to Holmfirth Conservation Area and due to the topography of the site it may have an impact on the conservation area. A heritage impact assessment would be required.					
Flood/drainage			Site is in EA flood zone 1. A downstream flood incident flows from this land. Research needed into probable watercourse through this site					
Env Protection			Site not recorded as contaminated land but phase 1 contamination report required. Travel Plan required.					
Biodiversity			No objections raised.					
Other constraints			None identified.					
Open space			N/A					
Green belt			Development of this option would lead to the coalescence of the main settlement of Holmfirth with the hillside development at Holt and although this would not be a strategic join as Holt is already part of Holmfirth, Holt retains the character of a cluster of traditional buildings. Development would also completely sever a large area of green belt to the south of the site from the wider green belt, to the significant detriment of the role and function of the green belt.					
Green belt edge			This is a restricted area of green belt that delineates the settlement pattern of Holmfirth. Opportunities for settlement extension are limited both by the existing settlement pattern and by the presence of steep slopes where development could be prominent.					
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	Development of this option would lead to the coalescence of the main settlement of Holmfirth with the hillside development at Holt. Physical site access possible but issues with the suitability of the wider road network.							











H271	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.7
Land west of, Wells Green Gardens, Netherthong					Employment Floorspace		Housing Capacity	164
Transport			No site frontage to adopted highway so third party land needed for access. Could be combined with housing option to the south H332. Highways Agency issues can be resolved by mitigation schemes already committed.					
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. Site capacity could impact on school place planning.					
Historic Env			Potential impacts on Netherthong Conservation Area so an assessment would need to be undertaken and design adjusted accordingly					
Flood/drainage			Site is in EA flood zone 1. Further investigation required in relation to potential watercourse within this site which could affect layout.					
Env Protection			Site on potentially contaminated land therefore phase 1 and 2 contamination reports required. Travel Plan required.					
Biodiversity			No objections raised.					
Other constraints			None identified.					
Open space			N/A					
Green belt			The extent and configuration of this option would result in an unrelated projection of built form into the countryside to the significant detriment to openness and contrary to the role and function of the green belt.					
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 extent and configuration of this option would have an unacceptable impact on the openness of the green belt as it would result in an unrelated projection of built form into the countryside.							










H600	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.29	
Land North of, Hollin Hall Lane, Golcar					Employment Floorspace		Housing Capacity	45	
Transport			No site frontage to the adopted highway.						
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 setting of listed buildings to the south east and south west of the site.						
Flood/drainage			No significant issues. No strategic drainage objections.						
Env Protection			No objections raised.						
Biodiversity			No objections raised.						
Other constraints			None identified.						
Open space			N/A						
Green belt			This site in isolation would represent a poorly related projection of development into open countryside and as such would undermine the purpose of the green belt which is to safeguard the countryside from encroachment. The site follows field boundaries which while not strong features would represent a new defendable green belt boundary.						
Green belt edge			This is an extensive area of green belt where the existing settlement pattern and land use features present opportunities for infilling or rounding off of the settlement without significantly impacting on the openness of the green belt.						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion			This site in isolation would represent a poorly related projection of development into open countryside and as such would undermine the purpose of the green belt which is to safeguard the countryside from encroachment. The site follows field boundaries which while not strong features would represent a new defendable green belt boundary.						









H540	Site is in Green belt	Y	Green/Brownfield	PB	Settlement Position	E	Gross Area (Ha)	0.54	
Kirkbridge Coal Yard, Kirkbridge Lane, New Mill					Employment Floorspace		Housing Capacity	6	
Transport			Site access not achievable. A616/Kirkbridge Lane and A635/Kirkbridge Lane are sub-standard.						
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 need for additional capacity.						
Historic Env			No objections raised.						
Flood/drainage			Majority of site is within EA flood zone 3. A sequential test would need to be passed before this site could be allocated for development. Site is also shown to be at risk of surface water flooding to depths of 900mm.						
Env Protection			Potentially contaminated land therefore phase 1 and 2 contamination reports required.						
Biodiversity			Developable area reduced due to New Mill Dike and adjacent woodland (UK BAP priority habitats).						
Other constraints			None identified.						
Open space			N/A						
Green belt			This site is only tenuously related to the settlement as it is separated from it by the line of New Mill Dike. Part of the site is brownfield and therefore redevelopment could be considered under the terms of national planning policy provided that there was no greater impact on openness. Openness is best preserved and controlled by its green belt designation. The site adjoins sensitive environmental habitats which are also best protected through the green belt designation.						
Green belt edge			This is an extensive area of green belt but where opportunities for settlement extension are severely limited because of the presence of steep slopes, New Mill Dyke and its associated flood risk areas and sensitive environmental habitats.						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion			This site has limited links to the settlement and is separated from the settlement by New Mill Dike. Openness is best preserved and sensitive environmental habitats best protected through the green belt designation. Site access is not achievable. The majority of the site is within flood zone 3 which would leave limited scope for development of the remaining area.						










H604	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.52
Land to the west of, Dirker Bank Road, Marsden					Employment Floorspace		Housing Capacity	18
Transport		No site frontage to adopted highway. 3rd party land possibly) using Spring Head Lane and gardens at 7-9 Dirker Bank Rd.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Impact on setting of Grade II listed buildings at Spring Head Lane.						
Flood/drainage		Flood Zone 1. Reports of water flooding down Spring Head Lane. Public combined sewer crosses the site.						
Env Protection		No objections raised.						
Biodiversity		Site is 630m from SPA / SAC / SSSI and is functionally linked land to this.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	No site frontage to adopted highway.. Functionally linked land with SPA / SSSI / SAC							

H251	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.78
Land north of, Manor Road, Farnley Tyas					Employment Floorspace		Housing Capacity	62
Transport		Site access achievable. Visibility splays of 2.4m x 43m required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Major impact on the Farnley Tyas Conservation Area and several listed buildings with no mitigation possible. Grade II listed buildings are 32 Manor Road (to the south) and 44 Manor Road (to the east). A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1.						
Env Protection		Site not recorded as contaminated but phase 1 contamination assessment required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site could appear to round off the village because it would fill the gap between existing development to the west of Toft Lane and to the east of Manor Road. However, the site does not follow any feature on the ground on its northern extent which would leave the adjacent fields vulnerable to encroachment contrary to the purposes of including land in the green belt. The site is wholly within the Farnley Tyas conservation area where the open setting is important.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing land use features risk major expansion northwards relative to the size of the village because of the lack of potential new boundaries.						
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	Major impact on the Farnley Tyas Conservation Area and listed buildings with no mitigation possible. The lack of feature on the ground at the northern extent of the site would leave the adjacent fields vulnerable to encroachment contrary to the purposes of including land in the green belt and impact on the important setting of the Conservation Area.							

H252	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.17
Land west of, Farnley Road, Farnley Tyas					Employment Floorspace		Housing Capacity	24
Transport		Third party land required for access and to improve visibility. Visibility splays of 2.4m x 215m are required although a reduction in speed limit on Farnley Road could reduce this to 2.4m x 43m visibility splays.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Major impact on the Farnley Tyas Conservation Area and several listed buildings with no mitigation possible. A heritage impact assessment would be required.						
Flood/drainage		Site is in EA flood zone 1. Third party land may be required for drainage solution.						
Env Protection		Environmental Health objection relating to farm odours and noise. A buffer would be required between any housing development and the farm to the north. Note that the farm is also subject to a development option which has currently been accepted. Site not recorded as contaminated land but phase 1 contamination assessment required.						
Biodiversity		No concerns raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is contained to the east and west by existing development, Farnley Road and a track all of which would present defensible new green belt boundaries. However, there are no land use features on its southern edge which would leave the remainder of the field vulnerable to encroachment contrary to the purposes of including land in the green belt. On its own the site is poorly related to the existing settlement pattern and would result in an incursion of built form into the countryside to the detriment of openness and contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing land use features risk major expansion southwards relative to the size of the village because of the lack of potential new boundaries.						
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		Major impact on the Farnley Tyas Conservation Area and listed buildings with no mitigation possible. The site lacks a defensible boundary to the south and is poorly related to the existing settlement pattern. It would result in an incursion of built form into the countryside to the detriment of openness and contrary to the purposes of including land in the green belt.						











H635	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.84
Land to the east of, Reservoir Side Road, Blackmoorfoot					Employment Floorspace		Housing Capacity	64
Transport		Site access achievable but Black Lane link to Blackmoorfoot Road is sub-standard and may require third party land to improve.						
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. Site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site is in flood zone 1 but there are limited surface water options. This site would benefit from a drainage masterplan with nearby sites.						
Env Protection		Site is on potentially contaminated land therefore phase 1 and 2 contamination reports required. Travel Plan required.						
Biodiversity		Land is covered by purple moorgrass and rush pasture UK grassland inventory. Impacts on Habitats of Principal Importance and Species of Principal importance sufficient to reject this site option.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. Impacts on Habitats of Principal Importance and Species of Principal importance sufficient to reject this site option.						










H741	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.8
Land to the West of, Turnshaw Road, Kirkburton, Huddersfield,					Employment Floorspace		Housing Capacity	66
Transport		Access issues due to TPO trees and site frontage. Potential access through SFC submitted from Hallas Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		The site is adjacent to the conservation area.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Contaminated land on the site.						
Biodiversity		Lowland mixed deciduous woodland / TPOs on site. Removed from net area, but it would be difficult for the site to be developed / access to be gained because of the TPO trees.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Lowland mixed deciduous woodland / TPOs on site. It would be difficult for the site to be developed / access to be gained because of the TPO trees.						










H566	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.22
Land off, Wickleden Gate, Scholes					Employment Floorspace		Housing Capacity	37
Transport		Site access is achievable from Wickleden Gate but note that presence of TPO trees in close proximity to the potential access could create issues.						
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 need for additional capacity.						
Historic Env		Listed buildings in close proximity to the site to the north and west. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Ordinary watercourse running through the site and may need re-modelling. Risk from mill pond also needs to be considered.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Potential for industry noise therefore noise assessment required.						
Biodiversity		The mill pond adjacent to this site is a UK BAP priority habitat as is the mixed deciduous woodland to the west, also subject to TPO. Developable area reduced as a result.						
Other constraints		None identified.						
Open space		Open space assessment has determined that this site is suitable for allocation as urban green space (UGS1247).						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Open space assessment has determined that this site is suitable for allocation as urban green space (UGS1247).						









H676	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	7.78	
Land off, Woodhead Road, Honley					Employment Floorspace		Housing Capacity	152	
Transport			Site could be accessed via access set out in planning permission 2013/93373						
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 decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env			No objections raised.						
Flood/drainage			Site adjacent to River Holme but no apparent flood risk issues.						
Env Protection			Potential noise from nearby industrial units.						
Biodiversity			Woodland through centre of site - linking to ancient woodland. Also TPOs. Removed from net area.						
Other constraints			None identified.						
Open space		N/A							
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion	Site forms part of the larger accepted housing option H129.								










H2563	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.51	
Land to the north-east of, Shepley Road, Stocksmoor					Employment Floorspace		Housing Capacity	78	
Transport			Site access achievable. 2.4 x 43m visibility splays are required. Footway needed on site frontage.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.						
Historic Env			No objections raised.						
Flood/drainage			Culverted watercourse along north and eastern boundary, potential works required to upgrade capacity.						
Env Protection			Potentially contaminated land therefore phase 1 and 2 contamination reports required. Travel plan required.						
Biodiversity			Potential impact on Upper and Lower Stones Wood Local Wildlife Site. Developable area reduced as a result but could impact on layout.						
Other constraints			None identified.						
Open space		N/A							
Green belt			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.						
Green belt edge			This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present numerous opportunities for settlement extension although development should avoid encroachment onto sensitive environmental areas.						
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	There are no exceptional circumstances to use this green belt land for housing during the local plan period.								











H79	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.08	
Land to the west of, Abbey Road North, Shepley					Employment Floorspace		Housing Capacity	37	
Transport			Site access achievable. 2.4m x 120m visibility splays required. Right turn lane may be required.						
Public Health			No applicable health problems in this area. The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			Decreasing trends for primary and modest decrease for secondary. No immediate need for additional capacity.						
Historic Env			No objections raised.						
Flood/drainage			Site is within EA flood zone 1. Stand off distance required for culvert. Flow route associated with watercourse - this system has caused flood incidents in the immediate vicinity of the site. This site would benefit from a drainage masterplan with adjacent sites.						
Env Protection			No recorded as contaminated land but phase 1 contamination assessment required. Road traffic noise therefore relevant assessment to be undertaken.						
Biodiversity			No objections raised.						
Other constraints			None identified.						
Open space			N/A						
Green belt			There is already a significant amount of built form in a ribbon development pattern either side of Abbey Road. The green belt overwashes this area so as to prevent the intensification of built form and to preserve the undeveloped gaps that help to maintain the appearance of separation. This site constitutes the only significant gap on the west side of the main road between the two villages and so plays a significant role in helping to maintain separation. Its removal from the green belt would seriously undermine the role and function of the green belt in this location.						
Green belt edge			One of the purposes of the green belt is to prevent the merger of settlements and this area of green belt is considered to constitute a strategic gap that maintains separation between Shepley and Shelley						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion			This site constitutes the only significant gap on the west side of the main road between the two villages and so plays a significant role in helping to maintain separation. Its removal from the green belt would seriously undermine the role and function of the green belt in this location.						











H710	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.18	
Land to the West of, Back Lane, Grange Moor					Employment Floorspace		Housing Capacity	27	
Transport			Site access not achievable. No site frontage to the adopted highway. No suitable site access layout can be achieved to serve the additional dwellings						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education			Primary School decrease Secondary School increase No immediate need for additional places						
Historic Env			No objections raised						
Flood/drainage			Flood zone 1, no strategic drainage objections. Public combined sewer crosses the site						
Env Protection			The site is on potentially contaminated land. Contamination assessment phase 1 and 2 will be needed.						
Biodiversity			Pond and lowland mixed deciduous woodland UK BAP priority habitats and Habitat Network. 0.39ha should be removed from developable area.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			No impact on valuable open spaces identified.						
Green belt			N/A						
Green belt edge			N/A						
Exceptional Circumstances			N/A						
Conclusion			Site access not achievable. No site frontage to the adopted highway. No suitable site access layout can be achieved to serve the additional dwellings. Pond and lowland mixed deciduous woodland within the site.						

H686	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.11
Land to the South West of, Manor House Farm, Wakefield Road, Clayton West					Employment Floorspace		Housing Capacity	31
Transport		Third party land require to achieve necessary visibility splays.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1, though risk of surface water flooding on part of the site.						
Env Protection		Contaminated land on western boundary of the site.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Marginal overlap with urban greenspace site						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site overlaps with other housing options.						











H821	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.4
Land east of, Dathan Tool & Co Ltd, Mean Lane, Meltham					Employment Floorspace		Housing Capacity	14
Transport		No site frontage to adopted highway. Mean Lane would need to be brought up to adoptable standard which is likely to require third party land.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No available options for surface water drainage.						
Env Protection		Contaminated land. Noise issues arising from adjacent industrial premises.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Part of larger accepted housing H67.						

H2591	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.54
Victoria Recreation Ground, Brockholes Lane, Brockholes					Employment Floorspace		Housing Capacity	18
Transport		Site access can be achieved from Brockholes Lane, subject to visibility splays. However change in levels may present an issue.						
Public Health		Levels of obesity are higher than the Kirklees average. Development will need to ensure adequate physical activity opportunities are provided.						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env		Development on the site may affect the setting of several listed buildings, so design of development would need to have regard to their significance.						
Flood/drainage		Western part of the site is within flood zone 2. Culverted watercourse along northern boundary of the site.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		Urban greenspace on the site, to be retained.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Urban greenspace on the site, to be retained.						










H513	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.18
Carters Farm, Hollins Lane, Slaithwaite					Employment Floorspace		Housing Capacity	76
Transport		Access from Manchester Road - very steep gradient. Would require safety measures / visibility splays on Manchester Road.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Potential noise issues arising from Manchester Road.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Development in this location would lead to a visually prominent extension to Slaithwaite on the steeply sloping valley side. Whilst there is ribbon development along Manchester Road to the north of the site, this would not contain development on the sloping site as the site is at a significantly higher level. Visually prominent development in this elevated location would impact on openness to the detriment of the green belt.						
Green belt edge		This is an extensive green belt area but where opportunities for settlement expansion are extremely limited, either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement edge.						
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		Development in this location would lead to a visually prominent extension to Slaithwaite on the steeply sloping valley side. Whilst there is ribbon development along Manchester Road to the north of the site, this would not contain development on the sloping site as the site is at a significantly higher level. Visually prominent development in this elevated location would impact on openness to the detriment of the green belt.						










H598	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	9.23
Land at, Hassocks Road, Meltham					Employment Floorspace		Housing Capacity	323
Transport		Third party land required to achieve necessary visibility splays and to bring Hassocks Road to adoptable standard for access.						
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 decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		Site is within 1000m of South Pennine Moors SPA. Likely to be within functionally linked land for feeding SPA birds.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This area of green belt sits between the edge of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form.						
Green belt edge		This area of green belt helps to preserve the setting of the Peak District National Park. Opportunities for settlement extension that do not undermine the role of the green belt in this location 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		This area of green belt sits between the edge of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form. Site is within 1000m of South Pennine Moors SPA. Likely to be within functionally linked land for feeding SPA birds.						









H670	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.72
Land to the north east of, Pavillion Way, Meltham					Employment Floorspace		Housing Capacity	127











Transport		No site frontage - but could possibly accessed through adjacent site from Helme Lane
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 decrease in secondary. The capacity of this site could impact on school place planning.
Historic Env		No objections raised.
Flood/drainage		Flood zone 1. Connection via gravity to watercourse on northern boundary of site may not be possible.
Env Protection		Potential noise arising from nearby industrial premises.
Biodiversity		No objections raised.
Other constraints		None identified.
Open space		N/A
Green belt		Part of this development option is within the settlement but most projects beyond the settlement edge into open countryside. This would be a prominent extension poorly related to the edge of Meltham and would result in encroachment into the countryside to the detriment of the openness of the green belt.
Green belt edge		This is an extensive area of green belt but where opportunities for settlement extension are limited because of the risk of prominent development on high ground and impact on areas of environmental sensitivity.
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		Part of this development option is within the settlement but most projects beyond the settlement edge into open countryside. This would be a prominent extension poorly related to the edge of Meltham and would result in encroachment into the countryside to the detriment of the openness of the green belt.










H563	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.06
Land east of, Back Lane Recreation Ground, Back Lane, Clayton West					Employment Floorspace		Housing Capacity	37










Transport		Third party land required to achieve access. Access through adjacent housing options to north is possible.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.
Historic Env		Potential impact on setting to Grade II listed farmhouse to the north of the site
Flood/drainage		Flood Zone 1. Some surface water ponding on the site, but public combined sewer available for drainage.
Env Protection		Potential contaminated land to the east of the site.
Biodiversity		No objections raised.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		Playing Pitch Strategy recommends protection for half of this site.
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A
Conclusion		Overlaps with other housing option and urban greenspace, which will be retained.










H1818	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.71
Busk Farm, Northfield Lane, Highburton					Employment Floorspace		Housing Capacity	24
Transport		No suitable access from adopted highway.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Site is close to boundary of Highburton conservation area.						
Flood/drainage		No objections raised.						
Env Protection		Noise assessment may be required due to proximity of employment uses.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is an area of urban fringe where there is already an amount of built form in the green belt close to the settlement edge. However, the site itself is unrelated to the settlement and could not be released from the green belt in isolation as it would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
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		No suitable access from adopted highway. This is an area of urban fringe where there is already an amount of built form in the green belt close to the settlement edge. However, the site itself is unrelated to the settlement and could not be released from the green belt in isolation as it would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						


















H692	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.72
Land to the East of, Far Bank, Shelley, Huddersfield,					Employment Floorspace		Housing Capacity	66
Transport		Significant third party land required for access. Insufficient road frontage to gain access from Far Bank. Access could be achieved using a number of options to the east but these have been rejected for housing. Highways England concerns are mitigated by schemes already programmed.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing primary and secondary but such housing capacity could impact on school place planning.						
Historic Env		Developable area reduced to take account of Grade II listed Shelley Methodist Church in the centre of the site but heritage impact assessment would be required.						
Flood/drainage		Site is in flood zone 1. Limited surface water drainage options. This site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Site is not recorded as contaminated but a phase 1 contamination report is required. Travel Plan required. Potential noise sources and odour issues therefore relevant assessments needed.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Significant third party land required for access. Insufficient road frontage to gain access from Far Bank. Access could be achieved using a number of options to the east but these have been rejected for housing. Lack of evidence that access can be achieved to ensure a deliverable or developable site.						









H237	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.94
Land south of, Carrs Road, Marsden					Employment Floorspace		Housing Capacity	45
Transport		Third party land would be required to access site and achieve necessary visibility splays / footways on Carrs Road.						
Public Health		Levels of physical activity are lower than the Kirklees average						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Potential impact on Marsden Conservation area.						
Flood/drainage		Flood zone 1. Investigation required regarding potential flood risk.						
Env Protection		No objections raised.						
Biodiversity		Habitats of Principal Importance - removed from net area. 500m from SPA / SAC.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site represents one of the few opportunities for development in this part of Marsden that would be relatively unconstrained by the degree of slope on the valley side. However, this site has a large number of trees on it, both parkland trees within the site and mixed deciduous trees on its edges which is a habitat of principal importance. The best means of preserving the important wildlife habitat is through the green belt designation.						
Green belt edge		This is an extensive green belt area but where opportunities for settlement expansion are extremely limited either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement edge. This site is enclosed within an existing garden where the character of the land and the degree of slope are significantly different from the wider open valley side.						
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		Site contains habitats of principal importance (woodland) and the site forms an open space within Marsden conservation area, so the potential of this site to accommodate to development is lower and would be difficult to justify removal of the site from the Green Belt						









H228	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	D	Gross Area (Ha)	0.51
Land south of, Greenhill Bank Road, New Mill					Employment Floorspace		Housing Capacity	17
Transport		Site access achievable but may be difficulties achieving recommended visibility splays (2.4m x 43m). Pedestrian facilities required to be incorporated within the site access arrangements.						
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 need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. May require less than greenfield discharge. Enclosed piped watercourse adjacent to the site.						
Env Protection		Site is not recorded as contaminated land but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The settlement of Totties is overwashed within the green belt and the Local Plan strategy does not include the removal of Totties from the green belt. This site is only tenuously related to the wider settlement of Totties and its removal would leave an area of non-green belt land surrounded by green belt which would be contrary to the purposes of including land in the green belt. Totties is an overwashed settlement so as to protect the character and setting of the numerous listed buildings and of the conservation area.						
Green belt edge		N/A						
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 settlement of Totties is overwashed within the green belt and the Local Plan strategy does not include the removal of Totties from the green belt. This site is only tenuously related to the wider settlement of Totties and its removal would leave an area of non-green belt land surrounded by green belt which would be contrary to the purposes of including land in the green belt.						









H144	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	4.2
Land west of, Chandler Lane, Honley					Employment Floorspace		Housing Capacity	147
Transport		Third party land required for access. Some of the adjacent land appears to be in the same ownership (other options submitted) but further investigation would be required to see if this would allow suitable access to the highway network.						
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. The site capacity could impact on school place planning.						
Historic Env		Site is within 122 metres of prehistoric remains at Honley Wood and directly adjacent to Grade II listed weavers houses. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Further investigation required into impacts of watercourse on this site and potential drainage solutions.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Travel Plan also required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is remote from the edge of Honley and could not be released from the green belt in isolation. Although it is located on a track where there are a number of existing properties these are sporadic in nature and development of the site would introduce a block of urban land use in this essentially open agricultural landscape undermining the role and function of the green belt which is to safeguard the countryside from encroachment. This site would also appear as a prominent and area of built form to the detriment of the openness of the green belt in this location.						
Green belt edge		N/A						
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 development of this site would introduce a block of urban land use in this essentially open agricultural landscape undermining the role and function of the green belt which is to safeguard the countryside from encroachment. This site would also appear as a prominent and area of built form to the detriment of the openness of the green belt in this location.						









H438a	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.72
Land to the west of, Stoney Bank Lane, Holmfirth					Employment Floorspace		Housing Capacity	60
Transport		Site access not achievable. Significant change in levels between the site and the public highway. Stoney Bank Lane and Kirk Bridge Lane are considered unsuitable due to gradients/alignment/width. No footways provided. Junction with Huddersfield Road is sub-standard in terms of its width and sight lines.						
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. Site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Lower run-off than greenfield rates could be required due to pipe capacity.						
Env Protection		Not recorded as contaminated land but requires phase 1 contaminated land assessment. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		Open space assessment has determined that this site is suitable for allocation as urban green space (UGS2011).						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The open space assessment provides evidence to support the allocation of part of this option site as urban green space in the local plan. Site access not achievable. Significant change in levels between the site and the public highway. Stoney Bank Lane and Kirk Bridge Lane are considered unsuitable due to gradients/alignment/width. The junction with Huddersfield Road is sub-standard in terms of its width and sight lines.						









H256	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	24.63
Land north of, Woodsome Road, Fenay Bridge					Employment Floorspace		Housing Capacity	364
Transport		Site access achievable. Visibility splays of 2.4m x 215m are required. A right turn lane from Woodsome Road needed.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		There is a need for additional primary school places.						
Historic Env		Potential impacts on Grade I listed Woodsome Hall to the south of this site although topography may minimise the impacts. Also, potential impacts on nearby Grade II, Grade II* listed buildings and major impact on Almondbury Conservation Area with no mitigation possible.						
Flood/drainage		Approximately 10% of the site is within high flood risk areas. Drainage masterplan required.						
Env Protection		No issues relating to air quality, noise or odour. Phase 1 contaminated land report required.						
Biodiversity		Impacts on Local Wildlife Site at Almondbury Common, site includes lowland mixed deciduous woodland, ponds and river (UK BAP priority habitats, potential impacts on species of specific importance. Potential buffer zone proposed which restricts the development capacity on this site therefore developable area adjusted as a result.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Removal of this site from the green belt would create an isolated area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site is countryside, and has a very long boundary with both Rushfield Dike and Fenay Beck, which along with their associated sensitive habitats are best protected from encroachment through the green belt designation. The site is very poorly configured and would introduce built form that would sprawl into open countryside to the significant detriment of the amenity of the wider green belt.						
Green belt edge		N/A						
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		Removal of this site from the green belt would create an isolated area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site is countryside, and has a very long boundary with both Rushfield Dike and Fenay Beck, which along with their associated sensitive habitats are best protected from encroachment through the green belt designation. The site is very poorly configured and would introduce built form that would sprawl into open countryside to the significant detriment of the amenity of the wider green belt. There are potential impacts on Grade I listed Woodsome Hall to the south of this site although topography may minimise the impacts. Also, potential impacts on nearby Grade II, Grade II* listed buildings and major impact on Almondbury Conservation Area with no mitigation possible.						
H302	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.58
Western part of POL, Tenter Hill Road, New Mill					Employment Floorspace		Housing Capacity	13
Transport		Required visibility splays cannot be achieved without third party land and no evidence that the access will be achieved using the access point shown on the option. Access can be achieved through the adjacent accepted housing option (H729) which covers all of this site apart from the access point.						
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 need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		Developable area reduced due to lowland mixed deciduous woodland UK BAP habitat along eastern and southern boundary.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Required visibility splays cannot be achieved without third party land and no evidence that the access will be achieved using the access point shown on the option. Access can be achieved through the adjacent accepted housing option (H729) which covers all of this site apart from the access point.						

H90	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.44
Land at, Thorncliffe Lane, Emley, Huddersfield,					Employment Floorspace		Housing Capacity	50
Transport		Site access is not achievable - no highway frontage.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Potential impact on setting of listed building						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		In close proximity to farm: odour assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site access is not achievable - no highway frontage.							











H727	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.28
Land to the West of, Miry Lane, Thongsbridge					Employment Floorspace		Housing Capacity	40
Transport		Third party land would be required for visibility splays to be provided from Miry Lane.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage. Stand-off from the sewer required.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	This has been rejected as it is part of a new larger accepted housing option H727a.							

H484	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	5.4
Land to the east of, Woodhead Road, Brockholes, Holmfirth					Employment Floorspace		Housing Capacity	119
Transport		Access would require third party land to achieve necessary visibility splays from Woodhead road. Smithy Place Lane would not be an appropriate access to the site.						
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 decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Potential noise issues from Hope Bank Works.						
Biodiversity		Parkland trees and stand off around River Holme excluded from site.						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site forms part of accepted housing option H129.							

H2574	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.57
Meltham Scout and Guide HQ, Huddersfield Road, Meltham					Employment Floorspace		Housing Capacity	19
Transport		No site frontage to adopted highway						
Public Health		Levels of obesity higher than Kirklees average						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env		Potential impact on setting of Grade II listed building						
Flood/drainage		North of the site is within flood zone 2, as it is adjacent to Meltham Dike.						
Env Protection		Noise assessment required.						
Biodiversity		Site adjacent to Meltham Dike - which supports UK BAP Priority habitat. Site is within a wildlife corridor.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site has no frontage to adopted highway. It is adjacent to Meltham Dike, which is important for biodiversity.								

H740	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.13
Land to South of, Burton Acres Lane, Highburton, Huddersfield,					Employment Floorspace		Housing Capacity	140
Transport		Site access achievable. Visibility splays of 2.4m x 43m required. Provision of pedestrian footway would be required along the site frontage on Burton Acres Lane. Highways England issues can be resolved by mitigation measures already planned.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.						
Historic Env		Impacts on adjacent Kirkburton Conservation Area. Design would also need to be in context. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. A small section of the site is shown to be at risk of surface water and there are limited drainage options. The site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site rejected because a similar option has been accepted on this land (H313) which excludes existing dwellings around the site edge. This site is mostly surrounded by development and has limited constraints to development. Site access is achievable but limited surface water flooding to be addressed and impacts on the adjacent Kirkburton Conservation Area. A heritage impact assessment would be required.								

H1978	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.15
Land to the north of, Station Road, Meltham					Employment Floorspace		Housing Capacity	66









Transport		No site frontage to adopted highway.
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 decrease in secondary therefore no immediate capacity required.
Historic Env		No objections raised.
Flood/drainage		Meltham Dike runs through part of the site.
Env Protection		Contaminated land to the south of the site.
Biodiversity		Meltham Dike is to the south of the site - priority BAP habitat. TPO to north and Meltham Greenway.
Other constraints		None identified.
Open space		N/A
Green belt		The majority of this site is outside the green belt. However, the site boundary includes part of the former railway embankment which is covered in protected trees and forms part of the route of the Meltham Greenway. While it is acknowledged that development on this part of the site would not be possible because of the presence of the trees there is no justification for the removal of this small strip of land from the green belt.
Green belt edge		This is an extensive area of green belt which maintains separation between villages. The existing green belt boundary in this location is a strong edge formed by the line of the former railway which is now the Meltham Greenway footpath and cycle route.

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

Current access to the site from Station Road is not suitable for development of this scale. Part of the site is within the Green Belt The site boundary includes part of the former railway embankment which is covered in protected trees and forms part of the route of the Meltham Greenway. While it is acknowledged that development on this part of the site would not be possible because of the presence of the trees there is no justification for the removal of this small strip of land from the green belt.










H704	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.8
Land to the South of, Vicarage Road, Longwood					Employment Floorspace		Housing Capacity	35










Transport		Access achievable from Vicarage Road, subject to achieving necessary visibility splays. Impact on SRN will 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		Increase in trend for primary and a need for additional places, increased in trend for secondary but no immediate need for additional places.
Historic Env		May impact on the setting of Grade II listed structures at Fernleigh and its retaining walls to the west of the site.
Flood/drainage		Flood zone 1. No strategic drainage objections. Ordinary watercourse runs through centre of site.
Env Protection		Contaminated land and noise arising from nearby industrial uses.
Biodiversity		Lowland mixed deciduous woodland and acid grassland UK BAP Priority Habitats. Important habitat network. Areas removed from net area.
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A










Exceptional Circumstances N/A









Conclusion










The site overlaps with accepted housing option H633










H180	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.16
Land off, Greenhill Bank Road, Scholes					Employment Floorspace		Housing Capacity	75
Transport		Site access achievable. 2.4m x 43m visibility splays required. New footway required.						
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. Site capacity could impact on school place planning.						
Historic Env		No concerns raised although listed buildings present immediately adjacent to the site to the west.						
Flood/drainage		Site is within flood zone 1. Surface water solution may require adjacent landowner permission but this could be resolved with a higher discharge rate.						
Env Protection		Site not recorded as contaminated but phase 1 contaminated assessment required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt		The settlement of Totties is overwashed within the green belt and the Local Plan strategy does not include the removal of Totties from the green belt. The removal of this site could not occur without also removing the remainder of the settlement, as otherwise it would leave an area of non-green belt land surrounded by green belt which is contrary to the purposes of including land in the green belt. Totties is an overwashed settlement so as to protect the character and setting of the numerous listed buildings and of the conservation area.						
Green belt edge	N/A							
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 settlement of Totties is overwashed within the green belt and the Local Plan strategy does not include the removal of Totties from the green belt. The removal of this site could not occur without also removing the remainder of the settlement, as otherwise it would leave an area of non-green belt land surrounded by green belt which is contrary to the purposes of including land in the green belt.							






















H54	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.49
Former Brook Motors Playing Fields, New Mill Road, Brockholes					Employment Floorspace		Housing Capacity	43
Transport		Site access achievable, subject to visibility splays provided on New Mill Road, which is a straight road which should allow for this.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Site wholly within flood zone 3.						
Env Protection		Potential odour and noise from nearby industry / sewage works.						
Biodiversity		Buffer provided for River Holme, UK BAP priority habitat. Removed from net area.						
Other constraints		None identified.						
Open space		Overlap with a lapsed playing pitch - in an area where there are shortfalls for pitches.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site accepted as employment allocation - E1829. Site wholly within flood zone 3.							









H537	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.29
Land east of, Springwood Road, Thongsbridge					Employment Floorspace		Housing Capacity	16
Transport		Site access can only be achieved using land which is parkland (UK BAP priority habitat). Also, not clear whether recommended visibility splays can be achieved. Safety issues within the vicinity of the site.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1 but is within 20m of New Mill Dike. This site would benefit from a drainage masterplan with other sites in the area.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Travel Plan required.						
Biodiversity		Concerns over the impacts on parkland UK BAP priority habitat. Open grown trees of high biodiversity value. 2.81ha removed from the developable area as a result which impacts on the potential to develop this allocation (access affected).						
Other constraints		None identified.						
Open space		Open space assessment has determined that this site is suitable for allocation as urban green space (UGS1279).						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Site access can only be achieved using land which is UK BAP Priority Habitat parkland and difficulties achieving the necessary visibility splays. An open space assessment has also determined that this site is suitable for allocation of urban green space.								










H732	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	6.26
Land to the West of, Cliff Road, Holmfirth					Employment Floorspace		Housing Capacity	189
Transport		Local highway network considered unsuitable for a development of this scale.						
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 decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Wingfield on Cliff Lane at the centre of this area is a Grade II Listed Building. Area around this removed from net area.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Local highway network considered unsuitable for a development of this scale.								










H238	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.36
Land south of, Ash Lane, Emley					Employment Floorspace		Housing Capacity	47
Transport		Access achievable if visibility splays and pedestrian footway can be provided.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Potential impact on medieval ironstone pits and close proximity to Grade II listed building which may affect its setting.						
Flood/drainage		No objections raised.						
Env Protection		Farm nearby, odour assessment required						
Biodiversity		Large site within 1.5km of Denby Grange Colliery Ponds. Possible that there could be indirect impacts links to changes to hydrology and increased visitor pressure at designated site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						











H438	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.8
Land to the north of, New Mill Road, Holmfirth					Employment Floorspace		Housing Capacity	119
Transport		Site access achievable but to the north Stoneybank Lane and Kirkbridge Lane are considered unsuitable for further development which will impact on the delivery of that part of the site. There are protected trees and UK BAP priority habitat woodland between the western and eastern part of the site which would impact on access through the site.						
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. Site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Limited surface water drainage issues.						
Env Protection		Potentially contaminated land therefore phase 1 contamination assessment required. Travel Plan required.						
Biodiversity		Developable area reduced to take into account lowland mixed deciduous woodland. The site is within a woodland corridor and a TPO area covers part of this wooded area.						
Other constraints		None identified.						
Open space		Open space assessment has determined that this site is suitable for allocation as urban green space (UGS2011).						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Open space assessment provides evidence to support the allocation of part of this option site as urban green space in the local plan. The remainder of the site has been accepted as a housing option or has already been developed for residential uses. Stoney Bank Lane to the east is unsuitable for further intensification of use at this point.						











H521	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.33
Land north east of, Mona Street, Slaithwaite					Employment Floorspace		Housing Capacity	17
Transport		Access can be achieved from Meal Hill Lane, but road would need widening and pedestrian facilities would need to be included and junction improved at Meadow Lane. Olney St would need to be brought up to adoptable standard to provide access.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Site within conservation area.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage, connection to sewer at Clough Road may require third party land.						
Env Protection		No objections raised.						
Biodiversity		The area remaining after netting this off would be acceptable in terms of minimum size and would likely to be acceptable in terms of impact on habitats of principal importance. The configuration of the site would need to be assessed on it's own in terms of impact on the Green Belt.						
Other constraints		None identified.						
Open space		Overlap with open space						
Green belt		Development on the green belt element of this site would lead to prominent development on rising ground to the detriment of the openness of the green belt in this location. Much of the green belt part of this site has been removed from the developable area following comments from West Yorkshire Ecology concerning sensitive wildlife habitats. The best protection for these habitats is through the green belt designation.						
Green belt edge		This is an extensive green belt area but where opportunities for settlement expansion are extremely limited, either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		Access can be achieved from Meal Hill Lane, but road would need widening and pedestrian facilities would need to be included and junction improved at Meadow Lane. Olney St would need to be brought up to adoptable standard to provide access. Development on the green belt element of this site would lead to prominent development on rising ground to the detriment of the openness of the green belt in this location. Much of the green belt part of this site has been removed from the developable area following comments from West Yorkshire Ecology concerning sensitive wildlife habitats. The best protection for these habitats is through the green belt designation. Overlap with urban greenspace.						
H1819	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.67
Land to the north of, Eastfield Mills, The Knowle, Shepley					Employment Floorspace		Housing Capacity	23
Transport		Access can be achieved from The Knowle subject to visibility splays. May be appropriate to improve junction at The Knowle and Abbey Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No objections raised.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Some risk of surface water flooding on the site but no strategic drainage objections.						
Env Protection		Potential noise arising from current industrial use at Eastfield Mills.						
Biodiversity		Much of the site is mixed deciduous woodland and should be removed. TPOs throughout site.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site sits in an urban fringe area of residential and industrial buildings known as The Knowle. On its own the site is poorly related to either the village of Shepley or to the properties at The Knowl, and would leave land between the site and the non-green belt areas vulnerable to encroachment contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
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 site is overlapped by an accepted housing option.						










H512	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.03
Part of POL, Stoney Bank Lane, Thongsbridge					Employment Floorspace		Housing Capacity	51
Transport		Site access achievable.						
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 need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		The northern part of this site is within a high flood risk area which has been removed from the developable area.						
Env Protection		Potentially contaminated land therefore phase 1 contamination report required. Travel Plan required.						
Biodiversity		New Mill Dike runs along the northern boundary and there is the presence of lowland mixed deciduous woodland. Both are UK BAP priority habitats. The developable area has been adjusted to take account of these constraints. The remaining site likely to be acceptable.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	This site is part of a larger accepted housing option (H728).							










H1685	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.27
Land to the South of, Coombe Road, Milnsbridge					Employment Floorspace		Housing Capacity	44
Transport		3rd party land required for access. Potentially from Coombe Road but this would need improving to mitigate intensification of use.						
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.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		Urban greenspace designation retained.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Urban greenspace designation retained.							












H41	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	4.4	
New Laithe Farm, 190, Denby Lane, Upper Denby					Employment Floorspace		Housing Capacity	154	
Transport			Site access achievable provided that pedestrian facilities and visibility splays are provided.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education			Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env			No objections raised.						
Flood/drainage			Flood Zone 1. Further investigation required for site drainage.						
Env Protection			No objections raised.						
Biodiversity			No objections raised.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			This site is separated from Upper Denby by open fields, has little relationship with the existing built form and is large in relation to the scale of the existing village. Development of this site would represent significant encroachment into the countryside and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge			N/A						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion			This site is separated from Upper Denby by open fields, has little relationship with the existing built form and is large in relation to the scale of the existing village. Development of this site would represent significant encroachment into the countryside and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						









H608	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	8.53	
Land to north and east of, Barnsley Road and Rowgate, Upper Cumberworth					Employment Floorspace		Housing Capacity	298	
Transport			Access achievable subject to provision of visibility splays, pedestrian footway and safety measures on Barnsley Road. A second access could potentially be provided from Rowgate						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education			Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env			This site is on a ridge line identified in the Castle Hill setting study.						
Flood/drainage			Flood zone 1. No strategic drainage objections.						
Env Protection			Noise issues arising from road.						
Biodiversity			No objections raised.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			This is a large site in relation to the existing settlement and would result in the sprawl of development down the north facing slope into open countryside. Where Rowgate meets Barnsley Road the land is elevated and development would be very prominent in long distance views to the significant detriment of the openness of the green belt.						
Green belt edge			This is an extensive area of green belt but where the existing settlement form, steep slopes and land use patterns mean that settlement extension risks sprawl into the countryside and prominent development to the detriment of openness, contrary to the purposes of including land in the green belt.						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion			This is a large site in relation to the existing settlement and would result in the sprawl of development down the north facing slope into open countryside. Where Rowgate meets Barnsley Road the land is elevated and development would be very prominent in long distance views to the significant detriment of the openness of the green belt.						











H89	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.46
Land South-East of, 74, Barnsley Road, Flockton					Employment Floorspace		Housing Capacity	9
Transport			Third party land required for access to achieve visibility splays (2.4m x 43m). Requirement for pedestrian facilities to be incorporated into access arrangements.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning					
Education			Decreasing trends for primary and moderate decrease for secondary. No immediate need for additional capacity.					
Historic Env			No objections raised.					
Flood/drainage			Minor part of the site is within high flood risk areas but sequential approach can be applied within the site. The developable area has been adjusted as a result. Suitable stand off required either side of piped watercourse at the eastern boundary of the site.					
Env Protection			Site is recorded as potentially contaminated land therefore phase 1 and 2 contamination reports required. Road traffic noise therefore relevant assessment required.					
Biodiversity			No objections raised.					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			This is a contained area of green belt between the southern edge of Flockton and the line of Flockton Beck and Common End Road, where there is some sporadic residential development. It has little relationship with the wider countryside. However the configuration of this site would result in a poorly related projection of development to the detriment of openness and contrary to the purposes of including land in the green belt.					
Green belt edge			This is an extensive area of green belt which maintains separation between settlements. The land use pattern in this location presents numerous opportunities for limited settlement expansion without compromising the overall role and function of the green belt.					
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 site would result in a poorly related projection of development to the detriment of openness and contrary to the purposes of including land in the green belt.					

H2582	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.35
Land south east of, Birdsedge Mills, Penistone Road, Birds Edge					Employment Floorspace		Housing Capacity	47
Transport			Site access achievable subject to 2.4m x 120m visibility splays					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning					
Education			Decrease trend in primary and modest decrease in secondary, therefore no need for additional places.					
Historic Env			This site lies 50 metres from Bird's Edge Mill, a Grade II Listed Building. The development of this site could affect elements which contribute to the significance of this building.					
Flood/drainage			Limited options for surface water drainage.					
Env Protection			No objections raised.					
Biodiversity			No objections raised.					
Other constraints			None identified.					
Open space			N/A					
Green belt			The site is contained to the north west by Birds Edge Mills and to the south east by the properties at Birds Edge Farm Mews, but the eastern boundary does not follow any feature on the ground so does not present a defensible new green belt boundary. This would leave land to the east at significant risk from encroachment contrary to the role and function of the green belt. The site could not be released in isolation and the Local Plan strategy does not include the removal of Birds Edge from the green belt.					
Green belt edge			N/A					
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 site is contained to the north west by Birds Edge Mills and to the south east by the properties at Birds Edge Farm Mews, but the eastern boundary does not follow any feature on the ground so does not present a defensible new green belt boundary. This would leave land to the east at significant risk from encroachment contrary to the role and function of the green belt. The site could not be released in isolation and the Local Plan strategy does not include the removal of Birds Edge from the green belt.					

H483	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.79
Land east of, Colne Valley High School, Gillroyd Lane, Linthwaite					Employment Floorspace		Housing Capacity	27
Transport		Third party land required to achieve visibility splays on Church Lane.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site sits in an area of urban fringe which includes properties to the south of Church Lane, agricultural or industrial buildings and Colne Valley High School. The green belt overwashes this area in order to prevent the intensification of ribbon development on Church Lane and to avoid prominent development on the elevated valley slope. The site could not be released in isolation and would require the removal of a significant amount of additional land from the green belt in order to avoid an intensification of built form in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site sits in an area of urban fringe which includes properties to the south of Church Lane, agricultural or industrial buildings and Colne Valley High School. The green belt overwashes this area in order to prevent the intensification of ribbon development on Church Lane and to avoid prominent development on the elevated valley slope. The site could not be released in isolation and would require the removal of a significant amount of additional land from the green belt in order to avoid an intensification of built form in the green belt.						

H81	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.06
Hall Ing, Hall Ing Lane, Honley					Employment Floorspace		Housing Capacity	37
Transport		Site access achievable, but Hall Ing Road likely to need upgrading. Visibility splays and pedestrian facilities required.						
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 decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Potential impact on setting of Grade II listed buildings to the east.						
Flood/drainage		Flood Zone 1. Further research required for strategic drainage options.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The scale of this option would begin to sprawl to the south down the elevated hillside and would represent encroachment into this countryside setting, being poorly related to the settlement form. Removing the land from the green belt would also begin to encroach on the historically separate grouping of buildings at Hall Ing, the majority of which are listed, which would undermine the role and function of the green belt which is to prevent the merger of settlements.						
Green belt edge		This is a restricted area of green belt that in this location maintains separation between Honley and Brockholes, and locally to the group of listed buildings at Hall Ing. The existing land form and settlement pattern presents opportunities for settlement extension providing that separation from the properties is maintained and their setting is not compromised.						
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 scale of this option would begin to sprawl to the south down the elevated hillside and would represent encroachment into this countryside setting, being poorly related to the settlement form. Removing the land from the green belt would also begin to encroach on the historically separate grouping of buildings at Hall Ing, the majority of which are listed, which would undermine the role and function of the green belt which is to prevent the merger of settlements.						

H718	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.27
Land to the East of, Upper Clough Road, Linthwaite					Employment Floorspace		Housing Capacity	79
Transport		Site access achievable subject to provision of visibility splays from Upper Clough Road and provision of pedestrian footway.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be deliver						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Site within Linthwaite Conservation Area. Grade II listed terraced houses to north west of site.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site overlaps with accepted housing options H213 and H1709								

H2557	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	9.86
Halfroods Farm, Leygard Lane, Meltham					Employment Floorspace		Housing Capacity	345
Transport		Site access is not achievable. Leygard Lane is unsuitable to serve development of this size, though a small number of dwellings could be accessed from Matthew Grove.						
Public Health		Levels of obesity are higher than the Kirklees average. Development will need to ensure adequate physical activity opportunities are provided.						
Education		Decreasing trends for primary and secondary. Site capacity could impact on school place planning.						
Historic Env		The site is adjacent to a Scheduled Monument at Oldfield Hill. A Pre-determination archaeological evaluation is recommended						
Flood/drainage		No significant issue. Public combined sewer to southern boundary and surface water sewer in Matthew Grove to the north.						
Env Protection		No objections raised.						
Biodiversity		the site is within 630m of Dark Peak SPA / SAC / SSSI. SPA birds, foraging close to the site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This area of green belt sits between the edge of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form.						
Green belt edge		This area of green belt helps to preserve the setting of the Peak District National Park. Opportunities for settlement extension that do not undermine the role of the green belt in this location are limited. The land is elevated and rising and there is the risk of prominent development.						
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								
Site access is not achievable. This area of green belt sits between the edge of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form.								

H288	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.92
Land at, Dunford Road, Hade Edge, Holmfirth,					Employment Floorspace		Housing Capacity	102

Transport	■	Site access achievable with 2.4m x 30m visibility splays required. A pedestrian footway would be required along the site frontage on Dunford Road. Sub-standard visibility splays at the Dunford Road / B6106 Penistone Road junction and the Dunford Road / Greave Road junction. Third party land required to improve visibility splays.
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. Site capacity could impact on school place planning.
Historic Env	■	Two Grade II listed buildings are adjacent to the site in the west. Heritage impact assessment would be required. Impact would need to be managed with appropriate design and landscaping.
Flood/drainage	■	Site is within EA flood zone 1. Limited surface water drainage options. This site would benefit from a drainage masterplan with adjacent sites.
Env Protection	■	Potential odour issues therefore relevant assessments needed although the farm is not directly adjacent to this site. Site not recorded as contaminated but phase 1 contamination report required.
Biodiversity	■	This site overlaps with two SSSI Impact Risk Zones therefore Natural England to be consulted on any allocation. Concerns relating to increased levels of recreational activity from new households potentially impacting on Dark Peak SSSI/SPA/SAC. Natural England have not identified direct impacts on designated sites alone but in combination impacts to be considered.
Other constraints	■	None identified.
Open space		N/A
Green belt	■	Development on that part of this option that is within the green belt would result in a very poorly related narrow projection of built form jutting out into the open land east of the settlement edge, to the significant detriment to the openness of the green belt in this location.
Green belt edge	■	This is an extensive area of green belt and the existing settlement pattern and land use features, including roads, field boundaries and existing development present opportunities for settlement extension without significantly impacting on the openness of the green belt.

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

Development on that part of this option that is within the green belt would result in a very poorly related narrow projection of built form jutting out into the open land east of the settlement edge, to the significant detriment to the openness of the green belt in this location.




















H296	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.33
Land between, Hassocks Lane and Meltham Road, Honley					Employment Floorspace		Housing Capacity	116











Transport	■	Third party land required to provide visibility splays (2.4m x 215m). Improvements would be required to Scotgate Road to allow for an intensification of use. Appropriate pedestrian facilities at frontage to Scotgate Road.
Public Health	■	Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Education	■	Decreasing trends in primary and secondary. No immediate need for additional capacity.
Historic Env	■	The site is 210 meters from Honley Wood scheduled monument. Potential impact of setting of grade II listed weavers' cottages on Chandler Lane. A heritage impact assessment would be required.
Flood/drainage	■	Site is in flood zone 1. Limited options for surface water drainage. Site would benefit from a drainage masterplan with adjacent sites.
Env Protection	■	Site is not recorded as contaminated land but a phase 1 contamination report required. Travel Plan needed.
Biodiversity	■	No objections raised.
Other constraints	■	None identified.
Open space		N/A
Green belt	■	This site is well related to the settlement pattern of Honley in this location and would present defensible new green belt boundaries. However, at its northern extent it is on elevated ground which would impact in long distance views to the detriment of the openness of the wider green belt.
Green belt edge	■	This is an extensive area of green belt where the existing settlement pattern presents opportunities for rounding off or infill. However, the land is rising and elevated so there is a high risk of prominent development which would impact on openness.











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 northern extent of this site is on elevated ground which would impact in long distance views to the detriment of the openness of the wider green belt.

H249	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	5.75
Land north of, Birdsedge Lane, Birdsedge					Employment Floorspace		Housing Capacity	125
Transport		Access achievable off Birds Edge Lane provided visibility splays can be provided.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Close to known archaeological site.						
Flood/drainage		Flood Zone 1. No major drainage constraints, though drainage masterplan with H177 advised.						
Env Protection		No objections raised.						
Biodiversity		Woodland planting area on the site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Removal of this site from the green belt would create an area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site is located on the edge of the existing settlement of Birds Edge but is both poorly located and large in relation to the existing settlement pattern. The Local Plan strategy does not include the removal of Birds Edge from the green belt.						
Green belt edge		N/A						
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		Removal of this site from the green belt would create an area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site is located on the edge of the existing settlement of Birds Edge but is both poorly located and large in relation to the existing settlement pattern. The Local Plan strategy does not include the removal of Birds Edge from the green belt.						
H71	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.51
Land west of, Wakefield Road, Clayton West					Employment Floorspace		Housing Capacity	122
Transport		Access achievable provided suitable visibility splays are provided on Wakefield Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Part of site in flood zone 2. Some surface water issues regarding area of ponding.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Langley Lane could form a strong new settlement boundary to the north. This site is not well related to the settlement and would leave a triangle of land between the site and Wakefield Road vulnerable to encroachment. Wakefield Road presents a strong green belt boundary in this location and although already breached by industrial development further north of this site prevents the encroachment of further development into the flood plain. The north of this site is severely constrained by flooding.						
Green belt edge		This is an extensive area of green belt which maintains separation between existing villages. The existing settlement form and the strong green belt boundary in this location limit opportunities for settlement extension, as do flooding constraints associated with Park Gate Dyke and the River Dearne.						
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		Langley Lane could form a strong new settlement boundary to the north. This site is not well related to the settlement and would leave a triangle of land between the site and Wakefield Road vulnerable to encroachment. Wakefield Road presents a strong green belt boundary in this location and although already breached by industrial development further north of this site prevents the encroachment of further development into the flood plain. The north of this site is severely constrained by flooding.						









H655	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.28
Land to the west of, New Mill Road, Brockholes					Employment Floorspace		Housing Capacity	42
Transport		Site access achievable from New Mill Road subject to provision of visibility splays. Though topography may be an issue, small area removed from net area to allow for this.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		West of site adjacent to New Mill Dike and in flood zone 2.						
Env Protection		No objections raised.						
Biodiversity		Whole site should be removed. New Mill Dike and associated woodland are both UK BAP priority habitats.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Allocation of this site would result in the merger of Brockholes and Thongsbridge and so severely undermine the role and function of the green belt in this area. The site contains priority habitats that are best protected by their green belt designation.						
Green belt edge		This is a restricted area of green belt that prevents the merger of Thongsbridge and Brockholes. The area is urban fringe where there are numerous existing residential and other properties although the green belt designation prevents the intensification of these uses and so maintains a degree of separation. Opportunities for settlement extension are extremely limited due to steep slopes where development may be prominent and other constraints including land prone to flooding and protected wildlife habitats.						
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		Allocation of this site would result in the merger of Brockholes and Thongsbridge and so severely undermine the role and function of the green belt in this area. The site contains priority habitats that are best protected by their green belt designation. New Mill Dike and associated woodland are both UK BAP priority habitats.						

H275	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	19.42
Land to the east of, Abbey Road, Shepley					Employment Floorspace		Housing Capacity	633
Transport		Site access not achievable as two access points would be required and there is only the opportunity for one access at present. Highways Agency concerns addressed by mitigation already proposed within the plan period.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. Site capacity could impact on school place planning.						
Historic Env		No objections but would need to consult WYAAS due to proximity to know archaeological site.						
Flood/drainage		Site is within EA flood zone 1. Significant surface water flood issue recorded at western boundary. Stand off would be required from ordinary watercourse.						
Env Protection		Concern raised in relation to noise therefore relevant assessments will be required.						
Biodiversity		Developable area reduced to take account of habitat network link provided by railway corridor which could impact on the site layout.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This area of green belt is considered to delineate a strategic green belt gap that separates Shelley from Shepley. The green belt overwashes the ribbon development along this part of Abbey Road to prevent intensification and to prevent the development of the gaps that help to maintain the appearance of separation. This is a very large option that is poorly configured in relation to this part of Shelley, would significantly impact on the strategic gap, would encroach into the countryside and would effectively merge development with The Knowle, all contrary to the role and function of the green belt in this location.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements and this area of green belt is considered to constitute a strategic gap that maintains separation between Shepley and Shelley						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This area of green belt is considered to delineate a strategic green belt gap that separates Shelley from Shepley. The green belt overwashes the ribbon development along this part of Abbey Road to prevent intensification and to prevent the development of the gaps that help to maintain the appearance of separation. This is a very large option that is poorly configured in relation to this part of Shelley, would significantly impact on the strategic gap, would encroach into the countryside and would effectively merge development with The Knowle, all contrary to the role and function of the green belt in this location. Site access not achievable as there is only the opportunity for one access point but two access points would be required.						

H2651	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	3.79
Cliffe End Business Park, Dale Street, Longwood, Huddersfield					Employment Floorspace		Housing Capacity	84





















Transport		Existing access on to Dale Street.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning
Education		Increasing trend for primary and secondary, with a need for additional primary places.
Historic Env		Potential impact on adjacent conservation area and listed structure.
Flood/drainage		Culverted watercourse runs north to south through the site. Flood Zone 2 on the southern boundary of the site. Large diameter public combined sewer runs through the site. Significant stand off likely to be required by Yorkshire Water.
Env Protection		Noise and contaminated land assessments required. Priority 1 contaminated land.
Biodiversity		Lowland mixed deciduous woodland and mill pond on the site. UK BAP priority habitats. Remove 1.377ha from net developable area.
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A
Conclusion		Majority of the in active business use and allocating the site for housing may have a detrimental impact on the existing occupiers. Site to remain as unallocated.











H220	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.47
Land south of, Nabs Lane, Slaithwaite					Employment Floorspace		Housing Capacity	16











Transport		Existing site access from Old Bank.
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.
Historic Env		Impact on setting of listed buildings, but can be mitigated - as in previous permissions. Also potential impact on conservation area.
Flood/drainage		Part of site is within flood zone 3, though much of this is previously developed. A sequential test would be necessary.
Env Protection		Contaminated land, also noise source in close proximity (light industrial mill buildings)
Biodiversity		No objections raised.
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A
Conclusion		The site has a partial overlap with an accepted option and part of the site is developed (Old Bank Works)










H359	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.39	
Land to the north of, Barnsley Road, Flockton, Huddersfield,					Employment Floorspace		Housing Capacity	46	
Transport			Site access achievable. 2.4m x 43m visibility splays required.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			Decreasing trends for primary and modest decrease in secondary. No immediate need for additional capacity.						
Historic Env			Listed milestone very close to the site. A heritage impact assessment would be required.						
Flood/drainage			Site is within EA flood zone 1. Limited surface water drainage options. Site would benefit from a drainage masterplan with other local sites.						
Env Protection			Noise assessment required due to multiple sources of noise although noise generating uses on this site would cease if the site was developed. Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity			No objections raised.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space		N/A							
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion	Site access achievable. Other potential constraints identified in this site assessment can be overcome to deliver new housing during the plan period. This site is part of the larger accepted housing option H583.								











H245	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.17	
Land south of, Penistone Road, Shelley					Employment Floorspace		Housing Capacity	56	
Transport			Site access achievable. 2.4m x 43m visibility splays required.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			Decreasing trends for primary and moderate decrease for secondary. No immediate need for additional capacity.						
Historic Env			No objections raised.						
Flood/drainage			An area of high flood risk within this site would limit the capacity. A sequential approach to development should be taken within the site to avoid the highest risk areas.						
Env Protection			This site is on potentially contaminated land therefore phase 1 and 2 contamination reports required. Noise sources present therefore an assessment would be required. Travel Plan needed.						
Biodiversity			Recommendation to remove the whole site as a development option. There are also Habitats of Principal Importance and Species of Principal Importance within this area. A small section of Gelder Wood Local Wildlife Site overlaps this option.						
Other constraints			None identified.						
Open space		N/A							
Green belt			This is an elongated site poorly related to the settlement edge. The site abuts Shepley Dike and Geldered Wood which is an area of ancient woodland. The watercourse and woodland and their associated important environmental habitats are countryside features and development would result in significant encroachment contrary to the role and function of the green belt.						
Green belt edge			This is a restricted area of green belt that helps to maintain separation between Shelley and Shepley. The presence of steep slopes, significant tracts of protected trees and the line of Shepley Dike also severely limit opportunities for settlement extension.						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion	This is an elongated site poorly related to the settlement edge. The site abuts Shepley Dike and Geldered Wood which is an area of ancient woodland. The watercourse and woodland and their associated important environmental habitats are countryside features and development would result in significant encroachment contrary to the role and function of the green belt. Recommendation to remove the whole site as a development option. There are also Habitats of Principal Importance and Species of Principal Importance within this area. A small section of Gelder Wood Local Wildlife Site overlaps this option.								

H1771	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.94
Land adjacent to, Corrie Lynn, off Carrs Road, Marsden					Employment Floorspace		Housing Capacity	32
Transport		No suitable site access.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need.						
Historic Env		Possible impact on listed buildings to the north east of the site.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		The site is 380m from SPA / SAC / SSSI. Records of curlew and ring ouzel close to site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This option is very poorly configured in relation to the edge of Marsden and would represent a prominent elevated extension to the settlement. This is an urban fringe area of sporadic residential and agricultural development, however the introduction of new residential development in this location would constitute significant encroachment into the countryside contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive green belt area but where opportunities for settlement expansion are extremely limited either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement edge.						
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		No suitable site access. This option is very poorly configured in relation to the edge of Marsden and would represent a prominent elevated extension to the settlement. This is an urban fringe area of sporadic residential and agricultural development, however the introduction of new residential development in this location would constitute significant encroachment into the countryside contrary to the purposes of including land in the green belt. The site is 380m from SPA / SAC / SSSI. Records of curlew and ring ouzel close to site.						
H286	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	6.6
Land west of, Hanson Road, Meltham					Employment Floorspace		Housing Capacity	231
Transport		Access achievable subject to provision of visibility splays, Impact on SRN will not be mitigated by committed schemes.						
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 decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Within 500m of scheduled monuments (two late Prehistoric enclosed settlements to the east)						
Flood/drainage		Culverted watercourse and public sewer available for drainage, would benefit from drainage masterplan with adjacent sites.						
Env Protection		Odour and noise issues from nearby farm.						
Biodiversity		Habitat Risk Assessment required for SPA. Site within 1000, of SSSI / SPA / SAC. Natural England would wish to be consulted on any allocation going forward at this location.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This area of green belt sits between the edge of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form.						
Green belt edge		This area of green belt helps to preserve the setting of the Peak District National Park. Opportunities for settlement extension that do not undermine the role of the green belt in this location are limited. The land is elevated and rising and there is the risk of prominent development.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This area of green belt sits between the edge of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form. Habitat Risk Assessment required for SPA. Site within 1000, of SSSI / SPA / SAC.						

H332	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	12.57
Land west and south of, Leas Avenue, Netherthong					Employment Floorspace		Housing Capacity	300
Transport		Site access achievable but provision of footway required along site frontage to Leas Avenue. The provision of a pedestrian footway is required along site frontage on Leas Avenue. Highways Agency concerns can be mitigated by schemes already committed.						
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. Site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Ordinary watercourse to the east and west boundary. Public surface water sewer runs along eastern boundary.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Travel Plan required. Air quality impact assessment needed.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an extensive site which would significantly encroach into the countryside west of Netherthong. Development at the northern extent would be prominent on high ground impacting on the openness of the wider green belt.						
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. Landform could make development prominent, particularly west of Leas Avenue.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is an extensive site which would significantly encroach into the countryside west of Netherthong. Development at the northern extent would be prominent on high ground impacting on the openness of the wider green belt.						

H156	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.92
Land south of, Kinder Avenue, Cowlersley					Employment Floorspace		Housing Capacity	96
Transport		Third party land required to secure highway frontage. 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.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Drainage masterplan required with surrounding sites, off site watercourse in poor condition.						
Env Protection		Industry noise may affect receptors, noise assessment required,						
Biodiversity		Site forms part of habitat network						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an exceptionally elevated site rising up on the steep valley side above Milnsbridge where development would be very prominent. The extent and configuration of the site would also begin to impact on the strategic separation of Milnsbridge and Crosland Moor.						
Green belt edge		This is a narrow strip of green belt that covers the steep slope separating Milnsbridge from Crosland Moor. Opportunities for settlement expansion are extremely limited due to the presence of steep slopes where development could be prominent.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is an exceptionally elevated site rising up on the steep valley side above Milnsbridge where development would be very prominent. The extent and configuration of the site would also begin to impact on the strategic separation of Milnsbridge and Crosland Moor.						





















H232	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.67
Land west of, Bradshaw Road, Honley					Employment Floorspace		Housing Capacity	23
Transport		Site access achievable but requires visibility splays (2.4m x 215m). Pedestrian footway required along the 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 in primary and secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Further research would be required into surface water drainage options. Relatively steeply sloping site to re-emergence risk is higher.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge	N/A							
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	Site is detached from the non-green belt area and its removal from the green belt would create an area of non-green belt land surrounded by green belt land which is contrary to the purposes of including land in the green belt.							










H514	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	7.24
Land west of, Parkwood Road, Golcar					Employment Floorspace		Housing Capacity	234
Transport		Parkwood Road is narrow here. Pedestrian footway would be required along site frontage. Poor visibility splay at junction of Leymoor Road and Parkwood Road						
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 setting of Grade II listed building at 14-16 Parkwood Road and 278 - 282 Leymoor Road. Area around this removed from net area.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Contaminated land in north east of site.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt		This is an extensive site which while contained by slope and tree cover to the north would appear as sprawl in its western extent and would encroach into open countryside to the detriment of the role and function of the green belt. While the site in the main follows features on the ground they are weak in places leaving adjacent land vulnerable to encroachment.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern and land use features present opportunities for infilling or rounding off of the settlement without significantly impacting on the openness of the green belt.						
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This is an extensive site which while contained by slope and tree cover to the north would appear as sprawl in its western extent and would encroach into open countryside to the detriment of the role and function of the green belt. While the site in the main follows features on the ground they are weak in places leaving adjacent land vulnerable to encroachment.							










H731	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.54
Land at, Cold Hill Lane and Huddersfield Road, New Mill, Holmfirth,					Employment Floorspace		Housing Capacity	18
Transport		Coldhill Lane is narrow and is unsuitable for further intensification. No access from Huddersfield Road due to topography.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No available options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Coldhill Lane is narrow and is unsuitable for further intensification. No access from Huddersfield Road due to topography.						










H620	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.62
Land at, Stockerhead Farm, Stockerhead Lane, Slaithwaite					Employment Floorspace		Housing Capacity	91
Transport		No highway frontage. Third party land to achieve access required via a track into site from Stockerhead Lane, which is also a PROW.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		No objections raised						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		The western extent of this site is reasonably contained by physical features including the line of Bradley Brook, the playing field and some tree cover. The south and east of the site is increasingly prominent on elevated and rising ground and so would impact on long distance views to the detriment of the wider green belt.						
Green belt edge		This is an extensive green belt area but where opportunities for settlement expansion are extremely limited either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement edge.						











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		No highway frontage. Third party land to achieve access required via a track into site from Stockerhead Lane, which is also a PROW. The western extent of this site is reasonably contained by physical features including the line of Bradley Brook, the playing field and some tree cover. The south and east of the site is increasingly prominent on elevated and rising ground and so would impact on long distance views to the detriment of the wider green belt.						









H59	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.17
Land east of, Ben Booth Lane, Grange Moor					Employment Floorspace		Housing Capacity	156
Transport		Site access achievable from Ben Booth Lane but third party land and/or measures to improve visibility required. Pedestrian facilities required within access arrangements. Potential impacts highlighted by the Highways Agency are likely to be addressed by mitigation schemes already programmed.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and increase in although there is other unfilled capacity at other secondary schools nearby. Site capacity could impact on school place planning.						
Historic Env		No objections raised but would WYAAS to be consulted further if we propose to allocate this site due to an archaeological site in the area.						
Flood/drainage		Site is within EA flood zone 1. Surface water flood maps show potential deep flooding close to the south-western corner and history of adjacent road flooding. Further research and mitigation required.						
Env Protection		Noise and odour sources highlighted including industrial uses to the west and farm odours which have resulted in an environmental health objection. A buffer would therefore be required. Travel Plan required. Air quality impact assessment needed. Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Release of this site would breach the existing strong boundary of Ben Booth Lane which prevents the sprawl of Grange Moor to the east. At the frontage to Wakefield Road development would appear unrelated to the existing settlement form because of the existing treed landscaping to the industrial park which now gives a natural soft edge to the village.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The village of Grange Moor in this location has a strong green belt edge formed by the line of Ben Booth Lane and there are few land use features beyond it to provide containment for settlement extension.						
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		Development of this site would breach the existing strong boundary of Ben Booth lane which prevents sprawl of Grange Moor to the east. Development would appear unrelated to the existing settlement. Potential for deep surface water flooding on parts of the site, potentially contaminated land, noise and odour sources. Half of the site is within a high risk mining area.						
H2564	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.2
Land off, Cross Lane, Stocksmoor					Employment Floorspace		Housing Capacity	112
Transport		Site access achievable. 2.4 x 43m visibility splays required. Public Rights of Way along western boundary and southern boundary of the site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.						
Historic Env		Potential impact on listed buildings and their setting on Cross Lane although site H538 is between the majority of this site and the listed buildings. A heritage impact assessment would be required.						
Flood/drainage		Public combined sewer to north and southern boundary of the site but outside of site boundary.						
Env Protection		Potential impact of business noise therefore noise assessment required. Not recorded as contaminated land but phase 1 contamination assessment required. Travel plan required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Although large in relation to Stocksmoor this site is well related to the existing settlement form and avoids any merger with the properties at Whitestones or the cluster of properties on Stocks Lane. The site follows well defined features which would present reasonable new green belt boundaries so there would be no risk of sprawl. The site appears as an integral part of the wider countryside so development would constitute significant encroachment into the countryside.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present opportunities for settlement extension without undermining the role and function of the green belt provided that separation from properties at Pear Tree Farm and Whitestones is maintained.						
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 site appears as an integral part of the wider countryside so development would constitute significant encroachment into the countryside. There are no exceptional circumstances to use this green belt land for housing during the local plan period.						










H136	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.96
Land to the east of, Woodsome Road, Farnley Tyas					Employment Floorspace		Housing Capacity	19
Transport		Third party land required for access and to achieve visibility splays of 2.4m x 43m on Woodsome Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Proposed development within the Farnley Tyas Conservation Area. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Further assessment of drainage options required.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination assessment required. A noise report would be required if any of the clubs remain on site as part of a development scheme.						
Biodiversity		A buffer has been removed from the developable area to take into account the adjacent replanted ancient woodland.						
Other constraints		None identified.						
Open space		Justification for an urban green space designation on the majority of this site.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The majority of this site has been justified as urban greenspace therefore this option has been rejected.								











H435	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	6.19
Land to the north of, Commercial Road, Skelmanthorpe, Huddersfield					Employment Floorspace		Housing Capacity	188
Transport		Access subject to conditions set out in 2014/91628 would be acceptable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Site is adjacent to the conservation area.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		Parkland trees, UK BAP priority habitat. TPO trees cover part of site which forms this habitat. Removed from net area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Marginal overlap with open space site.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
This site is part of the larger accepted housing option H688.								










H495	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.34
Land east of, Colne Valley High School, Gillroyd Lane, Linthwaite					Employment Floorspace		Housing Capacity	46
Transport		No frontage to adopted highway. Could be developed through other site to north, which would also require necessary visibility splays to be achieved.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Limited options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an extensive area of green belt which locally is characterised as an area of urban fringe where there is existing development in the green belt, including Colne Valley High School and residential and other property to the north of the site on Church Lane. Its removal would necessitate the removal of a significant additional amount of land from the green belt in order to prevent it being developed in isolation. This is a prominent hillside and development would have a significant impact on the openness of the green belt being visible in long distance views.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is an extensive area of green belt which locally is characterised as an area of urban fringe where there is existing development in the green belt, including Colne Valley High School and residential and other property to the north of the site on Church Lane. Its removal would necessitate the removal of a significant additional amount of land from the green belt in order to prevent it being developed in isolation. This is a prominent hillside and development would have a significant impact on the openness of the green belt being visible in long distance views. No frontage to adopted highway.						




















H327	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.46
Land between, New Hey Road and M62, Outlane					Employment Floorspace		Housing Capacity	16
Transport		It is likely that access could be gained from New Hey Road - which is a dead end at this point.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest increase in trend for primary with a need for additional places. Increase in trend for secondary but no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Site would benefit from joint drainage plan with adjacent site.						
Env Protection		Likely to be significant noise and air quality issues arising from close proximity of motorway.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Development on this part of the site would appear as a continuation of housing on New Hey Road and would be contained by the motorway. As such impact on the openness of the green belt would be minimal provided that development was restricted to the southern part of the site.						
Green belt edge		This forms part of an extensive area of green belt but is effectively separated from it by the M62 motorway. This is a steep banking immediately below the embankment of the motorway slip road.						
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		Likely to be significant noise and air quality issues arising from close proximity of motorway. This forms part of an extensive area of green belt but is effectively separated from it by the M62 motorway. This is a steep banking immediately below the embankment of the motorway slip road.						










H645	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.59
Land at, Three Valleys, Cold Hill Lane, New Mill					Employment Floorspace		Housing Capacity	18
Transport		Coldhill Lane is narrow and is unsuitable for further intensification. No access from Huddersfield Road due to topography.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No available options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Coldhill Lane is narrow and is unsuitable for further intensification. No access from Huddersfield Road due to topography.						


H507	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.9
Southern, Varley Road, Slaithwaite					Employment Floorspace		Housing Capacity	25
Transport		Site access achievable on to Varley Road subject to provision of visibility splays.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Additional primary capacity could be required.						
Historic Env		No objections raised.						
Flood/drainage		Site adjacent to Bradley Brook - this area netted off from site.						
Env Protection		No objections raised.						
Biodiversity		Site requires Japanese Knotweed mitigation. Lies next to Bradley Brook, and mixed deciduous woodland - stand off provided for these areas removed from net area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an extensive area of green belt which delineates the southern extent of Slaithwaite in this location and prevents development from intensifying the existing sporadic residential development on Varley Road. The site sprawls down the steep valley slope to Bradley Brook and would represent encroachment into the countryside. The removal of this site from the green belt would also necessitate the removal of land between the site and the settlement edge in order to avoid an isolated area of development unrelated to the settlement.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is an extensive area of green belt which delineates the southern extent of Slaithwaite in this location and prevents development from intensifying the existing sporadic residential development on Varley Road. The site sprawls down the steep valley slope to Bradley Brook and would represent encroachment into the countryside. The removal of this site from the green belt would also necessitate the removal of land between the site and the settlement edge in order to avoid an isolated area of development unrelated to the settlement.						











H168	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.26
Land off, Pilling Lane, Scissett					Employment Floorspace		Housing Capacity	44
Transport		No frontage to adopted road, Pilling Lane is bridle path. Could be accessed through land to the east.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Drainage acceptable if third party land connection to watercourse can be secured.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is well contained by Pilling Lane to the south and by the light railway to the north. The field boundary to the west would represent a reasonably defendable new green belt boundary and as such there is little risk of sprawl. The site sits in an area of countryside although the degree of containment by treed borders limits its relationship to the wider setting.						
Green belt edge		This is an extensive area of green belt that maintains separation between settlements. Locally this area maintains separation between Skelmanthorpe and Scissett and the existing settlement form and land use features present numerous opportunities for limited settlement extension that would not undermine the role and function of the green belt.						
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		No site frontage to adopted road, would need to be accessed through land to the east. The site is contained by Pilling Lane, woodland and the light railway but would represent a westwards extension of the settlement in this area which may weaken the role of the greenbelt regarding the site to the south.						











H326	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.46
Land north of, Longwood Gate, Longwood					Employment Floorspace		Housing Capacity	51
Transport		Site frontage to Edge Terrace and Bull Green Road, but significant topographical issues to be overcome to gain access to this site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Increase in trend for primary school, with a need for additional places and increase in trend for secondary but no immediate need for additional places.						
Historic Env		Grade II listed tender posts in the west of the site.						
Flood/drainage		Would require 3rd party land for connection to public combined sewer.						
Env Protection		No objections raised.						
Biodiversity		Site forms part of habitat network and priority habitat.						
Other constraints		Steeply sloping site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site to be retained as urban greenspace. Significant topographical issues to be overcome to gain access to this site. Site forms part of habitat network and priority habitat.						




















H459	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	12.31
Land to the west of, 55, Near Bank, Shelley					Employment Floorspace		Housing Capacity	357
Transport			Site access achievable. Two points of access required with 2.4m x 43m visibility splays required. Provision of the footway along the site frontage. PROW crosses this site. Potential for cumulative impacts on strategic highways network but these impacts can be managed through mitigation already planned.					
Public Health			No applicable health problems in this area. The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.					
Historic Env			Potential impacts on Shelley Methodist Church (Grade II listed building) located to the west of this option. A heritage impact assessment would be required.					
Flood/drainage			Site is part within high flood risk areas and high surface water flood risk (to 1.2m) in the south of the site but these could be removed from any area to be developed as part of a sequential approach within the site.					
Env Protection			Potentially contaminated land therefore phase 1 and 2 contamination report required. Travel Plan required and Air Quality Impact Assessment needed.					
Biodiversity			Impacts on Shepley Beck, ponds and acid grassland (UK BAP priority habitats). Option also includes part of Shepley Dike which is part of the habitats network. Developable area reduced to minimise impacts.					
Other constraints			None identified.					
Open space			N/A					
Green belt			As presented this site in the main follows features on the ground which would present a definable new green belt boundary. The southern boundary would be formed by the line of Shepley Dike but the site is extensive enough to provide a buffer to protect important habitats. To the north the site would leave an area of land between the site and Far Bank isolated from the wider green belt and therefore vulnerable to encroachment, contrary to the purposes of including land in the green belt.					
Green belt edge			This is an extensive area of green belt that delineates the eastern extent of Shelley in this location. The existing settlement pattern and land use features present some opportunities for settlement extension without compromising the role and function of the green belt. The land rises to the north where development would be increasingly prominent.					
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								
If this development option was accepted, it would leave an area of land to the north between the site and Far Bank isolated from the wider green belt and therefore vulnerable to encroachment, contrary to the purposes of including land in the green belt.								
H1812	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.41
Land between, Banks Road and, Woodhead Road, Honley					Employment Floorspace		Housing Capacity	14
Transport			Site access achievable from Banks Road, though required visibility splays can not be achieved without third party land. Provision of footway required on site frontage.					
Public Health			levels of physical activity are lower than the Kirklees average					
Education			Decreasing trends for primary and decrease in secondary therefore no immediate capacity required.					
Historic Env			This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument.					
Flood/drainage			No available options for surface water drainage.					
Env Protection			No objections raised.					
Biodiversity			No objections raised.					
Other constraints			None identified.					
Open space			N/A					
Green belt			This is an extensive area of urban fringe that extends south from the southern extent of Honley. It is separated from Brockholes by Woodhead Road which is in the green belt. Undeveloped spaces in areas of urban fringe help to maintain the appearance of openness and the area is overwashed by green belt in order to prevent further intensification of urban land uses. This site is an important open space between existing residential properties and its loss would compromise the role and function of the green belt in this location.					
Green belt edge			N/A					
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.					
Conclusion								
This is an extensive area of urban fringe that extends south from the southern extent of Honley. It is separated from Brockholes by Woodhead Road which is in the green belt. Undeveloped spaces in areas of urban fringe help to maintain the appearance of openness and the area is overwashed by green belt in order to prevent further intensification of urban land uses. This site is an important open space between existing residential properties and its loss would compromise the role and function of the green belt in this location.								











H139	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.89
Land west of, Storthes Hall Lane, Kirkburton					Employment Floorspace		Housing Capacity	31
Transport			Site access achievable with 2.4m x 120m visibility splays required on to Storthes Hall Lane. Access would be preferable from Woodside Lodge rather than direct access onto Storthes Hall Lane.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			Decreasing trends for primary and modest decrease in secondary. No immediate need for additional capacity.					
Historic Env			Potential impacts on adjacent listed building but could be mitigated through design by limiting development to the roadside. A heritage impact assessment would be required.					
Flood/drainage			Site is within EA Flood Zone 1. Surface water drainage solution may need to cross third party land. The site may not be able to formally drain without adding risk.					
Env Protection			Not identified as contaminated land but phase 1 contamination assessment required.					
Biodiversity			No objections raised.					
Other constraints			None identified.					
Open space			N/A					
Green belt			This site is located adjacent to MDGB2134 which is on the site of the student village and former hospital and is a significant brownfield site where redevelopment is expected. However, the strategy in the Local Plan does not include the removal of MDGB2134 from the green belt, nor any of the properties adjacent to it along Storthes Hall Lane. This means that the removal of this site from the green belt would create a small pocket of non-green belt land surrounded by green belt which would be contrary to the purposes of including land in the green belt.					
Green belt edge			N/A					
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 removal of this site from the green belt would create a small pocket of non-green belt land surrounded by green belt which would be contrary to the purposes of including land in the green belt.					










H619	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.49
Land to the north of, Fulstone Hall Lane, New Mill					Employment Floorspace		Housing Capacity	5
Transport			Third party land required for access. Fulstone Hall Lane is narrow with poor horizontal alignment. Provision of a pedestrian footway would be required along the 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 need for additional capacity.					
Historic Env			Potential impact on Fulstone Conservation Area therefore a heritage impact assessment would be required.					
Flood/drainage			Site is within EA flood zone 1. Limited surface water drainage options.					
Env Protection			Site is not recorded as contaminated but phase 1 contamination report required.					
Biodiversity			No objections raised.					
Other constraints			None identified.					
Open space			N/A					
Green belt			This is a grouping of agricultural buildings on the edge of the settlement of Fulstone, which is also a conservation area. The Local Plan does not include the removal of Fulstone from the green belt and this site could not be released in isolation without significantly compromising the role and function of the green belt in this location.					
Green belt edge			N/A					
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.					
Conclusion			This site is detached from the urban area and could not be released in isolation without significantly compromising the role and function of the green belt in this location.					









H668	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.42
Land to the South of, 547 - 583, New Hey Road, Mount					Employment Floorspace		Housing Capacity	49
Transport		Third party land required to achieve access, no frontage to highway and not obvious where access could be drawn from.						
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, with additional need for places. Increase in trend for secondary but no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		Contaminated land. Also potential constraints arising from nearby farm.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is a well contained site where the track and properties at Upper Hirst and Ray Gate could present a new green belt boundary. The site is located on Longwood Edge where the steep slopes make development very prominent in long distance views. However, part of the site is situated between the properties fronting New Hey Road and the properties at Ray Gate and so could appear as infill. The western and southern extent would begin to merge the historically separate groups of properties at Upper Hirst and Lower Hirst.						
Green belt edge		This is an extensive area of green belt but where opportunities for settlement expansion are extremely limited due to the presence of steep slopes where development could be prominent.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This is a well contained site where the track and properties at Upper Hirst and Ray Gate could present a new green belt boundary. The site is located on Longwood Edge where the steep slopes make development very prominent in long distance views. However, part of the site is situated between the properties fronting New Hey Road and the properties at Ray Gate and so could appear as infill. The western and southern extent would begin to merge the historically separate groups of properties at Upper Hirst and Lower Hirst. Third party land required to achieve access, no frontage to highway and not obvious where access could be drawn from.								









H582	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.08
Land south of, New Hey Road, Mount					Employment Floorspace		Housing Capacity	37
Transport		Access achievable on to New Hey Road but necessary visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Modest increase in trend for primary and a need for additional places, increase in trend for secondary but no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Drainage via public combined sewer would require crossing 3rd party land.						
Env Protection		Road traffic noise and air quality issues arising from M62.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is only tenuously related to the settlement as it borders with gardens to the rear of houses on New Hey Road. The site is well contained by existing features but would result in backland development on the top of the steep side of Longwood Edge where development would impact on long distance views to the detriment of openness.						
Green belt edge		This is an extensive area of green belt but where opportunities for settlement expansion are extremely limited due to the presence of steep slopes where development could be prominent.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site is only tenuously related to the settlement as it borders with gardens to the rear of houses on New Hey Road. The site is well contained by existing features but would result in backland development on the top of the steep side of Longwood Edge where development would impact on long distance views to the detriment of openness.								

H1770	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.44
Land to the South of, Moorvale, Marsden					Employment Floorspace		Housing Capacity	15
Transport		No suitable site access is achievable.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		Noise assessment required due to proximity to railway.						
Biodiversity		This is only 560m from South Pennine Moors SPA / SAC / SSSI and will require a Habitats Regs Assessment.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
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		No suitable site access. This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
H29a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.56
Land north of, Pilling Lane, Skelmanthorpe					Employment Floorspace		Housing Capacity	89
Transport		The roads between the site and B6116 are unsuitable for further intensification because of generally narrow roads with poor pedestrian provisions, on-street parking issues and poor sight lines onto the classified road within the locality of the proposed development site. No site frontage to adopted highway hence third party land required. Pilling Lane would need to be made up to adoptable standard.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		based on H29: Flood zone 1 - drainage masterplan may be required.						
Env Protection		Based on H29 - Employment uses to the west of the site could potentially be a noise source.						
Biodiversity		Based on H29 - No significant issues (need to include YWT GCN mitigation comments)						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is bounded by the railway to the north and by Pilling Lane to the south both of which present defensible green belt boundaries. Little Pilling Lane would present a strong eastern boundary to minimise risk of sprawl. The site is visually linked with the wider countryside beyond the railway, although the intrusion of built form closer to the settlement means that the appearance of encroachment into countryside is minimised.						
Green belt edge		This area of green belt represents a reasonably extensive area separating Skelmanthorpe and Scissett. It is well contained by the line of the railway which prevents sprawl to the north and by Pilling Lane which could represent a new boundary to the south. The fragmented land use pattern presents significant potential for small scale rounding off without impacting on the general extent of the gap.						
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		A smaller option has been considered in response to consultation comments on H29 which raised concerns about impact on the highways network and also the ability to maintain a defensible green belt boundary. The roads between the site and B6116 are unsuitable for further intensification because of generally narrow roads with poor pedestrian provisions, on-street parking issues and poor sight lines onto the classified road within the locality of the proposed development site. No site frontage to adopted highway hence third party land required. Pilling Lane would need to be made up to adoptable standard.						











H179	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.85
Land to the east of, Huddersfield Road, Honley					Employment Floorspace		Housing Capacity	99
Transport		Mitigation measures may be required in terms of the Highways Agency network above mitigation measures already planned during the plan period. Site access achievable and will need to achieve 2.4m x 43m visibility splays. TPO trees on Huddersfield Road frontage may create access difficulties.						
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. Site capacity (84 dwellings) could impact on school place planning.						
Historic Env		Site is close to an archaeological site and Grade II listed buildings. Two of these buildings are in very close proximity to the site. A heritage impact assessment would be required.						
Flood/drainage		Very minor part of the site is within flood zone 2 but this would not impact on the development of this site.						
Env Protection		Not recorded as contaminated land but phase 1 contamination report required. Noise Assessment required to investigate multiple sources of noise.						
Biodiversity		Removal of areas due to biodiversity concerns to avoid impacts on habitats of principal importance which resolves the issue. TPO area within the site.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a large site which would effectively cut off from the wider green belt all the land to the south, including Honley High School and a number of properties in extensive grounds. While this is an area of urban fringe there is extensive cover of protected trees and a number of listed buildings, the settings of which are best protected through the green belt designation.						
Green belt edge		This is a restricted area of green belt where opportunities for settlement extension are limited because of the presence of steep slopes, existing development in the green belt and expanses of protected trees.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is a large site which would effectively cut off from the wider green belt all the land to the south, including Honley High School and a number of properties in extensive grounds. While this is an area of urban fringe there is extensive cover of protected trees and a number of listed buildings, the settings of which are best protected through the green belt designation.						










H1683	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.91
Land at, Josephine Road, Cowlersley					Employment Floorspace		Housing Capacity	31
Transport		Access possible through an extension to Josephine Road.						
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.						
Historic Env		Pre-determination archaeological evaluation recommended.						
Flood/drainage		Flood zone 1. No strategic drainage objections. Possible culverted watercourse through the site.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		Urban greenspace option retained.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Urban greenspace option retained.						









H364	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.72
Part of POL at, Wesley Avenue, Netherthong					Employment Floorspace		Housing Capacity	25
Transport		Site access achievable.						
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 need for additional capacity.						
Historic Env		Potential impact on adjacent Conservation Area therefore heritage impact assessment required.						
Flood/drainage		Site is within EA flood zone 1. Limited surface water drainage options. Third party land required for surface water solution.						
Env Protection		Site not recorded as contaminated land but phase 1 contamination report required.						
Biodiversity		No objections raised. Further botanical survey would need consideration to minimise impacts on habitats of principal importance.						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
This site is part of a larger accepted housing option (H715) and has therefore been rejected.								











H127	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.73
Land north west of, Netherfield Close, Kirkburton					Employment Floorspace		Housing Capacity	25
Transport		Significant area of third party land required for access as no site frontage onto highway.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trend for primary and modest decrease for secondary therefore no immediate capacity requirement.						
Historic Env		Site directly adjoins the Kirkburton Conservation Area and would need to be designed to minimise impacts on the conservation area. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Surface water solution would required connection off site which may require third party land.						
Env Protection		Site not recorded as contaminated but phase 1 assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
A significant area of third party land is required for access therefore this site is unlikely to be deliverable or developable.								










H254	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.37
Land east of, Thurstonland Road, Farnley Tyas					Employment Floorspace		Housing Capacity	66
Transport			Site access achievable. 2.4m x 43m visibility splays required. Highways England concerns raised can be mitigated by schemes already committed. Pedestrian footway required along the site frontage.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			Decreasing trends for primary and modest decrease for secondary. The capacity of this site could impact on school place planning.					
Historic Env			Major impact on the adjacent listed church and Farnley Tyas Conservation Area. No mitigation possible. A heritage impact assessment would be required.					
Flood/drainage			Site is within EA flood zone 1. Surface water drainage solution may involve third party land outside of this option. A masterplan with adjacent options would be required.					
Env Protection			Environmental Health objection relating to farm odours and noise. A buffer would be required between any housing development and the farm to the north. Note that the farm is also subject to a development option which has currently been accepted for housing. Site not recorded as contaminated land but phase 1 contamination assessment required.					
Biodiversity			No objections raised.					
Other constraints			None identified.					
Open space			N/A					
Green belt			This is a well contained and reasonably well related option that could result in a settlement extension that did not undermine the role and function of the green belt in this location. It is contained on the north by the settlement and to the east and west by the lines of a road and a track that could present defensible green belt boundaries. The site is in close proximity to the Farnley Tyas conservation area where the green belt plays a role in preserving the setting of the conservation area and listed buildings.					
Green belt edge			This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present some opportunities for settlement extension although these would need to guard against excessive intrusion southwards relative to the size of the village.					
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			Major impact on the adjacent listed church and Farnley Tyas Conservation Area with no mitigation possible.					
H191	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	0.65
The Sun Inn and land to the south of, Barnsley Road, Flockton					Employment Floorspace		Housing Capacity	12
Transport			Site access achievable but not clear how recommended visibility splays (2.4m x 43m) can be achieved.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			Decreasing trends for primary and modest decrease in secondary. No immediate need for additional capacity.					
Historic Env			No objections raised.					
Flood/drainage			High flood risk affects a small part of the south of the site so a sequential approach can be applied within the site (developable area amended). Potential surface water drainage flows from off site (north) could enter the site. Suitable stand off required either side of piped watercourse at the eastern boundary of the site.					
Env Protection			Site not recorded as contaminated but phase 1 contamination assessment required. Traffic noise raised as a concern therefore relevant assessment needed.					
Biodiversity			Stand off from the beck therefore 0.10ha removed from developable area but this does not affect the development of the site.					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			This is a contained area of green belt between the southern edge of Flockton and the line of Flockton Beck. It appears different in character to the wider countryside south of the line of the stream and is well contained to the south. However the configuration of this site would result in a poorly related projection of development down the slope to the detriment of openness and contrary to the role and function of the green belt.					
Green belt edge			This is an extensive area of green belt which maintains separation between settlements. The land use pattern in this location presents numerous opportunities for limited settlement expansion without compromising the overall role and function of the green belt.					
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 site would result in a poorly related projection of development down the slope to the detriment of openness and contrary to the role and function of the green belt.					









H456	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.6
Land between, New Hey Road and M62, Outlane					Employment Floorspace		Housing Capacity	56
Transport		Access achievable subject to gaining visibility splays and safety measures on New Hey Road.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest increase in primary, with a need for additional places. Increase in secondary but no immediate need for additional needs.						
Historic Env		Archaeological evaluation recommend as close to know sites of archaeological interest						
Flood/drainage		Flood Zone 1. Connection to public combined sewer may require 3rd party land.						
Env Protection		Significant noise and air quality issues arising from location adjacent to M62.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Development would be prominent when viewed from New Hey Road and from within Outlane to the west. Development would be enclosed by New Hey Road and the M62 forming a defendable boundary, but the impact on openness would be a significant issue.						
Green belt edge		This forms part of an extensive area of green belt but is effectively separated from it by the M62 motorway. This is a steep banking immediately below the embankment of the motorway slip road.						
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		Significant noise and air quality issues arising from location adjacent to M62. Development would be prominent when viewed from New Hey Road and from within Outlane to the west. Development would be enclosed by New Hey Road and the M62 forming a defendable boundary, but the impact on openness would be a significant issue.						

H244	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.76
Land west of, Reservoir Site Road, Blackmoorfoot					Employment Floorspace		Housing Capacity	26
Transport		Third party land required to achieve satisfactory access. Site does not front adopted highway.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. No strategic drainage objections.						
Env Protection		Site on potentially contaminated land.						
Biodiversity		Part of site is habitat of principal importance, however removing this from net area would result in a site area that is too small to allocate.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Removal of this site from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site is closely associated with the grouping of properties at Blackmoorfoot but is poorly configured in relation to it and would not constitute infill for the purposes of national planning policy. The Local Plan strategy does not include the removal of Blackmoorfoot from the green belt.						
Green belt edge		N/A						
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		Part of site is habitat of principal importance, however removing this from net area would result in a site area that is too small to allocate. Removal of this site from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site is closely associated with the grouping of properties at Blackmoorfoot but is poorly configured in relation to it and would not constitute infill for the purposes of national planning policy. The Local Plan strategy does not include the removal of Blackmoorfoot from the green belt.						

H711	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.76
Land south-west of, Tudor Street, Slaithwaite					Employment Floorspace		Housing Capacity	61
Transport		Site has frontage to Linfit Lane, but this is unlikely to form a safe access. Access from Stockerhead Lane may be possible, but would require third party land and would have to take account of PROW						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site has frontage to Linfit Lane, but this is unlikely to form a safe access. Access from Stockerhead Lane may be possible, but would require third party land and would have to take account of PROW								









H636	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.44
Land to the west of, Mill Lane, Flockton					Employment Floorspace		Housing Capacity	50
Transport		Third party land required for access. 2.4m x 43m visibility splays required. Not clear how these can be achieved from this site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1.						
Env Protection		Site is not contaminated but a phase 1 contamination report is required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		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.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present opportunities for settlement extension and rounding off although sprawl to the south should be avoided.						
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								
Third party land would be required for site to be accessed from adopted highway and it is not clear how access could be achieved to deliver housing during the plan period.								









H82	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.99
Land to the east of, electricity sub station, Heath Road, Linthwaite					Employment Floorspace		Housing Capacity	34
Transport		Site has frontage to Heath Road, but this very narrow and would require widening / passing places and provision for pedestrians						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Further research required regarding surface water drainage options.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is on an elevated and prominent hillside where development would be highly visible in long distance views to the detriment of the openness of the green belt. It is isolated and unrelated to any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is on an elevated and prominent hillside where development would be highly visible in long distance views to the detriment of the openness of the green belt. It is isolated and unrelated to any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						










H308	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.72
Part of POL, Woodhead Road, Brockholes					Employment Floorspace		Housing Capacity	130
Transport		Site access achievable. 2.4m x 120m visibility splays required. Note that site has benefit of outline planning permission (2013/93373, 09/04/15)						
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. Site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Third party land required. Limited surface water drainage options. Site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Noise and odour issues raised therefore relevant assessments required. Travel Plan required. Site not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No concerns raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is part of accepted housing option H129.						







H2714	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	9.33
Land to the south of New Hey Road, Salendine Nook					Employment Floorspace		Housing Capacity	326

Transport		Two access points are required for a development of this scale. The main access to serve the majority of the development can be provided off the A640 New Hey Road. 2.4m x 43m visibility splays (30mph speed limit) are required. Based on the Optima Access Appraisal (Nov 2014) a secondary access is proposed off Raw Nook Road. Access from Raw Nook Road is considered suitable to serve a limited number of dwellings however third party land is required in order to achieve a suitable access layout. Any access off Longwood Edge Road would require third party land and significant engineering works particularly at the junction of Longwood Edge Road / Gilead Road. Access from Longwood Edge Road would be better utilised as a pedestrian/cycle access and/or emergency access route.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		There is a need for extra primary places in the locality. There is no immediate need for further secondary places.
Historic Env		Part of this area adjoins the boundary of the Longwood Edge Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area. Be aware potential impact adjacent Conservation Area - need to protect character & setting
Flood/drainage		No objections raised.
Env Protection		School / Nursery noise may affect receptors. Noise assessment required
Biodiversity		No objections raised.
Other constraints		None identified.
Open space		Large urban greenspace with various open space uses, including:- (i) Huddersfield New College - adult football pitches, senior rugby league pitch and full size 3G pitch with good community use. PPS recommends protect. (ii) Salendine Nook High School - football and rugby league pitches. PPS recommends protect. (iii) Former Britannia Works Sports Club - Former cricket ground with 2x youth 11v11 marked on outfield. PPS recommends currently protect due to shortfalls in the area. (iv) Salendine Nook University Playing Fields: Site appears to be lapsed. Previously accommodated at least one adult pitch. PPS recommends currently protect due to shortfalls in the area. (v) Celandine Avenue Recreation Ground - Local recreation ground with equipped children's play and public playing fields with adult football pitch which PPS recommends protect. (vi) Celandine Avenue Allotments - Well used council allotments.
Green belt	N/A	
Green belt edge	N/A	
Exceptional Circumstances	N/A	
Conclusion		The site is a rejected housing option. The site forms part of a larger accepted Urban Greenspace option. Large urban greenspace with various open space uses, including:- (i) Huddersfield New College - adult football pitches, senior rugby league pitch and full size 3G pitch with good community use. PPS recommends protect. (ii) Salendine Nook High School - football and rugby league pitches. PPS recommends protect. (iii) Former Britannia Works Sports Club - Former cricket ground with 2x youth 11v11 marked on outfield. PPS recommends currently protect due to shortfalls in the area. (iv) Salendine Nook University Playing Fields: Site appears to be lapsed. Previously accommodated at least one adult pitch. PPS recommends currently protect due to shortfalls in the area. (v) Celandine Avenue Recreation Ground - Local recreation ground with equipped children's play and public playing fields with adult football pitch which PPS recommends protect. (vi) Celandine Avenue Allotments - Well used council allotments.

H30	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.57
Land south-west of, Scar Lane Bridge, Golcar					Employment Floorspace		Housing Capacity	19
Transport		Third party land required to achieve access. Topography issues. Visibility issues, particularly as access may need to be required from road by a sharp bend adjacent to Scar Lane Bridge.						
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		Site on edge of Milnsbridge Conservation Area.						
Flood/drainage		No objections raised.						
Env Protection		Potential noise assessment required.						
Biodiversity		Site is priority habitat (lowland mixed deciduous woodland)						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Third party land required to achieve access. Topography issues. Visibility issues, particularly as access may need to be required from road by a sharp bend adjacent to Scar Lane Bridge. Site is priority habitat (lowland mixed deciduous woodland)								











H714	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.28
Land to the north of, Helme Lane, Meltham, Holmfirth,					Employment Floorspace		Housing Capacity	44
Transport		Third party land required to gain access from Helme Lane.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		120m from Helme Conservation area but considered to be well screened by woodland and would have limited impact on significance of this area.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		1800m from SSSI/SPA/SAC. Will increase pressure on SPA and linked land.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Part of accepted housing option H343								










H258	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.16
Land north of, Northgate, Honley					Employment Floorspace		Housing Capacity	25
Transport		Site is accessible from the adjacent highway. There appears to be sufficient frontage to achieve the visibility splays required (2.4m x 43m).						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary. No immediate need for additional capacity.						
Historic Env		Potential impacts on the setting of Castle Hill. Further consideration would be needed.						
Flood/drainage		Site is in EA flood zone 1. Potential surface water drainage issues.						
Env Protection		Site not recorded as contaminated but phase 1 contamination assessment required.						
Biodiversity		A TPO area has been removed from the developable area. Site is near to Upper Park Local Wildlife Site/LNR but appears to be sufficient distance away.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is an extensive area of green belt that appears as countryside with a number of isolated residential properties. Although there is some urban fringe character the site is totally unrelated to any inset settlement and removal of this site would create a small pocket of non green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
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		Although there is some urban fringe character in this area the site is totally unrelated to any inset settlement and removal of this site would create a small pocket of non green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						










H257	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	21.44
Land west of, Penistone Road, Fenay Bridge					Employment Floorspace		Housing Capacity	495
Transport		Third party land required for access and two points of access required. 2.4m x 120m visibility splays required. A footway would be required on Penistone Road. Significant improvements required to Woodsome Hall Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning”						
Education		No immediate need for school places						
Historic Env		Major impact on several listed buildings. No mitigation possible. Particular issue with Woodsome Hall Grade I listed building to the north. Major impact on several listed buildings - no mitigation possible. Particular issue with Woodsome Hall Grade I listed building to the north.						
Flood/drainage		Flood zones 2 and 3 exist on eastern part of site so a sequential approach will be required within the site to avoid development in high risk areas.						
Env Protection		Multiple sources of noise and on potentially contaminated land.						
Biodiversity		Potential impacts on Habitats of Principal Importance, Species of Principal Importance and Habitat Networks. The developable area has been reduced as a result.						
Other constraints		None identified.						
Open space		N/A						
Green belt		One of the purposes of the green belt is to prevent the merger of settlements. This site lies within an extensive area of green belt but where locally it prevents the merger of Lepton with Highburton, although the nature of the settlement pattern means that there are a number of opportunities for small scale settlement extension without significantly harming this role. Penistone Road already has a degree of built form and the green belt designation prevents the intensification of built form and preserves the gaps that maintains the appearance of separation. This large site would result in the removal of two significant open areas west of Penistone Road. These areas are severely constrained by flooding and if development were prevented on the frontage the remainder of the site has very little relationship with either Lepton or Highburton. This is an area of countryside and development would result in significant encroachment. Removal of this site would therefore seriously harm the role and function of the green belt in this location.						
Green belt edge		N/A						
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

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H318	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.44
Land north of, Barnsley Road, Denby Dale					Employment Floorspace		Housing Capacity	15
Transport		Third party land required to achieve visibility splays to gain safe access from Barnsley Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places in the area.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Site would benefit from drainage masterplan with adjacent sites.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is contained by residential development to the north and partly to the east and by Barnsley Road to the south. As such it is well contained and presents little risk of sprawl, although the western boundary is a weak feature. It is poorly related to Denby Dale overall and its position would also leave land both to the west and to the east vulnerable to encroachment.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages and delineates the southern extent of Denby Dale in this location. The existing settlement pattern and land use features present opportunities for settlement extension that would not compromise the role of the green belt. There is a degree of encroachment by urban land uses making this an area of urban fringe.						
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		Site forms part of larger housing option H634.						

H229	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.65
Land west of, Clough Road, Slaithwaite					Employment Floorspace		Housing Capacity	22
Transport		Access achievable provided that suitable pedestrian facilities and visibility splays are provided.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
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 setting of Grade II* listed building.						
Flood/drainage		Crimble Clough runs along the west of the boundary. Interceptor drains and suitable stand off to river required for drainage mitigation.						
Env Protection		No objections raised.						
Biodiversity		Removing parts of the site that are habitats of principal importance would take the site area to below 0.4ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an extensive area of green belt characterised by steep valley slopes and sporadic development. This site sits on a very steep slope where development would be visually intrusive to the detriment of openness. Although it is close to an area of ribbon development fronting Rock Lane the slope and change in levels means it has little association with it or with any settlement. It is isolated and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is an extensive area of green belt characterised by steep valley slopes and sporadic development. This site sits on a very steep slope where development would be visually intrusive to the detriment of openness. Although it is close to an area of ribbon development fronting Rock Lane the slope and change in levels means it has little association with it or with any settlement. It is isolated and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						

H112	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.48
Land north of, Prospect Road, Longwood					Employment Floorspace		Housing Capacity	16
Transport		Visibility splays required on Prospect Road. Area surrounding site densely built up with residential properties.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Increase in trend for primary with need for additional places and secondary but no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Site drainage via public surface water sewer but investigation on downstream systems required.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		Site retained for Urban Greenspace.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site retained for Urban Greenspace.							

H592	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.24
Land north of, Red Lane, Meltham					Employment Floorspace		Housing Capacity	78
Transport		Access achievable subject to provision of visibility splays and pedestrian footway on Red Lane.						
Public Health		levels of physical activity are lower than the Kirklees average						
Education		Decreasing trends for primary and decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		Site is within 1,000 metres of SPA, closely linked in terms of landform.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This area of green belt sits between the edge of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form. This site is also separated from the settlement by open fields and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion	This area of green belt sits between the edge of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form. This site is also separated from the settlement by open fields and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. Site is within 1,000 metres of SPA, closely linked in terms of landform.							

H3386	Site is in Green belt	Y	Green/Brownfield	PB	Settlement Position	E	Gross Area (Ha)	2.34
Bridge Mills, New Road, Holmfirth					Employment Floorspace		Housing Capacity	59

Transport	Green	Site access achievable from New Road or Huddersfield Road.
Public Health	Orange	The site is within a ward that does not have significant concerns relating to health indicators and land use planning
Education	Green	Decreasing trends for primary and secondary. No immediate need for additional capacity.
Historic Env	Green	No objections raised.
Flood/drainage	Green	Flood zone 1. Further surface water drainage investigation required.
Env Protection	Orange	Potential road traffic noise, noise assessment required. Priority 2 contaminated land.
Biodiversity	Orange	Part of the site contains a lowland mixed deciduous woodland and is part of the habitat network. The developable area reduced to take account of this.
Other constraints	Green	None identified.
Open space		N/A
Green belt	Red	That part of this option that extends into the green belt covers a steep treed slope immediately adjacent to Huddersfield Road and which appears contiguous with the treed edges of the River Holme to the east. Development on the steep slope could be intrusive and the removal of the trees could have a significant impact on the character of this part of the green belt.
Green belt edge	Red	This is a restricted area of green belt that delineates the settlement pattern of Holmfirth. Opportunities for settlement extension are limited both by the existing settlement pattern and by the presence of steep slopes where development could be prominent.
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

That part of this option that extends into the green belt covers a steep treed slope immediately adjacent to Huddersfield Road and which appears contiguous with the treed edges of the River Holme to the east. Development on the steep slope could be intrusive and the removal of the trees could have a significant impact on the character of this part of the green belt.











H253	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.2
Land west of, Field Lane, Farnley Tyas					Employment Floorspace		Housing Capacity	35










Transport	Orange	Third party land required for access and to improve visibility splays to a sufficient standard (2.4m x 43m).
Public Health	Green	The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education	Green	Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.
Historic Env	Red	Major impact on Farnley Tyas Conservation Area and several listed buildings. No mitigation possible. A heritage impact assessment would be required.
Flood/drainage	Orange	Site is within EA flood zone 1. Possible land drain crossing the site needs further investigation.
Env Protection	Green	No objections raised.
Biodiversity	Green	Site adjacent to an area of replanted ancient woodland but buffer has been applied (removal of 0.2ha from developable area)
Other constraints	Green	None identified.
Open space		N/A
Green belt	Orange	This option would be well contained by woodland, road and field boundaries although a buffer would need to be maintained to protect the setting of the ancient woodland. The site is in close proximity to the Farnley Tyas conservation area where the green belt plays a role in preserving the setting of the conservation area and listed buildings.
Green belt edge	Orange	This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present some opportunities for settlement extension without compromising the role and function of the green belt in this location.










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











Major impacts on Farnley Tyas Conservation Area and several listed buildings with no mitigation possible.










H2718	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.74
Land to the south of, Tudor Street, Slaithwaite					Employment Floorspace		Housing Capacity	130
Transport		Site access is not achievable. Suitable site access can't be achieved from Linfit Lane, which is a narrow road with limited footway provision.						
Public Health		Low levels of physical activity. Ensure there are adequate physical activity opportunities.						
Education		Modest decrease in trend for primary, increase in trend for secondary however no immediate need for places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Noise and odour assessments required.						
Biodiversity		Bradley Brooks runs along the western boundary UK BAP priority habitat.						
Other constraints		None identified.						
Open space		N/A						
Green belt		That part of this option that is in the green belt would result in a poorly related projection of built form onto this steep valley side to the significant detriment of the openness of the green belt and would result in encroachment into the countryside, contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt which maintains separation between villages but where opportunities for settlement extension are severely limited by the presence of steep slopes where development could be prominent.						
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		Site access is not achievable. Suitable site access can't be achieved from Linfit Lane, which is a narrow road with limited footway provision. Part of the site is within the green belt and would result in a poorly related projection of built form onto this steep valley side to the significant detriment of the openness of the green belt and would result in encroachment into the countryside, contrary to the purposes of including land in the green belt.						









H184	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.98
Dry Hill Farm, Dry Hill Lane, Denby Dale					Employment Floorspace		Housing Capacity	104
Transport		3rd party land would be required to provide pedestrian access and visibility splays.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Potential impact on setting of Grade II listed building.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Agriculture / Dairy uses adjacent to site						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						











H607	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.96
Land to the east of, Woodhead Road, Thongsbridge					Employment Floorspace		Housing Capacity	23
Transport		Third party land required for access. 2.4m x 120m visibility splays required. Provision of a pedestrian footway is required along the site frontage on Woodhead Road.						
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 need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Hagg Dike runs along the southern boundary of the site in a culvert.						
Env Protection		Potential noise impacts therefore relevant assessment required, Site is on priority 1 contaminated land therefore phase 1 and 2 contamination reports required.						
Biodiversity		The site lies within Hagg Wood Local Wildlife Site (ancient woodland) and the whole site is replanted ancient woodland therefore recommendation to reject this site from the allocations process.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site sits in an area of urban fringe which adjoins the settlement and which is occupied by a tennis club building, outdoor courts, bowling green and cricket club. The site is also part of a local wildlife site. The green belt is the best protection for the sensitive environmental habitats and removal of the site from the green belt would also require the removal of a significant amount of additional land currently occupied by the sports facilities. While these are urban land uses their removal from the green belt to facilitate development on this inappropriate option would be unjustified.						
Green belt edge		N/A						
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 site lies within Hagg Wood Local Wildlife Site (ancient woodland) and the whole site is replanted ancient woodland. The green belt is the best protection for the sensitive environmental habitats and removal of the site from the green belt would also require the removal of a significant amount of additional land currently occupied by the sports facilities. While these are urban land uses their removal from the green belt to facilitate development on this inappropriate option would be unjustified.						











H541	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.68
Land at junction of, Station Road and New Mill Road, Honley					Employment Floorspace		Housing Capacity	39
Transport		Site access achievable with visibility splays of 2.4m x 43m.						
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 need for additional capacity.						
Historic Env		Development of this site may have an impact on the setting of a number of listed buildings. A heritage impact assessment would be required.						
Flood/drainage		Majority of the site is within EA flood zone 2 therefore a flood risk sequential test would need to be passed before allocating this site. Surface water flood risk with depths of up to 600mm.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required. Travel Plan required. Potential noise issues therefore relevant assessment needed.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat lies down the south eastern side of this allocation. Developable area amended as a result. Whole site is also within a TPO area however not all of the site is covered by trees.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This area of green belt is characterised as an area of urban fringe where there is existing development in the green belt, including large houses in extensive grounds as well as Honley High School. A significant part of the area is covered by protected trees and there are a number of listed buildings, the settings of which are best protected through the green belt designation. The green belt in this location prevents the intensification of built form and helps to maintain the appearance of openness.						
Green belt edge		This is a restricted area of green belt where opportunities for settlement extension are limited because of the presence of steep slopes, existing buildings and expanses of protected trees.						
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		A significant part of the area is covered by protected trees and there are a number of listed buildings, the settings of which are best protected through the green belt designation. The green belt in this location prevents the intensification of built form and helps to maintain the appearance of openness.						











H348	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.57
Land east of, St Mary's Crescent, Netherthong					Employment Floorspace		Housing Capacity	89
Transport		Site access achievable.						
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. Site capacity could impact on school place planning.						
Historic Env		Site adjoins the Netherthong/Deanhouse Conservation Area therefore further consideration of the impacts would be required. Note that planning permission has been granted for residential development on the southern part of this site, suggesting that the impacts on the Conservation Area have been considered for this part of the site.						
Flood/drainage		Site is within EA flood zone 1. Possible watercourse running through the centre of the site would require further investigation.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report needed. Travel Plan required. Potential noise and odour issues highlighted therefore relevant assessments would be required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The northern half of this option sits within the green belt on a steep slope that forms the backdrop to Netherthong. Development on the steep and prominent slope would have an unacceptable impact on the openness of the green belt. The site forms an integral part of the wider countryside and development would constitute significant encroachment into the countryside.						
Green belt edge		This is an extensive area of green belt that delineates the edge of Netherthong in this location. Opportunities for settlement extension in this area are severely limited by the presence of steep and prominent slopes where development could significantly impact on openness.						
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 site forms an integral part of the wider countryside and development would constitute significant encroachment into the countryside and unacceptable impact on openness.						










H530	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.4
Former quarry, Holmfirth Road, Meltham					Employment Floorspace		Housing Capacity	14
Transport		The topography of the site may make access difficult. Forward visibility on Holmfirth Road could be an issue. Footway width on Holmfirth Road is sub-standard.						
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.						
Historic Env		Potential impact on number of listed buildings						
Flood/drainage		Site is within EA flood zone 1.						
Env Protection		Potentially contaminated land therefore reports will be needed.						
Biodiversity		Whole site covered by TPO and is lowland mixed deciduous woodland UK BAP priority habitat. Development is not appropriate.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Whole site covered by TPO and is lowland mixed deciduous woodland UK BAP priority habitat therefore development is not appropriate.						









H820	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.29
Land at, 173a, Huddersfield Road, Holmfirth					Employment Floorspace		Housing Capacity	37
Transport		No frontage to the adopted highway. Suitable access could be achieved through adjoining options in the green belt but there have been rejected.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary. No immediate capacity required.						
Historic Env		Potential impact on the setting of Grade II listed buildings to north east of the site. A heritage impact assessment would be required.						
Flood/drainage		Flood zone 1. There is a culverted watercourse crossing the site. The site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Land is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site has no frontage to the adopted highway and could only be achieved in conjunction with other development options which have been rejected.						









H234	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.48
Land south of, Wessenden Head Road, Meltham					Employment Floorspace		Housing Capacity	86
Transport		Site access achievable if visibility splays and pedestrian facilities can be provided.						
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 decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Potential impact on setting of Grade II listed Upper Colders Farmhouse and Royd Edge scheduled monument.						
Flood/drainage		Site is in flood zone 1. Potential drainage issues related to topography.						
Env Protection		Odour assessment required due to proximity of farm. Contaminated land to south west of the site.						
Biodiversity		700m from SPA / SAC. Habitat Risk Assessment required.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This area of green belt sits between the edge of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form. The site is only tenuously related to the settlement form and would appear as a poorly related projection of development in a prominent location.						
Green belt edge		This area of green belt helps to preserve the setting of the Peak District National Park. Opportunities for settlement extension that do not undermine the role of the green belt in this location are limited. The land is elevated and rising and there is the risk of prominent development.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This area of green belt sits between the edge of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form. The site is only tenuously related to the settlement form and would appear as a poorly related projection of development in a prominent location.						









H595	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.41
Land to the east and west of, Hardcastle Lane, Flockton					Employment Floorspace		Housing Capacity	110
Transport		Site access achievable but improvements needed to visibility splays to access to the wider network. Highways England concerns relating to wider strategic network can be mitigated through schemes already planned.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1.						
Env Protection		Site is not recorded as contaminated land but a phase 1 contamination report is required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The extent and configuration of this site means that it would represent rounding off of Flockton between Manor House and Park Side and would be contained by the settlement on three sides. However, the northern boundary is not delineated by any feature on the ground which means that adjacent land would be vulnerable to encroachment contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present opportunities for settlement extension and rounding off although there are few boundaries to provide containment relative to the size of the existing settlement.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		The northern boundary is not delineated by any feature on the ground which means that adjacent land would be vulnerable to encroachment contrary to the purposes of including land in the green belt.						











H330	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	15.62
Land north of, Red Lane, Meltham					Employment Floorspace		Housing Capacity	546
Transport		Actual access to the site is achievable but two points of access required. Provision of pedestrian footway required along the site frontage on Red Lane. Additional strategic highways mitigation required beyond improvements already planned.						
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. Site capacity could impact on school place planning.						
Historic Env		Concern relating to impact on Scheduled Monument 650 metres south of this site (Prehistoric enclosed settlement on Oldfield Hill).						
Flood/drainage		Site is within EA flood zone 1. Land drains to the north and south boundary of the site need further investigation.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Noise and odour issues therefore relevant assessments need to be undertaken. Air quality impact assessment required. Travel Plan required.						
Biodiversity		Proposed allocation lies between 600m and 1000m from the Dark Peak SSSI/SPA/SAC. Habitat Risk Assessment would be required. Also, potential impacts on Habitats of Principal Importance and Species of Principal Importance. Recommendation to remove the site from allocations process.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This area of green belt sits between the edge of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form.						
Green belt edge		This area of green belt helps to preserve the setting of the Peak District National Park. Opportunities for settlement extension that do not undermine the role of the green belt in this location 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		This site is in the green belt, between the edge of Meltham, the Peak Park and the Dark Peak SSSI/SPA/SAC. Habitat Risk Assessment would be required. The site forms part of an open area that contributes to the immediate setting of the national park and is recognised for its role in maintaining landscape character beyond the boundary of the national park.						











H465	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	3.58
Land to the north of, Meltham Greenway, Meltham					Employment Floorspace		Housing Capacity	125
Transport		Third party land required for access. Access would need to be through housing option to the west of this site. Additional mitigation would be required above schemes already planned in terms of the strategic highway network.						
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. Site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Area by the dismantled railway could pond to a depth of 1.2m. Site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Site is potentially contaminated therefore phase 1 contamination report required. Also, Travel Plan and Air Quality Impact Assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is separated from Meltham by a field and the former railway line which is now the Meltham Greenway. As such it has little relationship with the existing built form and would result in an isolated and poorly configured projection of development into open countryside to the detriment of the openness of the green belt in this location.						
Green belt edge		N/A						
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		Site is separated from the settlement by the Meltham Greenway and would result in an isolated and poorly configured projection of development into open countryside to the detriment of the openness of the green belt. Also, third party land required for access and surface water management solution required.						









H68	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	5.79
Land at, Dunford Road, Hade Edge, Holmfirth,					Employment Floorspace		Housing Capacity	200
Transport		Highways England concerns can be mitigated by schemes already planned. Site access achievable. 2.4m x 43m visibility splays required. A pedestrian footway would be required along the site frontage on Dunford Road. Sub-standard visibility splays at the Dunford Road / B6106 Penistone Road junction and the Dunford Road / Greave Road junction. Third party land required to improve visibility splays.						
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. Site capacity could impact on school place planning.						
Historic Env		Two Grade II listed buildings are adjacent to the site in the west. Impact could be improved with appropriate design and landscaping. A heritage impact assessment would be required.						
Flood/drainage		Site is within flood zone 1. Limited surface water drainage options. The combined sewer is only small diameter. A search for alternative unmapped systems may be required if soakaways cannot be used as mitigation.						
Env Protection		Farm adjacent to the site therefore odour assessment and noise assessment required. Environmental Health objection raised to housing site adjacent to the chicken farm to the south east. Site is not recorded as contaminated land but a phase 1 contamination report would be required. Travel Plan needed. Air quality impact assessment required.						
Biodiversity		This site overlaps with two SSSI Impact Risk Zones therefore Natural England to be consulted on any allocation. Concerns relating to increased levels of recreational activity from new households potentially impacting on Dark Peak SSSI/SPA/SAC. Natural England have not identified direct impacts on designated sites alone but in combination impacts to be considered.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Environmental Health objection raised relating a housing site adjacent to the chicken farm to the south east of this site.						









H441	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.96
Globe Mill, Bridge Street, Slaithwaite					Employment Floorspace		Housing Capacity	33
Transport		Access achievable from Bridge Street - subject to visibility splays.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Site contains Grade II listed building. Site in Conservation Area.						
Flood/drainage		Majority of site is within flood zone 2. No surface water drainage issues.						
Env Protection		Potential noise arising from nearby industrial uses.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site has planning permission form mixed use development. Majority of the site is within flood zone 2.								





H470	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.6
Land to the south of, Parkwood Road, Golcar, Huddersfield,					Employment Floorspace		Housing Capacity	119
Transport		Access arrangements set out in reserved matters permission 2014/92021.						
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		Site on edge of conservation area, development will need to have regard to this.						
Flood/drainage		No fluvial flood issues. Potential culverted watercourse crossing site in culvert, removed from net area.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is part of a larger accepted housing option, H116.								










H170	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.53
Land west of, Huddersfield Road, Shelley					Employment Floorspace		Housing Capacity	18
Transport		Site access achievable. 2.4 x 43m visibility splays required. Footways may be required at site frontage.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trend for primary and modest decrease for secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site in within EA flood zone 1. Further consideration of surface water drainage required.						
Env Protection		Site not recorded as contaminated land but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		Although this option would be contained by field boundaries the existing elongated settlement pattern does not present a strong edge, making the existing settlement edge reasonably unintrusive when viewed from the north. Development of this option would extend the settlement down the north facing slope and would be highly prominent in long distance views. Development would also effectively incorporate the property at 49 and 51 Huddersfield Road within the settlement extending the elongated development form.						
Green belt edge		This is a restricted area of green belt that maintains separation between Kirkburton and Shelley. There are limited opportunities for settlement expansion that would not result in sky line development when viewed from the north.						
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	Although this option would be contained by field boundaries the existing elongated settlement pattern does not present a strong edge, making the existing settlement edge reasonably unintrusive when viewed from the north. Development of this option would extend the settlement down the north facing slope and would be highly prominent in long distance views. Development would also effectively incorporate the property at 49 and 51 Huddersfield Road within the settlement extending the elongated development form.							

H350	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.53
Land to the west of, Cumberworth Road, Skelmanthorpe					Employment Floorspace		Housing Capacity	158
Transport		Access can be achieved from Bedale Drive and Cumberworth Road, subject to provision of visibility splays.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Watercourse or Public Combined Sewers available for drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		The majority of this site is within the settlement of Skelmanthorpe. The extension into the green belt represents a well related and well proportioned small extension that would appear as rounding off and could be accommodated without compromising the role and function of the green belt. A short section of boundary does not follow a feature on the ground as the existing field boundary does not continue to the road.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present some opportunities for settlement extension without compromising the role and function of the green belt.						
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 site forms part of larger accepted housing option H502.							











H225	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.79
Land to the west of, Abbey Road, Shepley					Employment Floorspace		Housing Capacity	8
Transport		Site access achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and moderate decrease for secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. A culvert runs across the site entrance therefore a suitable stand-off would be required.						
Env Protection		This site is on potentially contaminated land therefore a phase 1 and 2 contamination report is required. Multiple noise sources therefore the relevant assessment is required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Housing development on this site is largely complete and therefore allocation of this site is not justified.								










H39	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.13
Land to the north of, Strike Lane, Skelmanthorpe					Employment Floorspace		Housing Capacity	74
Transport		Access arrangements for east of site made in approved planning application.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Further drainage investigation required.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
A smaller option (H39a) has been accepted, as the eastern part of the site has been developed for housing.								












H589	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.7
Land to the North West of, 330 - 342, Leymoor Road, Golcar					Employment Floorspace		Housing Capacity	24
Transport		Third party land may be required to achieve a satisfactory access at 330 Leymoor Road.						
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 setting of Grade II listed buildings to the south east of the site.						
Flood/drainage		Flood Zone 1. No strategic drainage objection.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is a reasonably well related site with development on two sides and contained to the north by landform. The site follows features on the ground although the western boundary across the field is not a strong feature. This is an area of countryside so development would represent encroachment although the degree of containment by landform and settlement limits impact on openness.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern and land use features present opportunities for infilling or rounding off of the settlement without significantly impacting on the openness of the green belt.						
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		Third party land required for access from Leymoor Road. May impact on setting of listed buildings to south east of the site. Impact on green belt, encroachment to Nettleton Hill / Longwood Reservoirs and lack of potential for strong boundary to be created to the west.						


H643	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	4.63
Bank Bottom Mills, Mount Road, Marsden					Employment Floorspace		Housing Capacity	99
Transport		A potential access could be provided via the Carrs Road / Fall Lane / Binn Road roundabout however major improvement works would be required to this junction to form a suitable access. Secondary access could be provided at site frontage on Mount Road, though is a residential street with severe gradient						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Site adjacent to conservation area at north east.						
Flood/drainage		Culverted watercourse runs through middle of site. This requires 1.15 ha to be removed from net area.						
Env Protection		Priority 1 contaminated land.						
Biodiversity		Within 500m of SPA, will require habitats reg. Southern part is mixed deciduous woodland. Removed from net area						
Other constraints		None identified.						
Open space		Site includes natural and semi-natural greenspace - medium value.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Mixed use development option has been accepted on the majority of the site.						











H291	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.5
Land to the south east of, Marsh Lane, Shepley					Employment Floorspace		Housing Capacity	17
Transport		Site access achievable. 2.4m x 43m visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Site would benefit from drainage masterplan with adjacent sites.						
Env Protection		Site is not recorded as contaminated but requires phase 1 contamination assessment.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is not well related to the settlement and would appear as an elongated sprawl of development along Marsh Lane, contrary to the role and function of the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between existing villages. The settlement pattern and land use features present opportunities for settlement extension without significantly compromising the role and function of the green belt.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is not well related to the settlement and would appear as an elongated sprawl of development along Marsh Lane, contrary to the role and function of the green belt.						









H182	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.15
Land to the rear of, Springfield Avenue, Clayton West					Employment Floorspace		Housing Capacity	34
Transport		No frontage to adopted highway.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Further investigation needed regarding 3rd party land for connection to watercourse.						
Env Protection		No objections raised.						
Biodiversity		Adjacent to local wildlife site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This option appears to be well contained by landform to the east and by the boundary of the recreation ground to the west, but its southern edge does not follow any feature on the ground which would leave adjacent land vulnerable to encroachment. Leaving a buffer to the adjacent ancient woodland would result in a very poorly related development form.						
Green belt edge		This is an extensive area of green belt which maintains separation between villages. Locally the existing settlement pattern does present some opportunity for settlement rounding off that would not undermine the role and function of the green belt.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This option appears to be well contained by landform to the east and by the boundary of the recreation ground to the west, but its southern edge does not follow any feature on the ground which would leave adjacent land vulnerable to encroachment. Leaving a buffer to the adjacent ancient woodland would result in a very poorly related development form.						

H19	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.54
Land off, Radcliffe Road, Slaithwaite					Employment Floorspace		Housing Capacity	18
Transport		3rd party land required to achieve access. Garages on site frontage.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest increase in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Impact on setting of grade II listed building.						
Flood/drainage		Flood Zone 1. Steep site, with properties at lower level, may have drainage implications.						
Env Protection		Contaminated land. Potential noise constraint (railway.)						
Biodiversity		No objections raised.						
Other constraints		Steeply sloping site.						
Open space		N/A						
Green belt		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site is closely associated with the ribbon development along Radcliffe Road which gives the appearance of settlement but which is actually separated from the unallocated area of Slaithwaite by the line of the railway and by a significant change of levels. A significant area of additional land would need to be released from the green belt in order to incorporate this site and its immediate surroundings into the settlement.						
Green belt edge		N/A						
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		Steeply sloping site. Its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site is closely associated with the ribbon development along Radcliffe Road which gives the appearance of settlement but which is actually separated from the unallocated area of Slaithwaite by the line of the railway and by a significant change of levels. A significant area of additional land would need to be released from the green belt in order to incorporate this site and its immediate surroundings into the settlement.						

H9	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	6.25
Broad Oak Farm, Church Lane, Linthwaite					Employment Floorspace		Housing Capacity	218
Transport		Subject to provision of footway and visibility splays on Church Lane. The Lodge may provide access to part of the site. Impact on SRN will not be mitigated by committed schemes.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Potential impact on Grade II listed building, Christ Church, to SW of site.						
Flood/drainage		Flood Zone 1. Development would benefit from a drainage masterplan.						
Env Protection		Adjacent to former landfill site.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is bounded by significant urban fringe development fronting Cowlersley Lane, the existing settlement to the north and Church Lane to the south. The land rises significantly to the east so development at the eastern extent could be prominent on rising ground and encroach on the narrow gap separating Linthwaite from Crosland Moor. The site is reasonably well related to existing built form and development associated with the settlement and area of urban fringe would have little impact on openness, although there is a risk of very prominent development to the east.						
Green belt edge		This is an extensive area of green belt which maintains separation between settlements. Immediately to the north the green belt forms a narrow strip along the valley side that separates Linthwaite from Crosland Moor. The land use is fragmented and does present opportunities for limited rounding off.						
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		Site overlaps with accepted housing option H1776.						

H702	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.38
South of, Swallow Lane, Golcar					Employment Floorspace		Housing Capacity	48
Transport		No site frontage. Would require 3rd party land to gain access						
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		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	This site overlaps with accepted housing option H549							
H329	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	8.85
Land at, Busk Farm, Northfield Lane, Highburton					Employment Floorspace		Housing Capacity	309
Transport		Site access not achievable as adjacent unadopted Northfield Lane is very narrow and considered unsuitable for the scale of development this site would accommodate. Highways England concerns can be resolved by mitigation schemes already planned.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. Site capacity could impact on school place planning.						
Historic Env		Site adjoins the Highburton Conservation Area. A heritage impact assessment would be required. Site is also close to potentially significant cropmarks therefore an archaeological evaluation would be required.						
Flood/drainage		A small part of the site is within high flood risk areas. This has been removed from the developable area and can be mitigated by a sequential approach to the layout within the site. Beldon Brook runs along the northern boundary of the site.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Air Quality Impact Assessment required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The configuration of this option and its poor relationship with the existing settlement pattern would introduce built form into the open countryside to the detriment of openness and contrary to the purposes of including land in the green belt. At its northern extent it would impact on the gap separating Highburton from Lepton and its southern configuration would leave land to the south between the site and the settlement vulnerable to encroachment.						
Green belt edge		This is an extensive area of green belt that maintains separation between existing villages and in this area maintains separation between Kirkburton/Highburton and Lepton. The existing settlement pattern and land use features present some opportunity for settlement extension provided that the separation between settlements is maintained and that the setting of the conservation area is not compromised.						
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 development of this proposals would have an unacceptable impact on the openness of the green belt and would lead to a narrowing of the green belt gap between Highburton and Lepton to the north. Site access is not achievable as the adjacent unadopted Northfield Lane is very narrow and unsuitable for the scale of development proposed.							

H295	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.44
Land south of, Back Lane, Clayton West					Employment Floorspace		Housing Capacity	15
Transport		Site access is not achievable						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Watercourse or public surface water sewage available for drainage.						
Env Protection		Small area of contaminated land within site. Also close to industrial site, potential noise.						
Biodiversity		Part of site forms mixed deciduous woodland. If this area is removed from net area, the site area falls below 0.4 hectares.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is very poorly configured in relation to the settlement and would result in an encroachment of built form into the open countryside to the detriment of the openness of the green belt. The site is an area of environmental sensitivity and these wildlife habitats are best protected through their green belt designation.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present opportunities for settlement extension or rounding off which would have limited impact on the role and function of the green belt.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is very poorly configured in relation to the settlement and would result in an encroachment of built form into the open countryside to the detriment of the openness of the green belt. The site is an area of environmental sensitivity and these wildlife habitats are best protected through their green belt designation. Site access is not achievable. Part of site forms mixed deciduous woodland. If this area is removed from net area, the site area falls below 0.4 hectares.						

H555	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.12
Land to the north of, New Mill Road, New Mill					Employment Floorspace		Housing Capacity	29
Transport		Site access achievable although the planning permission proposes access from western of the two site access points on to New Mill Road.						
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 need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Limited surface water drainage options.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Housing development on this site is complete and therefore the allocation of this site is not justified.						









H3325	Site is in Green belt	Y	Green/Brownfield	PB	Settlement Position	E	Gross Area (Ha)	5.91
Adare Ltd, Park Mill, Manor Road, Clayton West					Employment Floorspace		Housing Capacity	150











Transport	Access can be achieved from Wakefield Road. Access from Manor Road is possible but third party land would be required to bring this to adoptable standard, however the proximity of the River Dearne may be an issue.
Public Health	The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education	Decreasing trends in primary and modest decrease in secondary. Size of site may impact on school place planning.
Historic Env	Grade II listed Packhorse bridge to NW of the site. Field assessment recommended to consider impact on archaeological interest.
Flood/drainage	The River Dearne runs along the northern boundary of the site and an ordinary watercourse crosses the site from south to north. Parts of the site are in flood zones 2 and 3. River stand-off removed from net area.
Env Protection	Noise assessment required (industry noise).
Biodiversity	The proposed allocation bisects the River Dearne and associated woodland habitat both UK BAP priority habitats. Site forms part of habitat network, though some development may be acceptable .
Other constraints	Part or all of the site lies within a high risk coal referral area.
Open space	N/A
Green belt	The green belt element of this option represents two parcels of land; to the north between the river and Wakefield Road and a field to the east. Both these parcels are detached from the main site by open watercourses. The field to the east is well contained by strong features on the ground but is physically detached from the rest of the site and appears separated by a line of trees. The trees give an existing soft edge to the settlement and follow the line of a tributary to the river. The field appears as integral to the wider countryside and development would represent encroachment. The green belt element of this option consists of a narrow area of land between the River Dearne and Wakefield Road and is physically detached from the main body of the site by the river, which forms a strong natural edge to the settlement in this location. The land performs an important role in protecting the river and its sensitive wildlife habitats from encroachment by built form.
Green belt edge	This is an extensive area of green belt that maintains separation between villages but there are land use features, such as field boundaries and isolated development to the north-east, which present limited opportunities for settlement extension without compromising the role and function of the green belt. The settlement edge to the south of Wakefield Road follows the line of the River Dearne which presents a strong natural edge to the settlement and which is a countryside feature associated with important wildlife habitat.










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 green belt element of this option represents two parcels of land; to the north between the river and Wakefield Road and a field to the east. Both these parcels are detached from the main site by open watercourses. The field to the east is well contained by strong features on the ground but is physically detached from the rest of the site and appears separated by a line of trees. The trees give an existing soft edge to the settlement and follow the line of a tributary to the river. The field appears as integral to the wider countryside and development would represent encroachment. The northern portion is a narrow area of land between the River Dearne and Wakefield Road. The river forms a strong natural edge to the settlement in this location and the land performs an important role in protecting the river and its sensitive wildlife habitats from encroachment by built form.











H169	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	11.91
Site to the north of, Penistone Road, Shelley					Employment Floorspace		Housing Capacity	371
Transport		Highways England concerns would require further mitigation above that planned through the plan period. Two access points required and requirement for a right turn lane at each access point likely. Footway widening required along site frontage on Penistone Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.						
Historic Env		Potential impact on the setting of listed buildings to the south of the site. Impact could be mitigated with appropriate design and landscaping. A Heritage Impact Assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Two areas of deep surface water flood risk at the southern boundary would require further assessment and development should be avoided in this area. Likely to require less than greenfield run-off rates .						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Air quality and noise impact assessments required. Travel Plan needed.						
Biodiversity		Developable area amended to take account of Shelley Wood/Healey Greave Wood. A woodland link is required down western side of the site in terms of Habitat Networks.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is in an area of countryside west of the existing edge of Shelley. The site would be contained by woodland to the north, existing residential development to the east and by roads to the south and west which present defensible green belt boundaries. There are sensitive habitats associated with Healey Greave Wood which would need to be retained but the site is large enough to accommodate a buffer to protect these areas. The prominence of the site in long distance views would significantly encroach into the countryside to the detriment of openness and contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern presents fewer opportunities for settlement extension although there are some land use features that could provide containment. Development towards the north could be more prominent on rising ground and begin to impact on Healey Greave Wood.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is in an area of countryside west of the existing edge of Shelley. The prominence of the site in long distance views would significantly encroach into the countryside to the detriment of openness and contrary to the purposes of including land in the green belt.						











H109	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.28
Land to the south of, 38, Duke Wood Road, Clayton West					Employment Floorspace		Housing Capacity	44
Transport		Third party land required to achieve necessary visibility splays.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Further research on drainage required, particularly as to how connection to watercourse is secured.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is located within a reasonably contained area of green belt where the presence of trees screen the area from wider views. However, it is located on elevated and rising land and is not well related to the settlement. Development would result in a projection of poorly related built form into the countryside to the detriment of the role and function of the green belt.						
Green belt edge		This is an extensive area of green belt but where locally it is characterised by elevated land on steep slopes where development could be prominent.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is located within a reasonably contained area of green belt where the presence of trees screen the area from wider views. However, it is located on elevated and rising land and is not well related to the settlement. Development would result in a projection of poorly related built form into the countryside to the detriment of the role and function of the green belt.						











H42	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	4.11
Land west of, Helme Lane, Meltham					Employment Floorspace		Housing Capacity	139
Transport		Site access achievable. 2.4m x 43m visibility splays required.						
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. Site capacity could impact on school place planning.						
Historic Env		Impacts of development on the Helme Conservation Area and the Grade II listed Christ Church to the north of the site. Further assessment of impacts would be required.						
Flood/drainage		Site is within the EA flood zone 1. On site ordinary watercourse and multiple road flooding incidents adjacent to the site. Ongoing surveys are required to understand systems.						
Env Protection		Site not recorded as contaminated land but phase 1 contamination report required. Travel Plan required.						
Biodiversity		No objections raised. TPO trees within the site have been removed from the developable area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an extensive area of green belt which helps maintain separation between settlements. Beyond the edge of Meltham there is already sporadic residential development either side of Helme Lane and the open spaces help to maintain the appearance of separation between Helme and Meltham. Development of this large site would mean that there would be almost unbroken development between Meltham and Helme, contrary to the purposes of including land in the green belt. The site could also not be removed from the green belt in isolation as it would result in an area of non-green belt surrounded by green belt which is also contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
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								
Site is detached from the non-green belt area and the removal of this extensive area from the green belt would create an area of non-green belt land surrounded by green belt land which is contrary to the purposes of including land in the green belt, potential impacts on Helme Conservation Area and Grade II listed building, investigation required into surface water management.								










H454	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1
Manor House Farm, Wakefield Road, Clayton West					Employment Floorspace		Housing Capacity	28
Transport		Road frontage to Wakefield Road, but third party land required to achieve visibility splays necessary with current speed limit and to reduce speeds.						
Public Health		No applicable health problems						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised						
Flood/drainage		0.2 ha surface water flood risk to the north west of the site. Removed from net area. Options available for surface water drainage.						
Env Protection		Contaminated land to the west of the site. Potential noise and odour issues from nearby farm and industrial units.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site has been rejected as an amended option H454a, covering the majority of the site, has been accepted.								



H743	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.41
Land to the south east of, 76 - 78, Town Moor, Thurstonland					Employment Floorspace		Housing Capacity	14
Transport		No site frontage to adopted highway.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Site is within conservation area and may impact the setting of 84-92 Town Moor and Ash Cottage, all Grade II listed buildings.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		Contaminated land to north east of site.						
Biodiversity		Lowland mixed deciduous woodland accounts for 0.1 hectare of the site. Removing this from the net area would result in a site area that is below 0.4 hectares.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No site frontage to adopted highway. Lowland mixed deciduous woodland accounts for 0.1 hectare of the site. Removing this from the net area would result in a site area that is below 0.4 hectares.						










H270	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.03
Land west of, Back Lane, Grange Moor					Employment Floorspace		Housing Capacity	36
Transport		Access achievable provided that suitable visibility splay and footway can be provided.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		There is no immediate need for additional school places within the catchments area. There is an increasing trend for secondary school places.						
Historic Env		No significant issues.						
Flood/drainage		Flood Zone 1, drainage through watercourse. Public combined sewer on the site: appropriate sewer stand off distance required for sewerage infrastructure across the site (Yorkshire Water)						
Env Protection		No significant issues						
Biodiversity		No significant issues						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This option is contained by the existing settlement pattern, woodland to the west and a field boundary to the north, all of which present reasonably strong new green belt boundaries so there would be little risk of sprawl. To the south the undeveloped nature of the settlement limits the relationship of the site with the settlement and the site appears visually associated with the wider countryside, particularly from the west. Development would introduce visually prominent development unrelated to the existing settlement pattern and appear as encroachment into the countryside, contrary to the role and function of the green belt.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern and land use features present opportunities for small scale settlement extension or rounding off without compromising the role and function of the green belt. Land to the west of Grange Moor is contained by landform and trees but is prominent in long distance views from the west.						
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 site is in the green belt. Development would introduce visually prominent development unrelated to the existing settlement pattern and appear as encroachment into the countryside, contrary to the role and function of the green belt.						










H335	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.54
Land south and south-east of, Roaine Drive, Holmfirth					Employment Floorspace		Housing Capacity	53
Transport		Physical site access achievable but the desirable route in the wider network is constrained due to width, alignment, gradient and on-street parking and is therefore considered unsuitable for the intensification of use proposed.						
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 need for additional capacity.						
Historic Env		Potential impacts of development on the Underbank Conservation Area. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Potential standing surface water in this area. Limited surface water drainage options. This site would benefit from a drainage masterplan with adjacent sites.						
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		This would appear as a reasonably well related extension to the development site to the north. It is contained by the settlement to the west and field boundaries to the east although its southern boundary is less well defined. The western extent of the site is at a higher level than the settlement it adjoins so development could be prominent when viewed from the west.						
Green belt edge		This is a reasonably extensive area of green belt that separates Holmfirth from Scholes. The existing settlement pattern, land use features and topography present some limited opportunity for infill or rounding off without impacting significantly on openness, although locally elevated land may make new development prominent.						
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		Physical site access achievable but the desirable route in the wider network is constrained due to width, alignment, gradient and on-street parking and is therefore considered unsuitable for the intensification of use proposed.						









H565	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	D	Gross Area (Ha)	2.08
Land between, Wakefield Road and Liley Lane, Grange Moor					Employment Floorspace		Housing Capacity	72
Transport		Site access achievable but a right turn lane may be needed to provide access from Wakefield Road. 2.4m x 160m visibility splays required.						
Public Health		No applicable health problems in the area.						
Education		Decreasing trends for primary and increase in secondary. Site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Ordinary watercourse to the west of the site possibly culverted along the boundary.						
Env Protection		Potentially contaminated land therefore phase 1 and 2 contamination report required. Travel Plan required. Potential noise source therefore relevant assessments needed.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Development of this option would require retention or replacement allotment provision unless deemed surplus to requirements.						
Green belt		The south-western part of this site is already developed and appears as an urban fringe area on the outskirts of Grange Moor. The configuration of this housing option would require a significant amount of additional land to be removed from the green belt to give it a relationship with the inset settlement.						
Green belt edge		N/A						
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 site would have an unacceptable impact on the openness of the green belt for the undeveloped parts of this site and the site is detached from the non-green belt area albeit by one small piece of land. The site has potential contamination issues and all of the site lies within a high risk coal referral area.						











H1710	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.41
Land to the east of, Stones Lane, Linthwaite					Employment Floorspace		Housing Capacity	14
Transport		Third party land required to secure visibility splays and footway along site frontage.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need.						
Historic Env		The site is likely to be contained by the tennis courts that are to the north, so as not to have an impact on the setting of Linthwaite Methodist Church.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site retained as urban greenspace.							











H719	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.95
Land to the north of, Netherley Drive, Marsden					Employment Floorspace		Housing Capacity	33
Transport		Third party land would be required to gain access to the site. Junction improvements also required.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Potential impact on Grade II listed buildings at the Gate House, Old Mount Road.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		Site is within 250m of South Pennine Moors SSSI / SAC / SPA. The site is functionally linked to this, via footpaths. The site is a grassland site which has the potential to offer suitable off-site feeding habitat for SPA and SSSI birds.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site is within 250m of South Pennine Moors SSSI / SAC / SPA. The site is functionally linked to this, via footpaths. The site is a grassland site which has the potential to offer suitable off-site feeding habitat for SPA and SSSI birds. . Third party land would be required to gain access to the site. Junction improvements also required. Potential impact on Grade II listed buildings at the Gate House, Old Mount Road.							









H1684	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.65
Botham Hall Recreation Ground, Rufford Road, Milnsbridge					Employment Floorspace		Housing Capacity	57
Transport		3rd party land required for access, potentially from Broomroyd. However, TPO trees are on this frontage.						
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, the capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		Urban greenspace designation retained.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Urban greenspace designation retained.							










H16	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.13
Bolster Moor, Bolster Moor Road, Golcar					Employment Floorspace		Housing Capacity	39
Transport		Access achievable subject to visibility splays and provision of footway on Slades Road.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest increase in trend for primary and increase in trend for secondary, though no immediate need.						
Historic Env		Potential impact on Grade II listed buildings, design will need to consider impact.						
Flood/drainage		Flood Zone 1. Potential drainage issues as site is steeply sloping.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is located within the overwashed settlement of Bolster Moor. Releasing the site from the green belt in isolation would leave the other properties in this triangle of land formed by Slades Road, Drummer Lane and Bolstermoor Road within the green belt which would not be in the best interests of planning for the area. The site is too large to be considered as an infill plot for the purposes of national planning policy and the Local Plan does not include the removal of Bolster Moor from the green belt. The removal of this site from the green belt would result in an isolated area of non-green belt land surrounded by residential and other property that is within the green belt which would undermine the role and function of the green belt in this location.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site is located within the overwashed settlement of Bolster Moor. Releasing the site from the green belt in isolation would leave the other properties in this triangle of land formed by Slades Road, Drummer Lane and Bolstermoor Road within the green belt which would not be in the best interests of planning for the area. The site is too large to be considered as an infill plot for the purposes of national planning policy and the Local Plan does not include the removal of Bolster Moor from the green belt. The removal of this site from the green belt would result in an isolated area of non-green belt land surrounded by residential and other property that is within the green belt which would undermine the role and function of the green belt in this location.								





















H721	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	5.82
Land to the West of, Huddersfield Road, Meltham, Holmfirth,					Employment Floorspace		Housing Capacity	131
Transport		Site access achievable if necessary visibility splays can be achieved.						
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 decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Meltham Dike runs through the site. Part of east of site is in flood zone 2 and 3. Removed from net area.						
Env Protection		Contaminated land to the south of the site.						
Biodiversity		Meltham Dike is priority BAP habitat - so this and stand off should be removed from net area . Also TPOs.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is overlapped by accepted housing and employment sites.								

H114	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.53
Land to the east of, 34, Pike Law Road, Scapegoat Hill					Employment Floorspace		Housing Capacity	10
Transport		Site topography would make access very difficult to achieve.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest increase in trend for primary and increase in trend for secondary, though no immediate need.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Further investigation required for drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is located adjacent to the inset settlement of Scapegoat Hill but within an area fronting Pike Law Road which is characterised by a loosely dispersed pattern of development whose overall character is open and rural. The significant slope also makes the site prominent in long distance views and adds to the sense of openness of this part of the hillside. Development would therefore significantly impact on openness contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive green belt area but where opportunities for settlement expansion are extremely limited either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement edge.						
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		Site topography would make access very difficult to achieve. This site is located adjacent to the inset settlement of Scapegoat Hill but within an area fronting Pike Law Road which is characterised by a loosely dispersed pattern of development whose overall character is open and rural. The significant slope also makes the site prominent in long distance views and adds to the sense of openness of this part of the hillside. Development would therefore significantly impact on openness contrary to the purposes of including land in the green belt.						










H2562	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.64
Land to the west of, Fulstone Road, Stocksmoor, Huddersfield					Employment Floorspace		Housing Capacity	21
Transport		Third party land required to achieve 2.4m x 215m visibility splays and/or other measures to reduce speed and improve visibility.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Public combined sewer crosses the site and culvert along eastern boundary which could reduce the developable area on this relatively small site.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		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.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present opportunities for settlement extension without undermining the role and function of the green belt provided that separation from properties at Pear Tree Farm and Whitestones is maintained.						
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		There are no exceptional circumstances to use this green belt land for housing during the local plan period.						

H536	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.42
Land to the south of, Church Street, Longwood, Huddersfield,					Employment Floorspace		Housing Capacity	14
Transport		Accessing site from Church Street would require a larger frontage. The topography from Church Street does also not lend itself to accessing the site effectively. Dale Street could form an appropriate access but site currently has no site frontage to this.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Increase in trend for primary and a need for additional places. Increase in trend for secondary but no need for additional places.						
Historic Env		Number of listed buildings to Church Street, their setting may be impacted upon. Also significant archaeological features on the site that will need to be recorded in advance of development.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Potential noise issues arising from nearby industrial sites.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Accessing site from Church Street would require a larger frontage. The topography from Church Street does also not lend itself to accessing the site effectively. Dale Street could form an appropriate access but site currently has no site frontage to this.								

H259	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	8.17
Land west of, Brockholes Lane, Brockholes					Employment Floorspace		Housing Capacity	285
Transport		Improvements, including provision of footways required to Brockholes Lane. Impact on SRN will not be mitigated by committed schemes.						
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 decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood risk on border of site, Further research required on watercourse for drainage.						
Env Protection		Potential noise from railway. Small area of contaminated land.						
Biodiversity		Part of site is habitat of principal importance, this has been removed from net area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Allocation of this site would breach the defendable green belt boundary currently defined by the railway. It is a significant tract of countryside and its removal from the green belt would undermine the purpose of the green belt which is to safeguard the countryside from encroachment. It is contained by woodland, roads and the line of the railway so there would be no risk of sprawl. However this is elevated ground where development could be prominent in long distance views to the detriment of the openness of the wider green belt.						
Green belt edge		N/A						
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								
Allocation of this site would breach the defendable green belt boundary currently defined by the railway. It is a significant tract of countryside and its removal from the green belt would undermine the purpose of the green belt which is to safeguard the countryside from encroachment. It is contained by woodland, roads and the line of the railway so there would be no risk of sprawl. However this is elevated ground where development could be prominent in long distance views to the detriment of the openness of the wider green belt.								

H133	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.27
Land to the north of, Woodside View, Burnlee					Employment Floorspace		Housing Capacity	67
Transport		No concerns raised.						
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. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Surface water flooding does not mimic watercourse and needs further assessment. Deep ponding to north of watercourse which could affect layout.						
Env Protection		Noise receptors from adjacent industry will require an assessment. Travel Plan required. This site is not recorded as contaminated land but a phase 1 contamination report is required.						
Biodiversity		Major concerns in relation to lowland mixed deciduous woodland, Black Sike Dike and semi-improved acid grassland. Concern that whole site is unsuitable for development on this basis. Protected trees are present along the central part of this site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site occupies the steep and prominent valley sides to Black Sike Dike which is flanked by protected trees. Development would result in significant encroachment into the countryside which contains sensitive environmental habitats contrary to the role and function of the green belt.						
Green belt edge		This is part of an extensive area of green belt where opportunities for settlement extension are severely limited because of the presence of steep slopes, watercourses and sensitive environmental habitats.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site occupies the steep and prominent valley sides to Black Sike Dike which is flanked by protected trees. The site has major biodiversity constraints relating to the woodland, dike and semi-improved acid grassland.								
H580	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	27.14
Land to the east and west of, Hardcastle Lane, Flockton					Employment Floorspace		Housing Capacity	654
Transport		Third party land required for site access but note that the extent of this scheme proposes to provide new access infrastructure. Planned mitigation schemes are sufficient to address strategic Highways Agency concerns.						
Public Health		No applicable health problems.						
Education		Decreasing trends for primary and modest decrease in secondary. Site capacity could impact on school place planning.						
Historic Env		Site is of possible archaeological interest therefore archaeological evaluation recommended. A heritage impact assessment would be required						
Flood/drainage		Site is within EA flood zone 1. Watercourse along the eastern boundary. Could be surface water drainage issues on part of the site. This site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Potentially on contaminated land therefore phase 1 and 2 contamination reports required. Travel Plan required. Also noise issues would require relevant assessment.						
Biodiversity		Natural England would require further consultation if this site was to be allocated for housing as it is within 1.5km of Denby Grange Colliery Ponds (SSSI / SAC).						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		The extent, location and configuration of this option would harm the purposes of the green belt as it would encroach into the countryside and lead to sprawl along Barnsley Road to the significant detriment of the openness of the green belt. The site would also impact on the extent of the strategic gap that maintains separation with Wakefield, although the green belt in Wakefield does prevent merger. The site does not follow any feature on the ground for the majority of its outer boundary and so does not present a defensible new green belt boundary.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages and in this location also helps to prevent coalescence with Wakefield. Development that would significantly reduced this strategic gap would undermine the role and function of the green belt in this location. The extensive field pattern in this area limits opportunities for settlement extension without significant risk of sprawl and encroachment into the countryside.						
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 extent, location and configuration of this option would harm the purposes of the green belt as it would encroach into the countryside and lead to sprawl along Barnsley Road to the significant detriment of the openness of the green belt.								










H496	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	4.59
Land east of, Colne Valley High School, Gillroyd Lane, Linthwaite					Employment Floorspace		Housing Capacity	160

Transport		Heath Road is adopted, but unsuitable to accommodate such intensification. Otherwise, site access would need to be drawn through adjacent sites.
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.
Historic Env		No objections raised.
Flood/drainage		Flood zone 1. Limited options for surface water drainage.
Env Protection		Potentially contaminated land to south west of site.
Biodiversity		No objections raised.
Other constraints		None identified.
Open space		N/A
Green belt		This is an extensive area of green belt which locally is characterised as an area of urban fringe where there is already a degree of built form, including Colne Valley High School. Its removal would necessitate the removal of a significant additional amount of land from the green belt in order to prevent it being developed in isolation. This is a prominent and elevated hillside forming the backdrop to this area of the Colne Valley where new development would have a significant impact on the openness of the green belt.
Green belt edge		N/A
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.

Conclusion









This is an extensive area of green belt which locally is characterised as an area of urban fringe where there is already a degree of built form, including Colne Valley High School. Its removal would necessitate the removal of a significant additional amount of land from the green belt in order to prevent it being developed in isolation. This is a prominent and elevated hillside forming the backdrop to this area of the Colne Valley where new development would have a significant impact on the openness of the green belt. Heath Road is adopted, but unsuitable to accommodate such intensification. Otherwise, site access would need to be drawn through adjacent sites.











H137	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	3.17
Land to the north of, Burton Royd Lane, Kirkburton					Employment Floorspace		Housing Capacity	87





















Transport		Third party land required for access to achieve visibility splays to Linfit Lane (2.4m x 215m) and a pedestrian footway would be required along the site frontage. Access via Burton Royd Land is unsuitable. Highways Agency concerns can be addressed through mitigation already planned.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		Decreasing trends for primary and modest decrease in secondary. Site capacity could impact on school place planning.
Historic Env		No objections raised.
Flood/drainage		Site is within EA flood zone 1. Consideration should be given to avoiding development on the eastern part of the site due to surface water flow path over culverted watercourse section.
Env Protection		Site is on potentially contaminated land therefore phase 1 and 2 contamination assessments required.
Biodiversity		Eastern part of allocation is a woodland (UK BAP priority habitat) therefore 0.68ha removed from developable area. Connecting habitat from eastern part of this site and the land to the north should be retained.
Other constraints		None identified.
Open space		N/A
Green belt		This site is isolated from any settlement and its removal from the green belt would create an area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.
Green belt edge		N/A
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









Site is detached from the non-green belt area and its removal from the green belt would create an area of non-green belt land surrounded by green belt land which is contrary to the purposes of including land in the green belt.











H781	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.35
Land to the west of, Vicarage Road, Longwood					Employment Floorspace		Housing Capacity	47
Transport		Site access achievable subject to provision of visibility splays						
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 a need for additional places, increase in trend for secondary but no additional need for places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections						
Env Protection		Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Part of accepted housing option H633.							









H463	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.12
Greenwood Farm, Barnsley Road, Upper Cumberworth					Employment Floorspace		Housing Capacity	39
Transport		Frontage to Barnsley Road but 3rd party land required to achieve necessary visibility splays. Provision of footway is required, as well as addressing safety issues on Barnsley Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		High Pressure Gas Pipeline to the east of the site. Much of site is within middle and outer HSE zones relating to this.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is located within an area of urban fringe where there is existing development within the green belt on the edge of the settlement. As such it could be developed without significantly impacting on openness. However, the site on its own would not represent a logical extension of the settlement as it is poorly configured and would leave adjacent land and property vulnerable to encroachment, contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt where the existing land use pattern presents numerous opportunities for the expansion of the settlement with minimal impact on the openness of the green belt.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion	This site is located within an area of urban fringe where there is existing development within the green belt on the edge of the settlement. As such it could be developed without significantly impacting on openness. However, the site on its own would not represent a logical extension of the settlement as it is poorly configured and would leave adjacent land and property vulnerable to encroachment, contrary to the purposes of including land in the green belt.							










H88	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.6
Land to East of, Outlane Methodist Church, New Hey Road, Outlane					Employment Floorspace		Housing Capacity	21
Transport		Access achievable from New Hey Road, provided that visibility splays can be provided.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest increase in trend for primary with a need for additional places and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Potential impact on Roman Fort scheduled monument. Class II archaeological site.						
Flood/drainage		Flood Zone 1. Further investigation required regarding suitability of soakaways.						
Env Protection		Air quality and noise issues arising from proximity to motorway.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is located between the church and Slack Lane. There is a strong southern boundary, although there is a field between the southern edge of the site and the motorway. It is well contained by existing development and would have little impact on the openness of the green belt. The site lies close to the route of a Roman road and its role in maintaining the setting of a significant archaeological feature should be considered.						
Green belt edge		This forms a narrow strip of green belt land between the southern edge of Outlane and the M62 motorway. Containment provided by roads and the settlement would prevent sprawl and there no risk of encroachment as the land has little relationship with the wider countryside beyond the motorway.						
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		Potential impact on Roman Fort scheduled monument. Class II archaeological site. Air quality and noise issues arising from proximity to motorway.						
H606	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.8
Land to the south of, Cliffe Road, Shepley					Employment Floorspace		Housing Capacity	133
Transport		Third party land required for access. Unclear how sufficient access could be achieved unless adjacent housing options were accepted. Highways Agency concerns relating to cumulative impacts on the strategic road network can be resolved through mitigation already planned.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. Site capacity could impact on school place planning.						
Historic Env		Site is directly adjacent to the Shepley Conservation Area and there is a listed building to the east of the site therefore a further assessment of the impacts may be required.						
Flood/drainage		Within EA flood zone 1. Potential 3rd party land required for connection to public combined sewer.						
Env Protection		Site is not recorded as contaminated but a phase 1 contamination report is required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is contained within an area of potential rounding off and borders woodland which would contain sprawl. However, its southern extent would result in the encroachment of built form into open countryside to the detriment of openness and contrary to the purposes of including land in the green belt. The site would leave a parcel of land cut off from the wider green belt between the site and North Row.						
Green belt edge		This is an extensive area of green belt that maintains separation between existing villages. The settlement pattern and land use features present opportunities for settlement extension although locally there are topographical and other constraints associated with the watercourse that flows north towards Cliffe Road.						
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 southern extent of this site would result in the encroachment of built form into open countryside to the detriment of openness and contrary to the purposes of including land in the green belt. The site would leave a parcel of land cut off from the wider green belt between the site and North Row. It is unclear how sufficient access could be achieved unless adjacent rejected housing options were to be accepted.						









H1936	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	2.48
Land adjacent to, Marsden Railway Station, Station Road, Marsden					Employment Floorspace		Housing Capacity	35
Transport		Access for small development adjacent to 1 Marsden Lane, but from Station Road there is a severe gradient on Station Road and a tight bend / width restriction on the canal bridge.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Site adjacent to conservation area.						
Flood/drainage		Limited surface water drainage options.						
Env Protection		Contaminated land and Noise.						
Biodiversity		The site contains lowland mixed deciduous woodland, which has been removed from net area. Site adjacent to Huddersfield Narrow Canal which is important part of habitat network.						
Other constraints		None identified.						
Open space		Site retained as UGS.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The access to the site, via the canal bridge is constrained and it would be difficult for it to accommodate development of this scale. Site retained as UGS.								


H724	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.89
Land to the west of, Laith Avenue, Holmbridge					Employment Floorspace		Housing Capacity	66
Transport		Direct access to site is achievable from Laithe Avenue however, the local highway network is considered to be unsuitable for the proposed intensification of use of this scale.						
Public Health		Low levels of physical activity in this area. Requires adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary therefore no immediate capacity required for new school places in this area. A site of this size could impact on school place planning in this area.						
Historic Env		Potential impacts on Grade II Listed Building to the north-west of this site. A heritage impact assessment would be required.						
Flood/drainage		The site is in Flood Zone 1. Limited surface water drainage options.						
Env Protection		Site is not recorded as contaminated land but a phase 1 contamination report is required. Travel Plan required.						
Biodiversity		Concerns relating to the potential impact on Yateholme Reservoir Local Wildlife Site through increased recreational use in the area and the site is within 1500m of SPA / SSSI / SAC. Natural England stated there are no direct impact on such designated sites alone but cumulative impacts would need to be considered.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Direct access to site is achievable from Laithe Avenue however, the local highway network is considered to be unsuitable for a proposed intensification of use of this scale.								










H650	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.91
Land north west of, Pond Lane, Lepton					Employment Floorspace		Housing Capacity	66
Transport		Site access achievable provided that improvements are made to Pond Lane / Tinker Lane junction and pedestrian footway is provided. 2.4m x 43m visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Trend decreasing in primary and increasing in secondary. Capacity of this site may have impacts on school place planning. There is remaining capacity available for secondary education in the local area.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections. Site would benefit from a drainage masterplan with other sites in the area.						
Env Protection		Site is not recorded as contaminated land but phase 1 contamination report required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This option is poorly related to the existing settlement form and would result in an extension of built form into the wider countryside to the detriment of openness and contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present some opportunities for limited settlement expansion without compromising the role and function of the green belt. In this location the green belt delineates the southern extent of Lepton and prevents the merger of Lepton with Little Lepton.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This option is poorly related to the existing settlement form and would result in an extension of built form into the wider countryside to the detriment of openness and contrary to the purposes of including land in the green belt.						











H742	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.53
Land at, Manor House Farm, The Village, Thurstonland, Huddersfield,					Employment Floorspace		Housing Capacity	18
Transport		Provision of footway required, visibility splays possibly achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		The site is within Thurstonland conservation area, close to many listed buildings.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site part of larger housing option H1774.						











H472	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.04
Land at junction of, Lower Denby Lane and Barnsley Road, Denby Dale					Employment Floorspace		Housing Capacity	28
Transport		Location of site and speed limits on roads mean that large visibility splays are required						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trend in primary and modest decrease in secondary, therefore no immediate need for primary and secondary places						
Historic Env		Potential impact on setting of listed buildings to north and south of site.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Potential noise arising from nearby public house.						
Biodiversity		Site includes open grown parkland trees - a protected habitat. Removed from net area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is isolated from any settlement and its removal from the green belt would create an area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is isolated from any settlement and its removal from the green belt would create an area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						











H603	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.69
Part of POL to the east of, Far Bank, Shelley					Employment Floorspace		Housing Capacity	24
Transport		Third party land required for access due to insufficient site frontage. Lack of evidence that such an access could be achieved.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary. No immediate need for additional capacity.						
Historic Env		Potential impact on Shelley Methodist Church to the north-east of this site which is a Grade II Listed Building therefore a heritage impact assessment is required.						
Flood/drainage		Site is within flood zone 1. This site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Third party land required for access due to insufficient site frontage. Lack of evidence that such an access could be achieved.						










H60	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.95
Land West & North-West of The Kaye Arms Public House, Wakefield Road, Grange Moor					Employment Floorspace		Housing Capacity	26
Transport		Third party land required for access to achieve sight lines of 2.4m x 150m						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and increase in secondary although other secondary schools are available nearby.						
Historic Env		No objections but site near a known archaeological site therefore would need to consult WYAAS further if this site was to be allocated for development to further assess the barn.						
Flood/drainage		Site is within EA flood zone 1. Further research required as no record of watercourses or sewers in the vicinity of the site. Surface water drainage objections.						
Env Protection		Potential noise issues therefore relevant assessment required. Not recorded as contaminated by phase 1 contamination assessment required. Adjacent slurry tank may cause odour issues.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. Surface water drainages issues would require further investigation as no record of sewers or watercourses in the vicinity of this site. Site is close to a known archaeological site and potential noise issues therefore assessment required.						











H449	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	4.12
Land to the north east of, 1, Green Balk Lane, Lepton					Employment Floorspace		Housing Capacity	144
Transport		Site access achievable but significant improvements required to road width of Green Balk Lane and Pond Lane. 2.4m x 43m visibility splays required. Pedestrian footways also required along site frontage. A Public Right of Way crosses this site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and increasing for secondary although states that there is other unfilled local capacity. Site capacity could impact on school place planning.						
Historic Env		Archeologically significant cropmarks in vicinity therefore pre-determination archaeological evaluation required. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Potential that a culverted watercourse runs through this site.						
Env Protection		Site not recorded as contaminated land but phase 1 contamination report required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is connected to Lepton only at the extreme northern end of the site. The site itself is more closely associated with the cluster of properties known as Little Lepton and its development would effectively merge Little Lepton with Lepton, contrary to the role and function of the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is connected to Lepton only at the extreme northern end of the site. The site itself is more closely associated with the cluster of properties known as Little Lepton and its development would effectively merge Little Lepton with Lepton, contrary to the role and function of the green belt.						









H181	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.41
Land east of, St George's Road, Scholes					Employment Floorspace		Housing Capacity	14
Transport		Third party land required for access to achieve visibility splays of 2.4m x 43m. Pedestrian facilities would need to be accommodated.						
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 need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Potential introduction of flood risk due to house at lower level. Further investigation would be required.						
Env Protection		Site not recorded as contaminated but phase 1 contamination assessment required. Potential industrial noise and farm odour would require the relevant assessments.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Undeveloped frontages along roads connecting settlements help to maintain the appearance of openness and separation. The northern most part of this site represents a strategically important gap between Scholes and Totties. Development would therefore significantly undermine the role and function of the green belt in this location. A significant section of the eastern boundary of the site does not follow a feature on the ground and there would therefore be significant risk of encroachment onto land to the east, although this extent would be limited by the containment offered by the protected trees.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements. This area of green belt is important in preventing the merger of Scholes with the overwashed settlement of Totties.						
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		Undeveloped frontages along roads connecting settlements help to maintain the appearance of openness and separation. The northern most part of this site represents a strategically important gap between Scholes and Totties. Development would therefore significantly undermine the role and function of the green belt in this location. A significant section of the eastern boundary of the site does not follow a feature on the ground and there would therefore be significant risk of encroachment onto land to the east, although this extent would be limited by the containment offered by the protected trees. There are no exceptional circumstances to remove this site from the green belt.						























H2100	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	5.45
Bent Ley Farm, Bent Ley Road, Meltham					Employment Floorspace		Housing Capacity	104
Transport		Access can be achieved from Bent Ley Road subject to achievement of visibility splays.						
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 decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood zones 2 and 3 across the site. Removed from net area.						
Env Protection		Contaminated land in south of the site.						
Biodiversity		Area of land around Meltham Dike is a priority habitat and important part of habitat network. Part of site would not be suitable for development.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The option as presented would represent an elongated extension to the built form of Meltham, with limited relationship to the settlement edge which would appear as sprawl along Huddersfield Road. It is separated from the settlement by the course of Hall Dike which along with its associated wildlife habitats are countryside features best protected by the green belt designation. The option includes the line of the former railway and its embankment which could screen any development from views along Huddersfield Road.						
Green belt edge		This is an extensive area of green belt that separates Meltham from Honley and Netherton. The settlement edge in this location is delineated by the line of Hall Dike which presents a strong natural edge to the settlement. The landform and existing land uses present few opportunities for infilling or rounding off.						
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 option as presented would represent an elongated extension to the built form of Meltham, with limited relationship to the settlement edge which would appear as sprawl along Huddersfield Road. It is separated from the settlement by the course of Hall Dike which along with its associated wildlife habitats are countryside features best protected by the green belt designation. The option includes the line of the former railway and its embankment which could screen any development from views along Huddersfield Road.						











H20	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.57
Land off, Miller Hill, Denby Dale					Employment Floorspace		Housing Capacity	19
Transport		Access achievable provided that pedestrian facilities and visibility splays.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		No significant issues. Further investigation required for drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		While the scale of this option relative to the settlement edge is reasonable it may be prominent on rising ground. The southern boundary of the site does not follow a feature on the ground so there would be a significant risk of sprawl and would leave land to the south vulnerable to encroachment, contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt but where the existing settlement pattern and land uses present few opportunities for settlement extension. There is a significant risk of prominent development on rising slopes.						
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		While the scale of this option relative to the settlement edge is reasonable it may be prominent on rising ground. The southern boundary of the site does not follow a feature on the ground so there would be a significant risk of sprawl and would leave land to the south vulnerable to encroachment, contrary to the purposes of including land in the green belt.						











H51	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	D	Gross Area (Ha)	2.38
Victoria Yard, Sheffield Road, Hepworth					Employment Floorspace		Housing Capacity	83
Transport		Safety issues raised relating to accidents in the vicinity, pedestrian facilities would need to be incorporated. It does not appear that the recommended visibility splays could be achieved within the site to ensure sufficient access. Highways agency concerns mitigated by schemes already committed.						
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. Site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Further surface water investigation required.						
Env Protection		Potentially contaminated land therefore phase 1 and 2 contamination report required. Travel Plan, odour assessment and noise assessment required.						
Biodiversity		Site overlaps 2 IRZs therefore potential impacts would need to be addressed.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site consists partly of a haulage yard and partly of the adjacent field. The haulage yard is brownfield and national planning policy allows for the redevelopment of brownfield sites in the green belt subject to assessment of openness. Openness is best controlled by its green belt designation. This site is remote for any settlement and could not be released in isolation.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is remote for any settlement and could not be released in isolation therefore the housing option has been rejected. For the previously developed element of this land, National planning policy allows for the redevelopment of brownfield sites in the green belt subject to assessment of openness and any scheme would be determined through the planning applications process.						



















H1817	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.43
Land to the East of, Primrose Lane, Highburton					Employment Floorspace		Housing Capacity	50
Transport		Site has no frontage to adopted highway						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Site is adjacent to Highburton conservation area.						
Flood/drainage		Flood zone 1. Limited surface water drainage options.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is poorly related to the settlement and would leave land to the south somewhat isolated from the wider green belt and vulnerable to development pressure, contrary to the role and function of the green belt. This is an area of urban fringe and the option would begin to consolidate the sporadic nature of the development in the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between existing villages. The existing settlement pattern and land use features present some opportunity for settlement extension provided that the separation between settlements is maintained and that the setting of the conservation area is not compromised.						
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		Site has no frontage to adopted highway. This site is poorly related to the settlement and would leave land to the south somewhat isolated from the wider green belt and vulnerable to development pressure, contrary to the role and function of the green belt. This is an area of urban fringe and the option would begin to consolidate the sporadic nature of the development in the green belt.						









H725	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.79
Land to the North of, Laithe Avenue, Holmbridge, Holmfirth,					Employment Floorspace		Housing Capacity	27
Transport		Dobb Top Lane is narrow and steep and unsuitable for any intensification of use. Lack of evidence to show that sufficient access and visibility splays can be achieved to Laithe Avenue.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and decreasing trends in secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		Potentially contaminated land therefore phase 1 and 2 contamination reports required.						
Biodiversity		No direct impacts on designated sites but in combination impacts would need to be assessed. Need to provide sound recreational facilities which divert users from the SPA/SAC.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Dobb Top Lane is narrow and steep and unsuitable for any intensification of use. Lack of evidence to show that sufficient access and visibility splays can be achieved to Laithe Avenue.						

H720	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.79
Land to the north of, 145 - 157, Mill Moor Road, Meltham					Employment Floorspace		Housing Capacity	46
Transport		Access achievable if sightlines can be achieved and pedestrian footway provided.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		North of site adjacent to Meltham Dike and within flood risk zone, removed from net area						
Env Protection		Contaminated land to the north of the site.						
Biodiversity		Site adjacent to Meltham Dike - provide stand off, as this is priority habitat. Site close to SPA and may require further mitigation.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site overlaps with accepted housing option H342								
H617	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.64
Land to the South of, 5 - 25, Clay Well, Golcar					Employment Floorspace		Housing Capacity	22
Transport		Site frontage to Brook Lane or potentially from site to west. Topography could be an issue in terms of site access.						
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		Site within conservation area. Buildings to the north: 17 to 29 Clay Well and the adjoining factory are grade II listed. Development here may impact on the setting of the listed buildings. Listed buildings to south-west of site.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site frontage to Brook Lane or potentially from site to west. Topography could be an issue in terms of site access.								
H739	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.43
Land between, 43 - 57, Barnsley Road, Flockton, Wakefield,					Employment Floorspace		Housing Capacity	50
Transport		Site access achievable. 2.4m x 43m visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. No immediate need for additional capacity.						
Historic Env		Listed milestone very close to the site so impacts would need to be considered. A heritage impact assessment will be required.						
Flood/drainage		Site is within EA flood zone 1. Limited surface water drainage options. Site would benefit from a drainage masterplan with other local sites.						
Env Protection		Noise assessment required due to multiple sources of noise although noise generating uses on this site would cease if the site was developed. Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site has been rejected as it is part of the larger accepted housing option H583. Site access achievable. Further surface water investigation will be required.								











H2731	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.97
Land to the north of, Penistone Road, Shelley					Employment Floorspace		Housing Capacity	173
Transport		Highways England concerns for a site of this size can be addressed by mitigation already programmed. Site access achievable. 2.4m x 48m visibility splays required and requirement for a right turn lane likely. Footway widening required along site frontage on Penistone Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site is in flood zone 1. Some ponding of surface water in the south of the site. Greenfield run-off rates required.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Air quality impact assessment required. Travel Plan needed.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is in an area of countryside west of the existing edge of Shelley. The site would be contained by field boundaries to the north and west, existing residential development to the east and by Penistone Road to the south which present reasonable new green belt boundaries. The prominence of the site in long distance views particularly at its northern extent would encroach into the countryside to the detriment of openness and contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The village of Shelley has an existing strong and uniform edge that helps to restrict sprawl to the west although there are some land use features that could provide containment. Development towards the north could be more prominent on rising ground and begin to impact on Healey Greave Wood.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is in an area of countryside west of the existing edge of Shelley. The prominence of the site in long distance views would significantly encroach into the countryside to the detriment of openness and contrary to the purposes of including land in the green belt.						










H248	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.13
Land west of, Gillroyd Lane, Linthwaite					Employment Floorspace		Housing Capacity	109
Transport		Access achievable if suitable visibility splays can be achieved off Gillroyd Lane. Impact on SRN will not be mitigated by committed schemes.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Re-emergence issues for soakaways given topography. Needs to be considered in conjunction with other sites. Reservoir located on site requires research.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The western extent of this option could be released from the green belt without significant impact on openness, although it is somewhat disassociated from the settlement because of the presence of the very steep gully/cliff immediately east of the industrial complex, and which is also at a lower level. The eastern extent could introduce development on to a prominent hillside to the detriment of the openness of the green belt, although it is acknowledged that there is already development at 'Height' to the east.						
Green belt edge		This is a narrow wedge of green belt that overwashes the steep valley side that is the backdrop to this part of Linthwaite. Opportunities for settlement expansion in this immediate area are limited due to the steep and prominent nature of the sloping valley side.						
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 western extent of this option could be released from the green belt without significant impact on openness, although it is somewhat disassociated from the settlement because of the presence of the very steep gully/cliff immediately east of the industrial complex, and which is also at a lower level. The eastern extent could introduce development on to a prominent hillside to the detriment of the openness of the green belt, although it is acknowledged that there is already development at 'Height' to the east.						









H713	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.67
Land to the north of, Dirker Drive, Marsden					Employment Floorspace		Housing Capacity	58
Transport		No site frontage to adopted highway. Spring Head Lane would need a significant upgrade to form a suitable access.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Site on edge of conservation area. Site adjacent to two Grade II listed buildings to north of site. May impact on their setting.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		No objection raised.						
Biodiversity		Site is 630m from SPA / SAC / SSSI and is functionally linked land to this.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
No site frontage to adopted highway. Spring Head Lane would need a significant upgrade to form a suitable access. Site is 630m from SPA / SAC / SSSI and is functionally linked land to this.								
H2546	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.42
Land to the south of, Northgate, Honley					Employment Floorspace		Housing Capacity	187
Transport		Site access achievable but some concerns about sub-standard visibility on Northgate. Access can be achieved from Northgate. 2.4 x 43m visibility splays required.						
Public Health		Levels of obesity higher than the Kirklees average. Need to ensure there are adequate physical activity opportunities to enable increases in physical activity.						
Education		Decreasing trends in primary and secondary. The capacity of this site could impact on school place planning.						
Historic Env		Loss of this open land could harm elements which contribute to the setting of Castle Hill scheduled ancient monument, potential impact on Listed Buildings.						
Flood/drainage		Public combined sewer crosses the site from north to south and culverted watercourse to the south. Culverted watercourse needs surveying with potential works required to upgrade capacity and condition off site.						
Env Protection		Railway noise assessment required. Air quality impact assessment and travel plan required. No contamination listed but requires phase 1 contamination report.						
Biodiversity		Site overlaps slightly with the Honley Railway Cutting SSSI and 200 metres from Hey Wood/West Wood therefore mitigation required. Hedgerows should be retained as these are UK BAP priority habitat sites.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is an extensive area of green belt that appears as countryside with a number of isolated residential properties. While the site would appear as an extension to Hall Ing it is very large in relation to it and poorly related and would leave a large area of land isolated from the wider green belt. The land rises to the north which could make development at the northern extent of the site prominent to the detriment of the openness of the wider green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The former railway line represents a strong green belt edge to Honley but this has already been breached in this location by the inset settlement at Hall Ing. The existing settlement pattern and land use features would present some limited opportunity for settlement extension.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This is an extensive area of green belt that appears as countryside with a number of isolated residential properties. While the site would appear as an extension to Hall Ing it is very large in relation to it and poorly related and would leave a large area of land isolated from the wider green belt. The land rises to the north which could make development at the northern extent of the site prominent to the detriment of the openness of the wider green belt.								











H462	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.23
Land to the south of, Helme Lane, Meltham, Holmfirth,					Employment Floorspace		Housing Capacity	113
Transport		Site access achievable.						
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. Site capacity could impact on school place planning.						
Historic Env		Part of the site is within close proximity to a Grade II listed building, however, this site option already has planning permission for housing.						
Flood/drainage		Site is within EA Flood Zone 1. Site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Site is not recorded as contaminated but a phase 1 contamination report is required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	This site option is part of a larger accepted housing option (H67).							











H340	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.84
Land to the north-east of, Busk Farm, Northfield Lane, Highburton					Employment Floorspace		Housing Capacity	3
Transport		Site access not achievable. Potential access from Northfield Lane but the unadopted road is very narrow and considered unsuitable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. No immediate capacity required.						
Historic Env		Close to potentially significant cropmarks therefore an archaeological evaluation would be required, Also, design would need to be in the context of the adjacent Conservation Area. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Site would benefit from a drainage plan with adjacent sites.						
Env Protection		Site not recorded as contaminated but phase 1 contaminated land assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is an area of urban fringe where there is already an amount of built form in the green belt close to the settlement edge. However, the site itself is unrelated to the settlement edge and could not be released from the green belt in isolation as it would create a small pocket of non-green belt surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
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 site is unrelated to the settlement edge and could not be released from the green belt in isolation as it would create a small pocket of non-green belt surrounded by green belt, which is contrary to the purposes of including land in the green belt. Access to the site is also not achievable due to the unsuitable nature of the local road network.							











H667	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.57
Land at, 29, Miry Lane, Thongsbridge					Employment Floorspace		Housing Capacity	19
Transport		Third party land required to achieve necessary visibility splays on to Miry Lane. 2.4m x 43m visibility splays.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited surface water drainage options and records of flooding on the road to the west of this site.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt		The majority of this option lies within the settlement, but at its western most end projects into the green belt between the settlement and a building associated with the adjacent cricket ground. As it is largely contained by urban land uses its development would have only a limited impact on openness. The existing green belt boundary in this location is poorly defined on the ground and this option would present the opportunity to create a more defensible boundary.						
Green belt edge		This is an extensive area of green belt but where opportunities for settlement extension are severely limited due to the presence of steep and prominent slopes, sensitive environmental habitats or existing development close to the settlement edge.						
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This site is part of a new larger accepted housing option H727a.							









H2570	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.21
Land adjacent, Riley House, Riley Lane, Kirkburton					Employment Floorspace		Housing Capacity	42
Transport		Direct site access is achievable. 2.4 x 43m visibility splays required. Improvement works would be required to A629 / Riley Lane junction.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trend for primary and modest decrease for secondary therefore no immediate capacity requirement.						
Historic Env		No objections raised.						
Flood/drainage		No concerns raised.						
Env Protection		Not recorded as contaminated land but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		This site is remote from any settlement and its development would introduce an isolated area of built form into the open countryside to the detriment of the role and function of the green belt in this area.						
Green belt edge	N/A							
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This site is remote from any settlement and its development would introduce an isolated area of built form into the open countryside to the detriment of the role and function of the green belt in this area.							











H717	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.15
Land to the north of, Lingards Road, Slaithwaite					Employment Floorspace		Housing Capacity	75
Transport		Site access achievable if visibility splays can be achieved from Lingards Road.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Site may impact on the setting of grade II listed buildings at Lingards Mission Church and Hill Top.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		Site needs to be subject to botanical survey to assess whether the grassland on the site is a lowland meadow priority habitat.						
Other constraints		None identified.						
Open space		no overlap						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site part of wider housing option H356.								












H562	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.67
Land south of, Back Lane, Clayton West					Employment Floorspace		Housing Capacity	86
Transport		Access achievable from The Royds but this is a narrow street with on-street parking. Access from Back Lane would need significant widening and provision of footways.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Risk of surface water flood risk in the north of the site. Removed from net area.						
Env Protection		Contamination on eastern boundary of site.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The western part of this option could represent a well related settlement extension and would have only limited impact on the openness of the green belt. However the eastern projection is poorly configured, has no eastern boundary and although field boundaries limit the risk of sprawl this would represent significant encroachment into this area of countryside contrary to the role and function of the green belt.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern and land use features present opportunities for settlement extension or rounding off which would have limited impact on the openness of the green belt.						
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 western part of this option could represent a well related settlement extension and would have only limited impact on the openness of the green belt. However the eastern projection is poorly configured, has no eastern boundary and although field boundaries limit the risk of sprawl this would represent significant encroachment into this area of countryside contrary to the role and function of the green belt.								










H2598	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.92
Land to south west of, Derwent Road, Honley					Employment Floorspace		Housing Capacity	137
Transport		Access achievable from Bradshaw Road, subject to provision of 2.4m x 43m visibility splays. Footway required along site frontage.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity, site capacity may impact on school place planning.						
Historic Env		None identified.						
Flood/drainage		Limited options for surface water drainage.						
Env Protection		None identified.						
Biodiversity		None identified.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The existing strong linear edge to the settlement of Honley in this location means that there is an immediate transition from urban area to open agricultural landscape. This is open, elevated countryside where new development would be prominent in long distance views to the significant detriment of the openness of the wider green belt and would represent encroachment into the countryside.						
Green belt edge		This is an extensive area of green belt but where the existing settlement pattern presents few opportunities for rounding off or infill. The land is rising and elevated so there is a high risk of prominent development which would impact on openness.						
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 existing strong linear edge to the settlement of Honley in this location means that there is an immediate transition from urban area to open agricultural landscape. This is open, elevated countryside where new development would be prominent in long distance views to the significant detriment of the openness of the wider green belt and would represent encroachment into the countryside.								




















H671	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.9
Land to the north west of, Highfield Crescent, Meltham					Employment Floorspace		Housing Capacity	66
Transport		No suitable access available.						
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 decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Development may impact on setting of Grade II listed farmhouse and barn at Upper Hey.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		site is 1500m from Dark Peak SPA / SSSI, will require habitats reg. Catch water drain to the north is habitat for water voles.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is poorly related to the settlement edge and would appear as an encroachment of built form into the countryside to the detriment of openness and contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern and land uses present opportunities for settlement extension, rounding off or infilling without compromising the role and function of the green belt. Development towards the north would be increasingly prominent.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site is poorly related to the settlement edge and would appear as an encroachment of built form into the countryside to the detriment of openness and contrary to the purposes of including land in the green belt. No suitable access available.								









H654	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.9
Land north east of, Tenter Hill Road, Thongsbridge, Holmfirth,					Employment Floorspace		Housing Capacity	30
Transport		Access can be achieved if development on housing allocation to the south takes place as per application 2013/93496.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site part of accepted housing option H729.							











H1738	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.68
Land to the north of, Highburton C of E First School, Northfield Lane, Highburton					Employment Floorspace		Housing Capacity	23
Transport		No site frontage to adopted highway. Northfield Lane unsuitable for any intensification of use. Poor junction at Northfield Lane / Moor Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		Noise assessment required,						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		This site is well related to the settlement in this area of urban fringe where there is already a degree of built form in the green belt. It is contained by the line of Northfield Lane, field boundaries and existing development, although its resultant proximity to the residential property north of the site could extend the appearance of built form along Northfield Lane and begin to consolidate the sporadic nature of the development in the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between existing villages. The existing settlement pattern and land use features present some opportunities for settlement extension or rounding off without undermining the role and function of the green belt, provided the setting of the conservation area is not compromised.						
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	No site frontage to adopted highway. Northfield Lane unsuitable for any intensification of use. Poor junction at Northfield Lane / Moor Lane.							








H236	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.61
Land south of, Cliffe Street, Clayton West					Employment Floorspace		Housing Capacity	41
Transport		A suitable site access layout can not be achieved. It is unclear how a suitable access from High Street or Cliffe Street is achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for primary and decreasing trend for secondary.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Need to research pond on site and test for soakaways / public surface/ combined sewer.						
Env Protection		Some contaminated land						
Biodiversity		Mixed deciduous woodland, habitat of principal importance - removed from net area. Site also includes part of Local Geological Site.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Part of site operated by private bowling green and park. Note that any development of this site would need to retain or replace this facility unless provision is deemed to be surplus to requirements.						
Green belt		The area occupied by the bowling green is a former quarry site and there is a significant change in levels across the site. The site includes a significant number of trees which currently present a natural edge to the settlement. Development that retained the trees would be poorly related to the remainder of the settlement and would encroach into the countryside contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt but where the existing settlement pattern and land use features present few opportunities for settlement extension because of the presence of steep slopes and significant areas of tree cover.						
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								
Suitable site access can not be achieved. The area occupied by the bowling green is a former quarry site and there is a significant change in levels across the site. The site includes a significant number of trees which currently present a natural edge to the settlement. Development that retained the trees would be poorly related to the remainder of the settlement and would encroach into the countryside contrary to the purposes of including land in the green belt. Any development of this site would need to retain or replace this facility unless provision is deemed to be surplus to requirements.								











H158	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	4.35
Land to the north-west of, Northgate, Honley					Employment Floorspace		Housing Capacity	134
Transport		Third party land required for access.						
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. Site capacity could impact on school place planning.						
Historic Env		Concerns relating to the setting of Castle Hill and also the Grade II listed property to the south of the site. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA Flood Zone 1. The site could benefit from a drainage masterplan with adjacent sites.						
Env Protection		Potential noise from railway therefore noise assessment required. Site not recorded as contaminated but phase 1 contamination report required. Travel Plan needed.						
Biodiversity		Developable area reduced to take account of biodiversity concerns, however, the site is still within close proximity to SSSI and Local Wildlife Site therefore further consideration may be required before allocating this site for development. Natural England would need to be consulted if this site was allocated for development.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is an extensive area of green belt that appears as open countryside with a number of isolated residential properties. The landscape character is that of countryside with tracts of protected trees. The site is totally unrelated to any inset settlement and development of this site would undermine the role and function of the green belt which is to safeguard the countryside from encroachment. Its removal from the green belt would create an area of non-green belt land surrounded by green belt which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This is an extensive area of green belt that appears as open countryside with a number of isolated residential properties. The landscape character is that of countryside with tracts of protected trees. The site is totally unrelated to any inset settlement and development of this site would undermine the role and function of the green belt which is to safeguard the countryside from encroachment. Its removal from the green belt would create an area of non-green belt land surrounded by green belt which is contrary to the purposes of including land in the green belt.								











H58	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.87
Land to the north of, Denby Lane, Grange Moor					Employment Floorspace		Housing Capacity	205
Transport			Site access achievable from Denby Lane. Speed limit to be lowered from 60mph to 30mph in the vicinity of the site access. Visibility splays of 2.4 x 43m (30mph speed limit) would then be required.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning					
Education			Primary school - decrease Secondary school - increase No immediate need for additional places					
Historic Env			Close to known archaeological site. Pre-determination evaluation required.					
Flood/drainage			Flood Zone 1. Access to watercourse for drainage would require 3rd party land.					
Env Protection			On potentially contaminated land therefore Contamination Assessment Phase 1 and 2 will be needed. An Air Quality Impact Assessment and Low Emission Travel plan are also required.					
Biodiversity			No objections raised					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			This site is only tenuously related to Grange Moor and poorly configured in relation to Denby Lane. It is separated from built form within Grange Moor north of Denby Lane by a significant tree belt which forms a natural edge to the settlement. It would result in an isolated projection of built form into the open countryside to the detriment of openness and contrary to the purposes of including land in the green belt.					
Green belt edge			This is an extensive area of green belt that maintains separation between villages. The village of Grange Moor in this location has a strong green belt edge formed by the line of Ben Booth Lane and there are few land use features beyond it to provide containment for settlement extension.					
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 majority of site is a projection out to the east of Grange Moor, so would have an impact on openness of the Green Belt.					
H34	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	D	Gross Area (Ha)	0.66
Moorlands Wood Turning Co, Luke Lane, Thongsbridge					Employment Floorspace		Housing Capacity	11
Transport			Third party land required to create access on to the public highway.					
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 need for additional capacity.					
Historic Env			No objections raised.					
Flood/drainage			Significant proportion of the site is within EA Flood Zone 2 or 3. For this site to be allocated for housing a Sequential Test and Exception Test would be required. The location of the high flood risk areas may make it difficult to provide a satisfactory layout. Conversion of existing building on the site would require a site specific flood risk assessment. WFD also needs to be specifically taken into account as in proximity to a moderate watercourse. Surface water flood risk mimics the watercourse.					
Env Protection			Potentially contaminated land therefore phase 1 and 2 contamination reports required. Noise source nearby therefore assessment required.					
Biodiversity			The disturbance this option would cause to Habitats of Principal Importance is too great. The southern bank of the River Holme is a UK BAP priority habitat. Also impacts on Species of Principal Importance.					
Other constraints			None identified.					
Open space			N/A					
Green belt			This is an elongated partly brownfield site flanking the River Holme and contained by trees. As it is partly brownfield national planning guidance would allow for some redevelopment, subject to an assessment of resulting openness. It also sits within a significant area of urban fringe where the green belt prevents the intensification of urban land uses and helps to maintain the appearance of separation with Holmfirth. Release of the site would undermine the role and function of the green belt in this location and remove the ability to assess openness which would be a very important consideration in this area. The site is separated from the edge of the settlement by a tract of trees and as such its removal from the green belt would result in a small isolated area of non-green belt land surrounded by green belt which is contrary to the purposes of including land in the green belt.					
Green belt edge			N/A					
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			Release of the site would undermine the role and function of the green belt in this location. A significant proportion of the site is in high flood risk areas which would impact on the achievement of a deliverable site layout. There are also significant potential impacts on Habitats of Principal Importance.					









H722	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.42
Land to the West of, Robert Lane, Wooldale, Holmfirth					Employment Floorspace		Housing Capacity	14
Transport		Access achievable subject to provision of visibility splays and pedestrian footways.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		Development of this site would impact on the setting of the listed Wooldale Methodist Church within the site in the south. Also, potential impacts of development on Wooldale Conservation Area						
Flood/drainage		No objections raised.						
Env Protection		Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Impact on Grade II listed church to the south and Wooldale Conservation Area. The site is accepted as a safeguarded land option.								










H140	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.48
Land to north west of, 3, Two Gates, Slaithwaite					Employment Floorspace		Housing Capacity	51
Transport		Access achievable, but Holme Lane needs improving in terms of footway provision and visibility splays.						
Public Health		Levels of physical activity are lower than the Kirklees average, ensure there are adequate physical activity opportunities.						
Education		Modest decrease in primary trend and increase in secondary.						
Historic Env		Potential impact on setting of Grade II listed building.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		Part of site covered by lowland mixed deciduous woodland with bluebell and great stitchwort, a habitat of principal importance.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Development on this site would occupy an elevated position on a very prominent steep slope which would have a significant impact on the openness of the green belt.						
Green belt edge		This is an extensive green belt area but where opportunities for settlement expansion are extremely limited either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement edge.						
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								
Development on this site would occupy an elevated position on a very prominent steep slope which would have a significant impact on the openness of the green belt.								











H457	Site is in Green belt	Y	Green/Brownfield	PB	Settlement Position	E	Gross Area (Ha)	1.64
Land to the west of, 55, Near Bank, Shelley					Employment Floorspace		Housing Capacity	52
Transport		Third party land required for access according to highways but the option appears to show a site access using an existing track. Further investigation required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary.						
Historic Env		Potential impacts on Shelley Methodist Church (Grade II listed building) located to the west of this option. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. This site would benefit from a drainage masterplan with adjacent site options.						
Env Protection		Potentially contaminated land therefore phase 1 and 2 contamination reports required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		National planning policy allows for the redevelopment of brownfield sites in the green belt provided that openness is maintained. This abattoir site itself is poorly related to the edge of the settlement and should not be released in isolation. Removal from the green belt would remove the opportunity to consider openness in any redevelopment proposal.						
Green belt edge		This is an extensive area of green belt that delineates the eastern extent of Shelley in this location. The existing settlement pattern and land use features present some opportunities for settlement extension without compromising the role and function of the green belt. The land rises to the north so development here would be increasing prominent.						
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		National planning policy allows for the redevelopment of brownfield sites in the green belt provided that openness is maintained. This abattoir site itself is poorly related to the edge of the settlement and should not be released in isolation.						











H658b	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.9
Land to the east of, Moorland Close, Linthwaite					Employment Floorspace		Housing Capacity	50
Transport		Site access achievable from Moorlands Close, which may allow for some of the development to be served.						
Public Health		Levels of obesity are higher than the Kirklees average. Ensure there are adequate physical activity opportunities.						
Education		Modest decrease in trend for primary, increase in trend for secondary however no immediate need for places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is a prominent hillside at a significantly higher level than the residential area it abuts. Development would be highly visible in long distance views to the significant detriment of the openness of the green belt. The south western extent of the site does not follow any feature on the ground leaving adjacent land vulnerable to encroachment, contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive green belt area but where opportunities for settlement expansion are extremely limited, either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is a prominent hillside at a significantly higher level than the residential area it abuts. Development would be highly visible in long distance views to the significant detriment of the openness of the green belt. The south western extent of the site does not follow any feature on the ground leaving adjacent land vulnerable to encroachment, contrary to the purposes of including land in the green belt.						











H36	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.42
Land north of, Wellfield Close, Grange Moor					Employment Floorspace		Housing Capacity	14
Transport		Access achievable if suitable pedestrian facilities and visibility splays can be provided.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		There is no immediate need for additional school places. There is however an increasing trend for secondary school places.						
Historic Env		No significant issues.						
Flood/drainage		Site in Flood Zone 1. Assessment for soak away / public combined sewer required.						
Env Protection		No significant issues						
Biodiversity		No significant issues.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is within a small triangle of land formed by Fixby Lane and Back Lane. It is well contained by the existing settlement edge and roads so there is no risk of sprawl. However the site is on elevated ground visually prominent when viewed from the west and would appear as ridge line development projecting into the countryside contrary to the role and function of the green belt.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern and land use features present opportunities for small scale settlement extension or rounding off without compromising the role and function of the green belt.						
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 site is on elevated ground visually prominent when viewed from the west and would appear as ridge line development projecting into the countryside contrary to the role and function of the green belt.						









H119	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.71
Land to the south of, Carr Top Lane, Golcar, Huddersfield,					Employment Floorspace		Housing Capacity	66
Transport		Third party land and visibility splays required to achieve site access. 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. The capacity of this site could impact on school place planning.						
Historic Env		Site within conservation area and may impact on setting of listed buildings within the south and to the south of site.						
Flood/drainage		Site topography may impact on site drainage issues.						
Env Protection		Small area of contaminated land to the east of the site, but unlikely to have a significant impact.						
Biodiversity		Habitat of principal importance removed from net area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site requires third party land to secure safe site access, site topography may impact on site configuration and site drainage. Close to listed buildings. Fragmented ownerships unlikely to form a deliverable housing site. Part of the site is accepted option H550.						










H2711	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.44
Land south of, Inghead Road, Slaithwaite					Employment Floorspace		Housing Capacity	15
Transport		Access can be achieved from Longlands Road / Inghead Road, provided that necessary visibility splays are provided..						
Public Health		Low levels of physical activity - ensure there are adequate physical activity opportunities						
Education		Modest decrease in trend for primary, increase in trend for secondary however no immediate need for places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited surface water drainage options.						
Env Protection		No objections raised.						
Biodiversity		Site forms part of habitat network						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site consists of a strip of land along the frontage to Heys Lane and is separated from Slaithwaite by a number of properties that are in the green belt. The topography and configuration means that no more than frontage development could be achieved which would perpetuate an unsatisfactory ribbon type elongated settlement form along the road frontage. The land appears as an integral part of and contiguous with the steep valley side to Merry Dale Clough and there is nothing on the ground to delineate the south western boundary. This would leave adjacent land vulnerable to encroachment contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site consists of a strip of land along the frontage to Heys Lane and is separated from Slaithwaite by a number of properties that are in the green belt. The topography and configuration means that no more than frontage development could be achieved which would perpetuate an unsatisfactory ribbon type elongated settlement form along the road frontage. The land appears as an integral part of and contiguous with the steep valley side to Merry Dale Clough and there is nothing on the ground to delineate the south western boundary. This would leave adjacent land vulnerable to encroachment contrary to the purposes of including land in the green belt.						

H314	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.48
Land south-east of, Roaine Drive, Holmfirth					Employment Floorspace		Housing Capacity	16
Transport		Third party land required for physical access to this site. The desirable route in the wider network is constrained due to width, alignment, gradient and on-street parking and is therefore considered unsuitable for the intensification of use proposed.						
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 need for additional capacity.						
Historic Env		Potential impact on Underbank Conservation Area. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Site would benefit from drainage masterplan with other adjacent options. Known issues of standing surface water in this area.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This option would appear as a small scale extension to the development site to the north and is similar in character and as such its impact on openness, role or function of the green belt would be limited. Its southern extent while contained would to some extent begin to isolate from the wider green belt the parcel of land to the west which abuts Roaine Drive and which could become vulnerable to development pressure.						
Green belt edge		This is a reasonably extensive area of green belt that separates Holmfirth from Scholes. The existing settlement pattern, land use features and topography present some limited opportunity for infill or rounding off without impacting significantly on openness.						
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		Third party land required for physical access to this site. The desirable route in the wider network is constrained due to width, alignment, gradient and on-street parking and is therefore considered unsuitable for the intensification of use proposed.						











H450	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	18.8
Land to the south east of, Marsh Lane, Shepley					Employment Floorspace		Housing Capacity	640
Transport			Third party land required for access. Two points of access may be required. May not need direct access to Marsh Lane if Row Gate can be improved. Highways England strategic network concerns raised can be mitigated by schemes already planned.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.					
Historic Env			Northern part of the site is adjacent to the Shepley Conservation Area. A heritage impact assessment would be required. WYAAS would request a further desk-based pre-determination assessment.					
Flood/drainage			Site is within EA flood zone 1. Records of flooding in Cliffe Lane to the north of the site. Site would benefit from a drainage masterplan with other sites in the area.					
Env Protection			Site not recorded as contaminated but phase 1 contamination report required. Travel Plan required. Air quality impact assessment needed.					
Biodiversity			No objections raised.					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			This is a very large site which is poorly related to the existing settlement pattern of Shepley. It would result in the sprawl of development to the south, significant encroachment into the countryside and would isolate green belt land between the site and the settlement edge, all contrary to the role and function of the green belt. It would also bring Shepley into very close proximity with the existing development at the Sovereign.					
Green belt edge			This is an extensive area of green belt that maintains separation between villages. The settlement pattern and land use features present opportunities for settlement extension although locally there are topographical and other constraints associated with the watercourse that flows north towards Cliffe Road.					
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.					
Conclusion								
This very large site is poorly related to the existing settlement pattern of Shepley, would result in the sprawl of development to the south, significant encroachment into the countryside and would isolate green belt land between the site and the settlement edge, all contrary to the role and function of the green belt.								

H575	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	7.57
Land at junction of, Paddock Road and Moor Lane, Kirkburton					Employment Floorspace		Housing Capacity	264
Transport			Site access achievable. 2.4m x 43m visibility splays required. Pedestrian footway required along the site frontage on Moor Lane, Paddock Road and Burton Acres Lane.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			Decreasing trends for primary and modest decrease in secondary. Site capacity could impact on school place planning.					
Historic Env			Concerns raised in relation to impacts on Grade II listed property to the south-east of the site. A heritage impact assessment would be required.					
Flood/drainage			Site is within EA flood zone 1. Surface water public sewers run along southern boundary.					
Env Protection			Site not recorded as contaminated but phase 1 contamination report required. Travel Plan required. Air Quality impact assessment needed.					
Biodiversity			No objections raised.					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			This is a large site which is contained to the west and south by the existing settlement and to the north and east by potential strong new green belt boundaries formed by Paddock Road and Moor Lane. As such there should be no risk of sprawl. Its character and extent is such that it appears as part of the wider countryside, despite the presence of the roads, so that development would constitute encroachment into the countryside contrary to the role and function of the green belt. The land rises towards the settlement to the south so while development would be prominent it would be no more so than the impact of the existing houses when viewed from the north.					
Green belt edge			This is an extensive area of green belt that maintains separation between villages and delineates the northern extent of Kirkburton in this location. The existing land use pattern and settlement form presents some opportunity for rounding off without compromising the role of the green belt in this location.					
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								
Although there is limited risk of sprawl from this site, the character and extent of this site are such that it appears as part of the wider countryside and development would therefore constitute encroachment.								

H38	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	6.67
Land to the east of, Ryecroft Lane, Scholes					Employment Floorspace		Housing Capacity	226
Transport		Site access achievable. 2.4m x 43m visibility splays required. Highways England concerns can be mitigated by schemes already planned.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered. There is a council-owned recreation ground in the southern part of this site which could remain to address comments made by Public Health colleagues.						
Education		Decreasing trends for primary and secondary. Site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Concern relating to the use of soakaways at shallow depths.						
Env Protection		Site is not recorded as contaminated land but phase 1 contamination report required. Air quality impact assessment needed. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site has been rejected as a whole but there are assessments for its three component parts (H297, H451, H597) as there were concerns over whether site access can be achieved to all of the site due to the presence of the recreation ground (in different ownership) and residential properties and their curtilages in multiple ownerships which impact on the deliverability of the site and whether it is developable during the plan period. H297 and H597 have now been accepted as housing options.								

H1769	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.08
Land to the east of, Moss Edge Road, Holmbridge					Employment Floorspace		Housing Capacity	32
Transport		Third party land required to gain access from Woodhouse Lane, however Woodhouse Lane unsuitable for further intensification of use.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Dobb Dike runs along western boundary of site, small area at risk of surface water ponding						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This parcel of land forms the steep valley side to Dobb Dike which is an open watercourse and its associated important wildlife habitats. Development would lead to significant encroachment of built form into the countryside severely undermining the role and function of the green belt in this location.						
Green belt edge		N/A						
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								
Third party land required to gain access from Woodhouse Lane, however Woodhouse Lane unsuitable for further intensification of use. This parcel of land forms the steep valley side to Dobb Dike which is an open watercourse and its associated important wildlife habitats. Development would lead to significant encroachment of built form into the countryside severely undermining the role and function of the green belt in this location.								











H621	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.75
Land to the West of, Matthew Grove, Meltham					Employment Floorspace		Housing Capacity	26

Transport		Access can be achieved through extension to Matthew Grove.
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 decrease in secondary therefore no immediate capacity required.
Historic Env		No objections raised.
Flood/drainage		Flood zone 1. No strategic drainage objections.
Env Protection		No objections raised.
Biodiversity		870m from SSSI / SPA / SAC
Other constraints		None identified.
Open space		N/A
Green belt		This area of green belt sits between the edge of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form. In addition, this site does not follow any boundary on its southern edge so could not create a new defensible green belt boundary without significant additional land release.
Green belt edge		This area of green belt helps to preserve the setting of the Peak District National Park. Opportunities for settlement extension that do not undermine the role of the green belt in this location 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











This area of green belt sits between the edge of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form. In addition, this site does not follow any boundary on its southern edge so could not create a new defensible green belt boundary without significant additional land release.










H529	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	E	Gross Area (Ha)	1.14
Service Reservoir, Gillroyd Lane, Linthwaite					Employment Floorspace		Housing Capacity	39











Transport		Access achievable subject to provision of visibility splays on to Gillroyd Lane and visibility splays.
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.
Historic Env		Potential impact on setting of Grade II listed buildings to the south of the site.
Flood/drainage		Flood zone 1. Limited surface water drainage options.
Env Protection		No objections raised.
Biodiversity		No objections raised.
Other constraints		None identified.
Open space		N/A
Green belt		One of the purposes of the green belt is to prevent the merger of settlements. The expansion of Linthwaite in this location would effectively merge it with the properties at Blackmoorfoot, currently overwashed by the green belt. The role of the green belt would be significantly weakened in this location if this land was removed.
Green belt edge		This is an extensive green belt area but where opportunities for settlement expansion are extremely limited, either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement.
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.










Conclusion









Development of this site would lead to the expansion of Linthwaite in this location would effectively merge it with the properties at Blackmoorfoot, currently overwashed by the green belt. The role of the green belt would be significantly weakened in this location if this land was removed.










H86	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.33
Land between, Scholes Moor Road and Oak Scar Lane, Scholes					Employment Floorspace		Housing Capacity	151
Transport		3rd party land required for access. Potential impacts raised by Highways Agency will be mitigated by existing committed schemes.						
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. A site of this size could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site is in EA flood zone 1. If soakaways are not possible, known watercourses are some distance away (across third party land). Further research required into surface water drainage restrictions.						
Env Protection		Not identified as contaminated land but phase 1 contamination report required. Travel Plan required.						
Biodiversity		Site overlaps 2 IRZ so proposals must have regard to potential impacts.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is bounded to the west by the existing village and to the east by the line of Oak Scar Lane which would present a strong new green belt boundary. To the north the cricket ground between the site and the village would be somewhat isolated in the green belt. The field boundaries to the south which although not ideal would form a defensible new boundary. The site would not result in unacceptable intrusion of built form and would be contained by land features so preventing sprawl.						
Green belt edge		This is a reasonably extensive area of green belt that separates Scholes and Holmfirth. This existing settlement pattern and land uses in this area present opportunities for settlement extension without significantly impacting on openness, although development could be more prominent towards the west at the top of the slope.						
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		There are no exceptional circumstances to remove this site from the green belt.						











H2558	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.44
Land to the south of, 305, Huddersfield Road, Shelley					Employment Floorspace		Housing Capacity	15
Transport		Third party land needed to provide 2.4 x 120m visibility splays on to Huddersfield Road. Footway needed to site frontage.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is in flood zone 1. Limited opportunities for surface water drainage options.						
Env Protection		Potential noise from road traffic - noise assessment required. Site not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an extensive area of green belt that maintains separation between villages. This land south of Huddersfield Road slopes southwards and development on this valley side is likely to be prominent in long distance views to the detriment of the openness of the wider green belt. This would be an isolated intrusion of built form into the countryside contrary to the role and function of the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is an extensive area of green belt that maintains separation between villages. This land south of Huddersfield Road slopes southwards and development on this valley side is likely to be prominent in long distance views to the detriment of the openness of the wider green belt. This would be an isolated intrusion of built form into the countryside contrary to the role and function of the green belt.						











H282	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.54
Land to the east of, Cliff Road, Holmfirth					Employment Floorspace		Housing Capacity	18
Transport		Site access is achievable but the existing road network is narrow and steep. 2.4m x 43m visibility splays required. A footway would be required along the 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 need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1						
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		This site is located on a sloping area of land that forms a prominent backdrop to the edge of Holmfirth. The undeveloped gaps along Cliff Road are important in maintaining the appearance of openness and of retaining the character of the undeveloped backdrop.						
Green belt edge		This is an extensive area of green belt but where opportunities for settlement extension are severely limited due to the presence of steep and prominent slopes.						
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 undeveloped gaps along Cliff Road are important in maintaining the appearance of openness and of retaining the character of the undeveloped prominent backdrop.						










H2604	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.46
Land at, Croft Farm, Church Lane, Linthwaite					Employment Floorspace		Housing Capacity	45
Transport		Access achievable from Church Lane via the site access layout drawing submitted by the site promoter. However this is subject to a road safety audit of re-alignment of footway on Church Lane, footways should be 2.0m either side and a transport statement would be required to consider impacts on local highway network.						
Public Health		Levels of obesity are higher than the Kirklees average. Development will need to ensure adequate physical activity opportunities are provided.						
Education		Modest decrease in capacity for primary, increase in secondary but no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Limited options for surface water drainage.						
Env Protection		Noise assessment required from adjacent school.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site sits in an area of urban fringe which includes a line of ribbon development to the south of Church Lane, agricultural or industrial buildings, Colne Valley High School and a scattering of traditional dwellings. The green belt overwashes this area in order to prevent the intensification of built form and to avoid prominent development on the elevated valley slope. The site is very poorly configured in relation to the existing settlement pattern and although it is acknowledged that it abuts a number of traditional dwellings on Heath Road, these are isolated on the valley side and do not impede a sense of openness. Development of the option would appear as an unrelated projection of built form in an elevated and prominent position. The site could not be released in isolation and would require the removal of a significant amount of additional land from the green belt in order to achieve a relationship to Linthwaite.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site sits in an area of urban fringe which includes a line of ribbon development to the south of Church Lane, agricultural or industrial buildings, Colne Valley High School and a scattering of traditional dwellings. The green belt overwashes this area in order to prevent the intensification of built form and to avoid prominent development on the elevated valley slope. The site is very poorly configured in relation to the existing settlement pattern and although it is acknowledged that it abuts a number of traditional dwellings on Heath Road, these are isolated on the valley side and do not impede a sense of openness. Development of the option would appear as an unrelated projection of built form in an elevated and prominent position. The site could not be released in isolation and would require the removal of a significant amount of additional land from the green belt in order to achieve a relationship to Linthwaite.						









H10	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.51
The Folly, Cowlersley Lane, Cowlersley					Employment Floorspace		Housing Capacity	17
Transport		Existing access to the site, but this is unsuitable to provide for the total capacity on this site						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary, increase for secondary. No immediate need for additional places.						
Historic Env		Impact on setting of grade 2 listed building, though careful design of this could mitigate impact.						
Flood/drainage		Flood Zone 1. Potential drainage issues because of steeply sloping site.						
Env Protection		On potentially contaminated land, phase 1 and 2 contaminated land assessment required.						
Biodiversity		Habitats of principal importance. Proposed that these are removed from the net area. This would reduce site area to below 0.4 ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Habitats of principal importance. Proposed that these are removed from the net area. This would reduce site area to below 0.4 ha. Existing access to the site, but this is unsuitable to provide for the total capacity on this site								










H511	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.4
Land east of, Cumberworth Lane, Lower Cumberworth					Employment Floorspace		Housing Capacity	14
Transport		Frontage to Cumberworth Lane. Footway and visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.								











H680	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	8.02
Land to the South of, Top Road, Lower Cumberworth					Employment Floorspace		Housing Capacity	280
Transport		Site has frontage to Cumberworth Lane but needs third party land to secure suitable visibility splays. Provision of footway also required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No significant issues on the site, but pre-determining archaeological evaluation recommended given significant cropmarks in the vicinity. This site is on a ridge line identified in the Castle Hill setting study.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Small area of contaminated land to the west of the site.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Removal of this site from the green belt would result in the coalescence of Lower Cumberworth and Denby Dale contrary to the role and function of the green belt.						
Green belt edge		This is an extensive area of green belt which maintains separation between existing villages. In this location the potential for settlement expansion without impacting on that role is limited by the extensive field patterns and by the relatively restricted gap between Lower Cumberworth and Denby Dale.						
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		Removal of this site from the green belt would result in the coalescence of Lower Cumberworth and Denby Dale contrary to the role and function of the green belt.						

H2573	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.06
Land to the north of, Moor Lane, Highburton					Employment Floorspace		Housing Capacity	35
Transport		Site access achievable. 2.4m x 43m visibility splays required. 2 metres wide footway required to site frontage. A Public Right of Way crosses the site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Public combined sewer to the eastern boundary.						
Env Protection		Not recorded as contaminated land but phase 1 contamination assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This option is contained to the west by the settlement edge and to the east by the buildings at Moor Lane Villa Farm. However, there is no northern boundary and this would significantly increase the risk of northward sprawl and leave adjacent land vulnerable to encroachment, contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt that delineates the northern extent of Kirkburton in this location. The existing strong green belt boundary and extensive field pattern limits the opportunity for settlement extension without risking sprawl to the north.						
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		There is no northern boundary to this site which would significantly increase the risk of northward sprawl and leave adjacent land vulnerable to encroachment, contrary to the purposes of including land in the green belt.						









H2581	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.61
Land to the West of, Pump Row, Penistone Road, High Flatts					Employment Floorspace		Housing Capacity	56
Transport		The site does not have any frontage to an adopted highway, therefore access is not achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease secondary. No immediate need for additional capacity.						
Historic Env		The site is 485m from scheduled monument at Castle Hill. Development could harm elements which contribution to the significance of this scheduled monument. The site is 215m from High Flatts conservation area.						
Flood/drainage		Limited options for surface water drainage. Connection to public sewer may require third party land.						
Env Protection		Site is in HSE consultation for high pressure gas pipeline.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is remote from any village and could not be released from the green belt in isolation. This extensive area of green belt is characterised by sporadic development in an agricultural landscape and this site would introduce an entirely urban development significantly undermining the role and function of the green belt in this location. The option does not follow any feature on the ground for a significant part of its boundary leaving adjacent land at high risk of encroachment by built form.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is remote from any village and could not be released from the green belt in isolation. This extensive area of green belt is characterised by sporadic development in an agricultural landscape and this site would introduce an entirely urban development significantly undermining the role and function of the green belt in this location. The option does not follow any feature on the ground for a significant part of its boundary leaving adjacent land at high risk of encroachment by built form. The site has no frontage to an adopted highway.						

H337	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.7
Part of POL, Dobb Top Road, Holmbridge					Employment Floorspace		Housing Capacity	24
Transport		Dobb Top Road is narrow at the proposed access point and is therefore unsuitable to serve any additional development.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary therefore no immediate capacity required for new school places.						
Historic Env		Potential impacts on Grade II Listed Building to the north-west of this site. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Limited surface water drainage options. Small culvert in road nearby within unknown route.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		Potential concerns due to the proximity to the Dark Peak SSSI/SAC/SPA. Natural England state that there are no direct impacts on designated sites but could be in combination impacts. Natural England should be consulted on any allocation going forward at this location.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site option cannot be accessed as Dobb Top Road is unsuitable to serve any additional development at the point the site adjoins the highway.						

H528	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.71
Land between, Garner Lane and Chandler Lane, Honley					Employment Floorspace		Housing Capacity	94
Transport		Third party land required for access. Excessive speeds may be an issue at the Chandler Lane / Meltham Road junction.						
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. Site capacity could impact on school place planning.						
Historic Env		Potential impact on the setting of Grade II listed buildings to the south of this site. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Limited surface water drainage options. Further drainage investigation would be required.						
Env Protection		Potentially contaminated land therefore phase 1 contamination report required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is remote from the edge of Honley and could not be released from the green belt in isolation. Although it is located on a track where there are a number of existing properties these are sporadic in nature and development of the site would introduce a block of urban land use in this essentially open agricultural landscape undermining the role and function of the green belt which is to safeguard the countryside from encroachment.						
Green belt edge		N/A						
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		Development of the site would introduce a block of urban land use in this essentially open agricultural landscape undermining the role and function of the green belt which is to safeguard the countryside from encroachment.						

H274	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	15.13
Land to the west of, Stretch Gate, Shelley					Employment Floorspace		Housing Capacity	424
Transport		Highways England concerns including additional mitigation likely to be required above the mitigation already planned during the plan period. Third party land required to access the site and two access points would be required to accommodate the scale of development.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. Site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1 but has surface water flood risk in the area adjacent to the watercourse. Stand off from ordinary watercourse required.						
Env Protection		Concern in relation to noise therefore relevant assessments would need to take place. Consider buffer from railway. Site not recorded as contaminated but phase 1 contamination assessment required.						
Biodiversity		Developable area reduced due to buffer zone from Gelder Wood and retention of some parkland. The site partly includes a Habitat of Principal Importance.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This area of green belt is considered to constitute a strategic green belt gap that separates Shepley from Shelley. The scale of the option and its location would significantly impact on this gap and undermine the role and function of the green belt in this location.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements and this area of green belt is considered to constitute a strategic gap that maintains separation between Shepley and Shelley.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This area of green belt is considered to constitute a strategic green belt gap that separates Shepley from Shelley. The scale of the option and its location would significantly impact on this gap and undermine the role and function of the green belt in this location.						










H628	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.44
The north of, POL, Huddersfield Road, Meltham					Employment Floorspace		Housing Capacity	41

Transport		Unlikely that necessary third party land can be secured (as identified in employment option E1855) to achieve visibility splays.
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 decrease in secondary therefore no immediate capacity required.
Historic Env		Potential impact on Grade II listed Bentley Mill.
Flood/drainage		Areas of flood risk on southern boundary of the site, but these have been removed from net area and should little impact on development of site. No strategic drainage objections.
Env Protection		Potential noise and odour issues arising from development.
Biodiversity		Area of lowland mixed deciduous woodland to south of site, removed from net area.
Other constraints		None identified.
Open space	N/A	
Green belt	N/A	
Green belt edge	N/A	
Exceptional Circumstances	N/A	

Conclusion

Development of housing here would be isolated from other residential development because of employment use to the south, south east and Green Belt on other sides of the development. Beck and woodland are UK BAP priority habitat, any development would be required to minimise disturbance to neighbouring habitats. Site access would require third party land to improve visibility and reduced traffic speeds on Huddersfield Road in this location. There is little prospect of third party land being acquired to achieve visibility splays and therefore for a deliverable housing site.












H154	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	D	Gross Area (Ha)	1.07
Hay Royds Colliery, Wheatley Hill Lane, Clayton West					Employment Floorspace		Housing Capacity	19

Transport		Current access to colliery but this is not adoptable standard and visibility splays couldn't be achieved at junction with Wheatley Hill Lane without third party land.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.
Historic Env		Potential impact on settings of listed buildings
Flood/drainage		No objections raised.
Env Protection		Contaminated land arising from colliery use.
Biodiversity		Habitats of Principal Importance, removed from net area.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space	N/A	
Green belt		This is a brownfield site with a number of buildings and surface infrastructure associated with the use of the site as a colliery. Current policy allows for redevelopment of such sites provided that impact on openness is preserved. The isolated location makes an assessment of openness essential to any consideration of the redevelopment of this site but this ability would be lost if the site were removed from the green belt.
Green belt edge	N/A	
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.	

Conclusion

This is a brownfield site with a number of buildings and surface infrastructure associated with the use of the site as a colliery. Current policy allows for redevelopment of such sites provided that impact on openness is preserved. The isolated location makes an assessment of openness essential to any consideration of the redevelopment of this site but this ability would be lost if the site were removed from the green belt. Current access to colliery but this is not adoptable standard and visibility splays couldn't be achieved at junction with Wheatley Hill Lane without third party land.











H408	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.14
Land to the North East of, Varley Road, Slaithwaite					Employment Floorspace		Housing Capacity	22

Transport		Visibility splays from Varley Road cannot be achieved without third party land.
Public Health		Low levels of physical activity in this area.
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.
Historic Env		Adjacent to conservation area.
Flood/drainage		Adjacent to Kitchen Clough. Adjustment to net area.
Env Protection		No objections raised
Biodiversity		Part of site removed, which forms woodland (habitat of principal importance)
Other constraints		None identified.
Open space		Part of the site overlaps with an urban greenspace option.
Green belt		The green belt element of this site would represent a small scale settlement extension and would be reasonably well related to the existing settlement pattern. However, the land slopes steeply down to Bradley Brook and is treed. Development on the steep slope would be highly visible to the detriment of the openness of the wider green belt. Development on the Varley Road frontage would extend the ribbon type development and remove part of the open gap between the current edge of the settlement and the sporadic urban fringe area to the south. The gap maintains the appearance of separation.
Green belt edge		This is an extensive green belt area but where opportunities for settlement expansion are extremely limited either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement edge.
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 green belt element of this site would represent a small scale settlement extension and would be reasonably well related to the existing settlement pattern. However, the land slopes steeply down to Bradley Brook and is treed. Development on the steep slope would be highly visible to the detriment of the openness of the wider green belt. Development on the Varley Road frontage would extend the ribbon type development and remove part of the open gap between the current edge of the settlement and the sporadic urban fringe area to the south. The gap maintains the appearance of separation. Part of the site overlaps with an Urban Greenspace site. Visibility splays from Varley Road cannot be achieved without third party land.









H658a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.15
Land to the east of, Moorland Close, Linthwaite					Employment Floorspace		Housing Capacity	30










Transport		Site access achievable from Moorlands Close, which may allow for some of the development to be served.
Public Health		Levels of obesity are higher than the Kirklees average. Ensure there are adequate physical activity opportunities
Education		Modest decrease in trend for primary, increase in trend for secondary however no immediate need for places.
Historic Env		No objections raised.
Flood/drainage		Flood zone 1. Limited options for surface water drainage.
Env Protection		No objections raised
Biodiversity		No objections raised.
Other constraints		None identified.
Open space		N/A
Green belt		This is a prominent hillside at a significantly higher level than the residential area it abuts. Development would be highly visible in long distance views to the significant detriment of the openness of the green belt. The south western extent of the site does not follow any feature on the ground leaving adjacent land vulnerable to encroachment, contrary to the purposes of including land in the green belt.
Green belt edge		This is an extensive green belt area but where opportunities for settlement expansion are extremely limited, either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement.
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.










Conclusion










This is a prominent hillside at a significantly higher level than the residential area it abuts. Development would be highly visible in long distance views to the significant detriment of the openness of the green belt. The south western extent of the site does not follow any feature on the ground leaving adjacent land vulnerable to encroachment, contrary to the purposes of including land in the green belt.









H678	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.78
Land west of, Gillroyd Lane, Linthwaite					Employment Floorspace		Housing Capacity	27
Transport		The site would require third party land for access, through an adjacent site. It has no highway frontage.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Part of H712, an accepted housing option. Site has no highway frontage.							










H547	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.98
Land south of, Parkwood Road, Golcar, Huddersfield,					Employment Floorspace		Housing Capacity	34
Transport		Two possible access points but third party land required to achieve necessary visibility splays. Site to south west could possibly provide access. Footway required on Parkwood Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Increase in trend for primary and secondary, though no immediate need for additional places.						
Historic Env		Grade II listed buildings on the site frontage. Site adjacent to Longwood Conservation area. There would be harm upon the listed buildings, especially if site access is gained from Parkwood Road and the site is developed to it's full capacity.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site forms part of wider H116 housing option.							










H146	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.83
Land north of, Linthwaite Sports & Social Club, Linfit Lane, Slaithwaite					Employment Floorspace		Housing Capacity	29
Transport		Significant engineering works required to achieve access due to topography. Existing access serving sports club not suitable.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary, increase in secondary though no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No surface water / drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Significant engineering works required to achieve access due to topography. Existing access serving sports club not suitable.							











H2757	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.57
Land at, Pymroyd Lane, Milnsbridge					Employment Floorspace		Housing Capacity	19
Transport		Access can't be achieved from Deep Lane due to steep topography of the site. Pymroyd Lane is an unadopted track and is also considered unsuitable.						
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		The site is adjacent to Milnsbridge Conservation Area.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		The site contains lowland mixed deciduous woodland and may support lowland acid grassland, habitats of principal importance.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This area of green belt is the steep and narrow valley side that separates Milnsbridge from Crosland Moor. The site has no relationship to any settlement, does not present a defendable boundary on its western edge and its release from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
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		Access can't be achieved from Deep Lane due to steep topography of the site. Pymroyd Lane is an unadopted track and is also considered unsuitable. This area of green belt is the steep and narrow valley side that separates Milnsbridge from Crosland Moor. The site has no relationship to any settlement, does not present a defendable boundary on its western edge and its release from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						










H280	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.79
Land to the north of, Deep Lane, Milnsbridge					Employment Floorspace		Housing Capacity	27
Transport		Access achievable if visibility splays and pedestrian facilities can be provided.						
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		In conservation area. Potential to impact on listed building.						
Flood/drainage		Flood Zone 1. Further research required for surface water drainage options.						
Env Protection		No objections raised.						
Biodiversity		Whole site forms part of habitat network.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is a narrow strip of land between the settlement edge and Deep Lane, which could present a strong new green belt boundary. However, the site slopes steeply up to Deep Lane and would sit at a significantly higher level than the development immediately to the north. There is a line of trees between the site and the settlement which further detaches the site from any relationship to Milnsbridge. Development would also reduce the narrow gap between Milnsbridge and Crosland Moor although Deep Lane would prevent any further sprawl to the south. The existing boundary is not well defined but the harm caused by the release of the site does not outweigh the benefit of a stronger boundary along Deep Lane.						
Green belt edge		This is a narrow strip of green belt that covers the steep slope separating Milnsbridge from Crosland Moor. Opportunities for settlement expansion are extremely limited due to the presence of steep slopes where development could be prominent.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is a narrow strip of land between the settlement edge and Deep Lane, which could present a strong new green belt boundary. However, the site slopes steeply up to Deep Lane and would sit at a significantly higher level than the development immediately to the north. There is a line of trees between the site and the settlement which further detaches the site from any relationship to Milnsbridge. Development would also reduce the narrow gap between Milnsbridge and Crosland Moor although Deep Lane would prevent any further sprawl to the south. The existing boundary is not well defined but the harm caused by the release of the site does not outweigh the benefit of a stronger boundary along Deep Lane. Site forms part of habitat network.						











H687	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	5.37
Land to the South of, Huddersfield Road, Skelmanthorpe					Employment Floorspace		Housing Capacity	157
Transport		Access from Huddersfield Road could serve 25 dwellings. Remainder would require third party land.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for primary and decreasing trend in pupils for secondary. Site size may impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		Pond / reservoir to the west a UK BAP priority habitat, site boundary amended. Great crested newts site 150m NW of remaining site.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	This forms part of the larger accepted housing option H502.							











H153	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	D	Gross Area (Ha)	4.98
Holme Mills, West Slaithwaite Road, Slaithwaite					Employment Floorspace		Housing Capacity	70
Transport		Existing site access, though potential issues gaining satisfactory access for quantum of development.						
Public Health		This area has levels of physical activity below the Kirklees average.						
Education		Modest decrease in trend for primary, increase for secondary though no immediate need.						
Historic Env		No objections raised.						
Flood/drainage		Part of the site is in flood zone 2 and 3. Attention to surface water routing required.						
Env Protection		Contaminated land.						
Biodiversity		Part of this site is priority habitat. Kingfisher and brown trout use the river in this location. River Colne is important part of habitat network. Development site reduce to mill footprint.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an isolated and poorly configured site that contains the River Colne and a significant number of protected trees. Part of the site contains an existing mill building and is therefore brownfield and national planning guidance states that redevelopment of brownfield sites may be acceptable providing that openness is maintained. However the brownfield element is only part of this site and the best means of protecting the important wildlife habitats is through the green belt designation. This site is isolated from any settlement and its removal from the green belt would create an area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion	This is an isolated and poorly configured site that contains the River Colne and a significant number of protected trees. Part of the site contains an existing mill building and is therefore brownfield and national planning guidance states that redevelopment of brownfield sites may be acceptable providing that openness is maintained. However the brownfield element is only part of this site and the best means of protecting the important wildlife habitats is through the green belt designation. This site is isolated from any settlement and its removal from the green belt would create an area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.							











H43	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.05
Land South-East of, 2, Clough House Lane, Slaithwaite					Employment Floorspace		Housing Capacity	56
Transport		Access to the site could be achieved - but Clough House Lane, an adopted road, would need much improvement in terms of width and pedestrian facilities. Achievement of visibility splays may also be an issue.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Impact on Grade II listed buildings.						
Flood/drainage		Sequential test required. Part of site within flood zones 2 and 3, which has been removed from net area but full research required on extent of site that is developable.						
Env Protection		Contaminated land.						
Biodiversity		Whole site is not acceptable for development, due to being a habitat of principal importance.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site is largely covered by protected trees, contains a watercourse and is a site of principal habitat importance. The best way to protect these countryside features from encroachment is through the green belt designation.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is isolated from any settlement and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. The site is largely covered by protected trees, contains a watercourse and is a site of principal habitat importance. The best way to protect these countryside features from encroachment is through the green belt designation.						




















H1742	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.16
Land to the South of, Shepley Methodist Church, Lane Head Road, Shepley					Employment Floorspace		Housing Capacity	40
Transport		Site access achievable. Visibility splays of 2.4m x 43m required. The footway along the site frontage would require widening, may require bus stop re-location and a right turning lane on Lane Head Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing primary and secondary. No immediate need for additional capacity.						
Historic Env		Potential impacts on the adjoining Shepley conservation area. A heritage impact assessment will be required.						
Flood/drainage		Site is in flood zone 1. No objections raised.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is an area of urban fringe where there is already a degree of urban land use in the green belt, including residential property and playing fields. However, the eastern extent of the option would project built form into the more open agricultural landscape resulting in poorly related encroachment into the countryside and a detrimental impact on the openness of the green belt in this location.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present a number of opportunities for small scale settlement extension or rounding off without undermining the role and function of the green belt.						
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 eastern extent of the option would project built form into the more open agricultural landscape resulting in poorly related encroachment into the countryside and a detrimental impact on the openness of the green belt in this location.						










H208	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.27
Land at, Grove Street, Longwood					Employment Floorspace		Housing Capacity	40
Transport		Potential issues regarding visibility splays and providing pedestrian facilities but different residential proposals have gained planning permission in the last decade.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Increase in trend for primary, where there is a need for additional places. Increase for secondary but no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Minor overlap with flood zone 2 and 3						
Env Protection		Contaminated land and potential industry noise from mill buildings.						
Biodiversity		Site is lowland mixed deciduous woodland UK BAP priority habitat.						
Other constraints		None identified.						
Open space		Marginal overlap with open space site						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Smaller part of site is overlapped by an accepted housing option. Site is lowland mixed deciduous woodland UK BAP priority habitat.							











H1765	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.62
Land to the south west of, Southwood Avenue, Honley					Employment Floorspace		Housing Capacity	21
Transport		Third party land required to gain access from Southwood Avenue although this land appears to be in the control of the site promoter (also promoting the adjacent option). Potential issues with visibility splays at the Southwood Avenue / Hall Ings Lane junction.						
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 need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited surface water drainage options. Greenfield run-off rates required.						
Env Protection		Potential noise from railway therefore relevant assessment required. Site is not recorded as contaminated land but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is very poorly configured in relation to the existing settlement pattern and would result in the sprawl of built form down a prominent hillside to the detriment of the openness of the green belt in this location.						
Green belt edge		This is a restricted area of green belt that in this location maintains separation from Honley and Brockholes. Opportunities for settlement extension are limited by the presence of steep slopes where development could be prominent.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion	This site is very poorly configured in relation to the existing settlement pattern and would result in the sprawl of built form down a prominent hillside to the detriment of the openness of the green belt in this location.							









H75	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.89	
Land to west of, Outlane Methodist Church, New Hey Road, Outlane					Employment Floorspace		Housing Capacity	31	
Transport			Site access achievable with 2 x 43m visibility splays.						
Public Health			Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education			Modest increase in trend for primary and a need for additional places, increase in trend for secondary but no additional need for places.						
Historic Env			Close proximity to Slack Roman Fort scheduled monument, particularly if extension to this monument is agreed by Secretary of State.						
Flood/drainage			Flood zone 1. No strategic drainage objections.						
Env Protection			Air quality and noise issues arising from proximity of M62.						
Biodiversity			None identified						
Other constraints			None identified.						
Open space			N/A						
Green belt			This site is located between the modern ribbon development on New Hey Road and the church, with the M62 to its immediate south. Development would have little impact on the openness of the green belt but the site on its own would not be well related to the existing settlement form, projecting south of the current building line. The site contains the route of a Roman road and its role in maintaining the setting of a significant archaeological feature should be considered.						
Green belt edge			This forms a narrow strip of green belt land between the southern edge of Outlane and the M62 motorway. Containment provided by boundaries and the settlement would prevent sprawl and there no risk of encroachment as the land has little relationship with the wider countryside beyond the motorway. There is an area of potential archaeological significance to the extreme south west of the site, following the route of a Roman road.						
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			Close proximity to Slack Roman Fort scheduled monument, particularly if extension to this monument is agreed by Secretary of State. Air quality and noise issues arising from proximity of M62.						












H588	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	11.7	
Land between, Hassocks Lane and Meltham Road, Honley					Employment Floorspace		Housing Capacity	409	
Transport			Third party land required for access. Improvements would be required to the road width on Scotgate Road to allow for intensification of use. A pedestrian footway would be required along the site frontage. Two points of access required. Highways Agency concerns can be mitigated by schemes already programmed.						
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. Site capacity could impact on school place planning.						
Historic Env			Assessment of impacts on Scheduled Monument will be required if this site was proposed for development, Potential negative impact on the setting of 14-20 Chandler Lane. A heritage impact assessment would be required.						
Flood/drainage			Site is within EA flood zone 1. Water crosses the site in a culvert. Site would benefit from drainage masterplan with adjacent sites. Further surface water drainage investigation would be required.						
Env Protection			Site not recorded as contaminated but phase 1 contamination report required. Travel Plan required. Air Quality impact assessment needed.						
Biodiversity			No objections raised.						
Other constraints			None identified.						
Open space			N/A						
Green belt			This is a large site which would round off the settlement of Honley at this point, is well configured in relation to the settlement and can show defensible green belt boundaries, albeit with the necessary addition of a small parcel of land between the site and Hassocks Lane. However, the prominence of this site particularly at its northern extent would intrude into long distance views and would therefore have an unacceptable impact on the openness of the wider green belt.						
Green belt edge			This is an extensive area of green belt where the existing settlement pattern presents opportunities for rounding off or infill. However, the land is rising and elevated so there is a high risk of prominent development which would impact on openness.						
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 prominence of this site particularly at its northern extent would intrude into long distance views and would therefore have an unacceptable impact on the openness of the wider green belt.						



























H29	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.7
Land north of, Pilling Lane, Skelmanthorpe					Employment Floorspace		Housing Capacity	164
Transport		Access constraints, as there is no frontage to an adopted highway. However there is scope for this street to be brought up to an adoptable standard. Access to the site via Elm Street and Lodge Street has issues concerning poor pedestrian provisions, on-street parking issues and poor sightlines onto the classified road network and as a result would be unsuitable for the amount of development proposed.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Drainage masterplan may be required. Surface water discharge must be attenuated to greenfield rates.						
Env Protection		Employment uses to west of site could potentially be a noise source.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is bounded by the railway to the north and by Pilling Lane to the south both of which present defensible green belt boundaries. The degree of containment means there is little risk of sprawl although limiting the extent of the site to the line of Little Pilling Lane would present a stronger eastern boundary. The site retains a countryside character particularly at its eastern extent and is visually linked with the wider countryside beyond the railway, although the intrusion of built form closer to the settlement means that the appearance of encroachment into countryside is more limited towards the west.						
Green belt edge		This area of green belt represents a reasonably extensive area separating Skelmanthorpe and Scissett. It is well contained by the line of the railway which prevents sprawl to the north and by Pilling Lane which could represent a new boundary to the south. The fragmented land use pattern gives potential for small scale rounding off without impacting on the general extent of the gap.						
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		Access to the site via Elm Street and Lodge Street has issues concerning poor pedestrian provisions, on-street parking issues and poor sightlines onto the classified road network and as a result would be unsuitable for the amount of development proposed.						
H679a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	3.89
Land off, Lane Head Road, Shepley					Employment Floorspace		Housing Capacity	73
Transport		Site access is not achievable. There is site frontage to adopted highway.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends in primary and secondary. The site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Ordinary watercourse running through the site may impact on layout. This site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Recorded as potentially contaminated land therefore phase 1 and 2 contamination reports required.						
Biodiversity		Developable area amended to take account of UK BAP Priority Habitats (lowland mixed deciduous woodland, pond and lowland dry acid grassland).						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site sits within an extensive area of green belt that maintains separation between villages. Development would appear as an isolated intrusion of built form into this countryside setting which would significantly undermine the role and function of the green belt in this location.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site sits within an extensive area of green belt that maintains separation between villages. Development would appear as an isolated intrusion of built form into this countryside setting which would significantly undermine the role and function of the green belt which is to safeguard the countryside from encroachment. Release of the site would create an isolated area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. Site access is not achievable.						











H1793	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.63
Land to the south west of, Hassocks Road, Meltham					Employment Floorspace		Housing Capacity	57
Transport		Hassocks Road not adoptable standard adjacent to site, though it is immediately to the east. Would need third party land to bring it to adoptable standard.						
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 decrease in secondary . The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Limited options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		The site is within 950m of SPA / SSSI / SAC and SPA birds breed between proposed allocation and the SPA.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This area of green belt sits between the edge of the settlement of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form. This site is also separated from the settlement edge by an open field and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This area of green belt sits between the edge of the settlement of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The site is within 950m of SPA / SSSI / SAC and SPA birds breed between proposed allocation and the SPA.						









H73	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.72
Lower Busker Farm, Busker Lane, Scissett					Employment Floorspace		Housing Capacity	130
Transport		Access achievable provided visibility splays can be provided along Busker Lane. Impact on SRN 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		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Potential impact on Grade II listed building.						
Flood/drainage		Flood zone 1. Further research required for suitability of soakaways.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is contained by Busker Lane to the south and existing development, including Scissett Middle School to the north and east. To the west the treed footpath would represent a strong and defensible new boundary minimising any risk of further encroachment or sprawl. The location and configuration of the site means that it is well related to the settlement and would represent rounding off. The land slopes up towards Busker Lane so could be prominent in long distance views from the north.						
Green belt edge		This is a reasonably extensive area of green belt that maintains separation between Skelmanthorpe and Clayton West. The extent of the gap and the existing settlement form allow opportunities for some limited settlement extension without significantly undermining the role and function of the green belt in this location.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is contained by Busker Lane to the south and existing development, including Scissett Middle School to the north and east. To the west the treed footpath would represent a strong and defensible new boundary minimising any risk of further encroachment or sprawl. The location and configuration of the site means that it is well related to the settlement and would represent rounding off. The land slopes up towards Busker Lane so could be prominent in long distance views from the north. Development at a high density be poorly related to current built form of Scissett and sense of place, adjacent to the middle school and school field. The site has been accepted as safeguarded land.						











H52	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.12
Land to the West of, Hebble Mount, Meltham					Employment Floorspace		Housing Capacity	39
Transport		Access achievable subject to suitable visibility splays provided on Calmlands Road and the incorporation of pedestrian facilities.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Potential surface issues using soakaways because of site topography.						
Env Protection		No objections raised. Nearby industry referred to is no longer in operation.						
Biodiversity		1070m from SPA / SAC / SSSI. Habitat Risk Assessment required.						
Other constraints		The site is immediately adjacent to the Peak District National Park and development would have a detrimental impact on the national park.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	The site is immediately adjacent to the Peak District National Park and development would have a detrimental impact on the national park.							









H681	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.39
Land east of, 175 - 195, Cumberworth Lane, Lower Cumberworth					Employment Floorspace		Housing Capacity	48
Transport		Access can be achieved from Cumberworth Lane, but this requires visibility splays to be provided, which would need third party land, and/or measures to reduce traffic speeds.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		Area of contaminated land in the middle of the site.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Site contains amenity greenspace and children's play facility						
Green belt		This option in its south eastern extent would represent a poorly configured and poorly related projection of built form into the countryside landscape of which this site is a part to the detriment of openness. Removal of the site from the green belt would also necessitate bringing within the settlement the historically isolated grouping of dwellings at 187 - 197 Cumberworth Road, which abut and therefore contain the site on the southern boundary. This would also bring within the settlement the Lower Cumberworth park and playground.						
Green belt edge		This is an extensive area of green belt which maintains separation between existing villages. In this location the potential for settlement expansion without impacting on that role is limited by the extensive field patterns and by the relatively restricted gap between Lower Cumberworth and Denby Dale.						
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This option in its south eastern extent would represent a poorly configured and poorly related projection of built form into the countryside landscape of which this site is a part to the detriment of openness. Removal of the site from the green belt would also necessitate bringing within the settlement the historically isolated grouping of dwellings at 187 - 197 Cumberworth Road, which abut and therefore contain the site on the southern boundary. This would also bring within the settlement the Lower Cumberworth park and playground.							












H299	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.67
Huddersfield Road, Skelmanthorpe					Employment Floorspace		Housing Capacity	20
Transport		No site frontage to adopted highway						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage, would benefit from drainage masterplan with adjacent sites.						
Env Protection		No objections raised.						
Biodiversity		Close to population of Great Crested Newts to south west of site. Buffer around disused reservoir. GCN survey required of reservoir and nearby ponds.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Part of larger accepted housing option H502.						
H665	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.47
Land to the north of, Longwood Gate, Longwood					Employment Floorspace		Housing Capacity	16
Transport		Frontage to Longwood Gate, access achievable subject to provision of visibility splays.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Increase in trend for primary with a need for additional places. Increase in trend for secondary but no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage constraints.						
Env Protection		No objections raised.						
Biodiversity		The site is comprised of lowland acid grassland / heathland habitat of principal importance. This is an important part of the habitat network.						
Other constraints		None identified.						
Open space		Site overlaps with accepted urban greenspace site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site overlaps with accepted urban greenspace site.						
H685	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.78
Land at, Wentworth Drive, Emley, Huddersfield,					Employment Floorspace		Housing Capacity	44
Transport		Third party land required from Wentworth Drive and Green Acres Close. Potential ransom strips exist. PROW on eastern boundary of site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Limited options for surface water drainage, drainage plan with adjacent site would be beneficial.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Development of this option would impact on the Millennium Green.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site is overlapped by accepted housing option H358						











H445	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.68
Land to the north east of, Pavillion Way, Meltham					Employment Floorspace		Housing Capacity	21
Transport		Access can be achieved through extension to Pavillion Way.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Possible culverted watercourse across site, removed from net area. Connection to public surface water sewer may require third party land.						
Env Protection		Contaminated land to the west of the site.						
Biodiversity		No significant issues, but consideration should be given to impacts of a combination of sites on SPA / SAC / SSSI						
Other constraints		None identified.						
Open space		N/A						
Green belt		Development on this site would project development into an area of open countryside beyond the existing well defined linear edge of the houses on Pavillion Way. This area of green belt is open countryside and development would be prominent on elevated ground to the significant detriment of the openness of the wider green belt and 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 but where opportunities for settlement extension are limited because of the risk of prominent development on high ground and impact on areas of environmental sensitivity.						
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		Development on this site would project development into an area of open countryside beyond the existing well defined linear edge of the houses on Pavillion Way. This area of green belt is open countryside and development would be prominent on elevated ground to the significant detriment of the openness of the wider green belt and contrary to the role and function of the green belt which is to safeguard the countryside from encroachment.						

H691	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.94
Land to the south of, Hartcliffe Mills, Barnsley Road, Denby Dale					Employment Floorspace		Housing Capacity	46
Transport		Access achievable if necessary visibility splays can be required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Potential impact on setting of Grade II listed Hartcliffe Mills and Denby Dale viaduct.						
Flood/drainage		River Dearne on north-western of the site. Net area can be reduced to ensure no land in flood zones 2/3 is included. Land at risk of surface water ponding to the north of the site.						
Env Protection		Potential noise and odour arising from adjacent employment uses.						
Biodiversity		Additional pressure on ancient woodland to south of site, reduce site area for this.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site rejected, the location adjacent to Hartcliffe Mills would not be likely to yield a deliverable housing site. The site could potentially meet future needs of the company to the north of the site.						









H26	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.94
Land between, Dunford Road and Dover Lane, Holmfirth					Employment Floorspace		Housing Capacity	31
Transport		Site access achievable but it does not appear that the recommended visibility splays (2.4m x 43m) can be achieved within the site frontage to Dunford Road. TPO trees may impact on access to Dunford Road. Footpath required along site frontage on Washpit New Road.						
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 need for additional capacity.						
Historic Env		Site lies across Dunford Road from the Underbank Conservation Area. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Records suggest an ordinary watercourse crosses the site. Further research required into potential drainage solutions.						
Env Protection		Not recorded as contaminated land but phase 1 contamination report required.						
Biodiversity		TPO area covering the south-east of the site has been removed from the developable area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is on a small plateau of land that sits above the narrow steep valley of the River Ribble which is at a significantly lower level than the site. As such the site would be prominent and intrusive to the detriment of the openness of the wider green belt. This is an area of countryside where new development would appear as encroachment contrary to purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt but where opportunities for settlement expansion are extremely limited, either due to the presence of steep slopes where development could be prominent or sensitive environmental habitats.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site is on a small plateau of land that sits above the narrow steep valley of the River Ribble which is at a significantly lower level than the site. As such the site would be prominent and intrusive to the detriment of the openness of the wider green belt.								

H1802	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.1
Land to the north west of, Mean Lane, Meltham					Employment Floorspace		Housing Capacity	73
Transport		3rd party land to gain access, via site to the north (from Helme Lane). No frontage to adopted highway.						
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 decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Limited options for surface water drainage.						
Env Protection		Noise assessment required.						
Biodiversity		No objections raised - but potential cumulative impact from developments of site in this area						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This is part of a wider site that has been accepted for housing.								

H1740	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.94
Land to the east of, Fairfield Rise, Kirkburton					Employment Floorspace		Housing Capacity	101
Transport		Site frontage to Cross Lane but this would need third party land to provide a suitable access. Footway required on Cross Lane.						
Public Health		No objections raised.						
Education		No immediate need for primary (decreasing trends) and no need for additional secondary places (modest decreasing trends). Site size (50 dwellings) may have an impact on education provision.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		WYE suggest removing 1.03ha from the developable area due to lowland mixed deciduous woodland.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Impacts on open space site						
Green belt		Development of this site would leave the line of the open watercourse, its localised steep valley and associated habitats separated from the wider countryside. These countryside features are best protected by the green belt designation in order to prevent encroachment. Retaining the watercourse and its environs would render any new development poorly related to the settlement.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. Locally opportunities for expansion are limited because the settlement edge is defined by the line of a watercourse which marks a natural boundary to this part of Kirkburton.						
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	Development of this site would leave the line of the open watercourse, its localised steep valley and associated habitats separated from the wider countryside. These countryside features are best protected by the green belt designation in order to prevent encroachment. Retaining the watercourse and its environs would render any new development poorly related to the settlement. Site impacts on open space provision.							

H458	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	6.18
Land to the west of, 55, Near Bank, Shelley					Employment Floorspace		Housing Capacity	142
Transport		Third party land required for access. Suitable access could only be achieved through the housing option to the east which has been rejected. No site frontage to adopted highway. PROW crosses the site. Potential for cumulative impacts on strategic highways network but these impacts can be managed through mitigation already planned.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. Site capacity could impact on school place planning.						
Historic Env		Potential impacts on Shelley Methodist Church to the west of this site. A heritage impact assessment would be required.						
Flood/drainage		The southern part of the site is within high flood risk areas and surface water flooding to a depth of 1.2m so these areas could be avoided in any proposed layout if possible. This area has been removed from the developable area. Drainage suggest that this site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Potentially contaminated land therefore phase 1 and 2 contamination reports required. Travel Plan required. Air quality impact assessment and noise assessment needed.						
Biodiversity		Shepley Beck, ponds and grasslands on this site (all UK BAP priority habitats). Shepley Dike is within a habitat network. Recommendation to remove the beck area and provide a 10m buffer from the top of the bank.						
Other constraints		None identified.						
Open space	N/A							
Green belt		As presented this site in the main follows features on the ground which would present a defensible new green belt boundary, although a short section of the south eastern boundary cuts across a field. The southern boundary would be formed by the line of Shepley Dike but the site is extensive enough to provide a buffer to protect important habitats. 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.						
Green belt edge		This is an extensive area of green belt that delineates the eastern extent of Shelley in this location. The existing settlement pattern and land use features present some opportunities for settlement extension without compromising the role and function of the green belt. The land rises to the north so development here would be increasingly prominent.						
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	Significant third party land required for access. Suitable access could only be achieved through the housing option to the east which has been rejected. Lack of evidence that access can be achieved to ensure a deliverable or developable site.							










H1746	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	18.85
Land adjacent, Haighs Lane, Quarmby					Employment Floorspace		Housing Capacity	530

Transport		Hayfield Avenue and Haughs Road are considered unsuitable for the intensification of use proposed. The surrounding highway network in the vicinity of the site is very poor with narrow roads and poor horizontal and vertical alignment. Local network is considered unsuitable for a development of this scale.
Public Health		The site is not located within the 12 Kirklees wards that have identified public health issues that land use planning could help to intervene/mitigate.
Education		There is a need for additional primary school place in the catchments area.
Historic Env		Possibility this option could impact on Grade II listed stables to the former farm at Holly Bank and the setting of Quarmby Fields Conservation Area.
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.
Env Protection		No issues in terms of air quality, noise or odour.
Biodiversity		Habitats of Principal Importance and Habitat Network exist within the site.
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion











Hayfield Avenue and Haughs Road are considered unsuitable for the intensification of the use proposed. The surrounding highway network in the vicinity of the site is very poor with narrow roads and poor horizontal and vertical alignment. The local network is considered unsuitable for a development of this scale.









H331	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.47
Land off, River Holme View, Brockholes					Employment Floorspace		Housing Capacity	10











Transport		Site access achievable.
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
Historic Env		No concerns raised.
Flood/drainage		The western part of the site is within EA flood zones 2 and 3. A sequential approach to avoid development in high flood risk areas. Drainage solution may require third party land.
Env Protection		Site not recorded as contaminated but phase 1 contamination report required.
Biodiversity		Potential impact on Local Wildlife Site, Habitats of Principal Importance and the Habitat Network therefore developable area reduced.
Other constraints		None identified.
Open space		The open space assessment has deemed this land to be suitable as an urban green space allocation (UGS909)
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A









Conclusion











The open space assessment has deemed this land to be suitable as an urban green space allocation. Potential impact on Local Wildlife Site, Habitats of Principal Importance and the Habitat Network would require further assessment.











H266	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.68
Land east of, Scholes Moor Road, Scholes					Employment Floorspace		Housing Capacity	22
Transport		Third party land required to achieve sufficient visibility splays.						
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 need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Further surface water drainage testing required.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This option is poorly related to the existing settlement and would result in the projection of built form into the countryside contrary to the purpose of the green belt which is to safeguard the countryside from encroachment. The land slopes down towards Oak Scar Lane which could make any development prominent in long distance views to the detriment of the openness of the wider green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages and defines the edge of Scholes in this location. The nature of the settlement edge and land use features means that some settlement extension could have limited impact on the openness of the green belt but could be more prominent towards the west at the top of the slope.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This option is poorly related to the existing settlement and would result in the projection of built form into the countryside contrary to the purpose of the green belt which is to safeguard the countryside from encroachment. The land slopes down towards Oak Scar Lane which could make any development prominent in long distance views to the detriment of the openness of the wider green belt. There are no exceptional circumstances to remove this site from the green belt.						










H723	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.82
Land to the South of, Upperthong Lane, Upperthong, Holmfirth,					Employment Floorspace		Housing Capacity	35
Transport		Site access achievable from Holme View Avenue and Pennine Close but whole site could not be accessed from Broad Lane due to steep gradients and narrowness of the road.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary. No immediate need for additional capacity.						
Historic Env		Grade II listed Broad Lane Farmhouse to south of this site which would impact on the developable area. A heritage impact assessment would be required.						
Flood/drainage		This site is in flood zone 1.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Most of this site is covered by an accepted housing option (H284) which presents a more acceptable site boundary due to the change in levels on this site between the northern and southern sections. A heritage impact assessment would be required.						











H309	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.63
Land north of, Red Lane, Meltham					Employment Floorspace		Housing Capacity	57
Transport		Site access achievable but not clear whether 2.4m x 43m visibility splays can be achieved. A pedestrian footway would be required along the 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.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Culverted watercourse in eastern boundary may need to be upgraded. Site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required. Potential noise issues from adjacent school therefore relevant assessment would be required.						
Biodiversity		Site is 1080m from the Dark Peak SSSI/SPA/SAC therefore assessment would be required.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This area of green belt sits between the edge of the settlement of Meltham and the boundary of the Peak District National Park. These open areas contribute to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form.						
Green belt edge		This area of green belt helps to preserve the setting of the Peak District National Park. Opportunities for settlement extension that do not undermine the role of the green belt in this location 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								
Site is part of open areas contributing to the immediate setting of the national park and are recognised for the role they play in maintaining landscape character beyond the boundary of the national park. The green belt in this location therefore plays an important role in maintaining this openness by protecting the areas from the encroachment of built form. Due to the proximity to the Dark Peak SSSI/SPA/SAC, impacts would need to be assessed further. Not clear whether sufficient visibility splays could be achieved.								










H316	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.86
Land to the West of, 82-138, Mount Road, Marsden					Employment Floorspace		Housing Capacity	30
Transport		Junction improvements required with Netherley Drive / Mount Road. Third party land would be required.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Site in Flood Zone 1. Watercourse or Public combined sewer available for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		Site within 300m of SSSI / SPA / SAC. Would require Habitat risk assessment.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Junction improvements required with Netherley Drive / Mount Road. Third party land would be required. Site within 300m of SSSI / SPA / SAC. Would require Habitat risk assessment.								










H516	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.97
Land east of, Cumberworth Lane, Lower Cumberworth					Employment Floorspace		Housing Capacity	156
Transport		Site frontage to Cumberworth Lane but third party land required for visibility splays and footway provision						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Archaeologically significant cropmarks in vicinity - pre-det archaeological evaluation recommended.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		Part of site contains mixed deciduous woodland - UK BAP priority habitat and hedgerows. Remove area of woodland from net area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The scale and location of this option would compromise the strategic role of the green belt by significantly impacting on the gap separating Denby Dale and Lower Cumberworth. This site is very poorly related to the existing settlement form and would sprawl to the east of the settlement and encroach into the countryside contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt which maintains separation between existing villages. In this location the potential for settlement expansion without impacting on that role is limited by the extensive field patterns and by the relatively restricted gap between Lower Cumberworth and Denby Dale.						
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 scale and location of this option would compromise the strategic role of the green belt by significantly impacting on the gap separating Denby Dale and Lower Cumberworth. This site is very poorly related to the existing settlement form and would sprawl to the east of the settlement and encroach into the countryside contrary to the purposes of including land in the green belt.						











H1749	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.11
Land to the west of, Meadowcroft, Honley					Employment Floorspace		Housing Capacity	38
Transport		Site access available from Meadowcroft, suitability of this depends on how successful the local road network is at accommodating the development.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		Decreasing trends for primary and decrease in secondary therefore no immediate capacity required.						
Historic Env		The site is within 260m from prehistoric remains at Honley Wood and lies opposite a group of Grade II Listed weaver's houses on Chandler Lane. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		Flood Zone 1. Possible culverted watercourse across site. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site would represent a small extension to Honley, but is not well related to the settlement pattern. While it has reasonably defensible boundaries it would leave land to the south vulnerable to encroachment and would project built form into the countryside, contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern presents opportunities for rounding off or infill. However, the land is rising and elevated so there is a high risk of prominent development which would impact on openness.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site would represent a small extension to Honley, but is not well related to the settlement pattern. While it has reasonably defensible boundaries it would leave land to the south vulnerable to encroachment and would project built form into the countryside, contrary to the purposes of including land in the green belt.						










H506	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	3.79
Carters Farm, Hollins Lane, Slaithwaite					Employment Floorspace		Housing Capacity	132
Transport		Site access achievable subject to provision of footway on Lingards Road, improved facilities on Manchester Road and the provision of visibility splays.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Potential impact on Grade II listed buildings to south east of site.						
Flood/drainage		Flood Zone 1. Public combined sewer for surface water drainage.						
Env Protection		Assessment required for road traffic noise arising from Manchester Road.						
Biodiversity		230m away from Lapwing Breeding site to the south. Site 2km from SPA / SAC / SSSI						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site does not adjoin Slaithwaite, although the extreme north eastern corner touches Lingards Road (edge ref SL2_Black). Development of this site would result in a visually prominent extension to Slaithwaite on the steeply sloping valley side. Whilst there is ribbon development alongside Manchester Road to the north of the site, this would not 'contain' development on the sloping site as its prominence on the slope would impact on the openness of green belt. The scale and configuration of the site would bring within Slaithwaite the historically separate area known as Top o' The Hill as well as leaving fields between Slaithwaite and site isolated from the wider green belt.						
Green belt edge		N/A						
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		Development of this site would result in a visually prominent extension to Slaithwaite on the steeply sloping valley side. Whilst there is ribbon development alongside Manchester Road to the north of the site, this would not 'contain' development on the sloping site as its prominence on the slope would impact on the openness of green belt. The scale and configuration of the site would bring within Slaithwaite the historically separate area known as Top o' The Hill as well as leaving fields between Slaithwaite and site isolated from the wider green belt. 230m away from Lapwing Breeding site to the south. Site 2km from SPA / SAC / SSSI						




















H355	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.54
Land to the north of, Longroyd Crescent, Slaithwaite					Employment Floorspace		Housing Capacity	18
Transport		Access would be drawn from Hawthorn Road. This is an adopted highway but is a very poor standard, no footway provided.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
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 setting of grade ii listed buildings.						
Flood/drainage		Flood Zone 1. Multiple options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		Development of the green belt part of this site would impact on the openness of the green belt as it occupies an elevated position on a very steeply sloping area of land.						
Green belt edge		This is an extensive green belt area but where opportunities for settlement expansion are extremely limited, either due to the presence of steep slopes where development could be prominent or by existing development in the green belt immediately adjacent to the settlement.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		Development of the green belt part of this site would impact on the openness of the green belt as it occupies an elevated position on a very steeply sloping area of land. Access would be drawn from Hawthorn Road. This is an adopted highway but is a very poor standard, no footway provided.						









H452	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.14
Land to the east of, Oakes Fold, Lepton					Employment Floorspace		Housing Capacity	74
Transport		Third party land required for access. Private access road from Town End Lane would require significant improvement. Provision of a footway required along site frontage.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trend for primary and increase for secondary. Site capacity could also impact on school place planning. For secondary there is capacity available within the local area.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1.						
Env Protection		Part of the site is within an outer HSE zone with minimal parts within other HSE zones. Site is not recorded as contaminated but requires phase 1 contamination report. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is adjacent to a cluster of properties known as Lepton Thorn and which appears as an area of urban fringe north of Wakefield Road, which is the green belt boundary. The Local Plan strategy does not include the removal of Lepton Thorn from the green belt and removing the site in isolation would create an area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
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 Local Plan strategy does not include the removal of Lepton Thorn from the green belt and removing the site in isolation would create an area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						









H716	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.89
Land west of, Hoyle Ing, Linthwaite					Employment Floorspace		Housing Capacity	41
Transport		No suitable site access can be achieved, the surrounding road network is unsuitable for the intensification of the use proposed. One area of access at Hoyle Beck Close is now under construction for housing.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Site is within Linthwaite conservation area.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Contaminated land throughout site.						
Biodiversity		Lowland mixed deciduous woodland covers large sections of the site. Removed from net area.						
Other constraints		None identified.						
Open space		Overlap with area of open space						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No suitable site access can be achieved, the surrounding road network is unsuitable for the intensification of the use proposed. One area of access at Hoyle Beck Close is now under construction for housing.						










H2726	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.43
Land rear of Old Vicarage, Marsh Hall Lane, Thurstonland					Employment Floorspace		Housing Capacity	15
Transport		No frontage to adopted highway.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease secondary. No immediate need for additional capacity.						
Historic Env		The site is within Thurstonland Conservation Area						
Flood/drainage		Flood zone 1.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This option is not particularly well related to the existing settlement form and would result in the encroachment of built form into the countryside contrary to the role and function of the green belt. The site does present reasonable new green belt boundaries which would improve the current position where it does not follow a feature on the ground north of The Old Vicarage.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present opportunities for settlement extension, infilling and rounding off that would not undermine the role and function of the green belt.						
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		No frontage to adopted highway. This option is not particularly well related to the existing settlement form and would result in the encroachment of built form into the countryside contrary to the role and function of the green belt. The site does present reasonable new green belt boundaries which would improve the current position where it does not follow a feature on the ground north of The Old Vicarage.						










H4	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	24.31
Land to the north west of, Woodhouse Farm, Woodhouse Lane, Emley					Employment Floorspace		Housing Capacity	850
Transport		Site frontage to Woodhouse Lane but visibility splays and pedestrian facilities required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Impact on medieval ironstone pits and Grade II* listed building to the west of the site.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Area of contaminated land, but this is very small relative to rest of site.						
Biodiversity		Large site within 1.5km of Denby Grange Colliery Ponds. Possible that there could be indirect impacts links to changes to hydrology and increased visitor pressure at designated site.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a very large site whose release from the green belt would result in a significant amount of new development in a location that is remote from any existing settlement in Kirklees. The land is relatively flat adjacent to Woodhouse Lane then slopes down to Little Dike. Extending development north of the watercourse would necessitate bridging the dyke. This site is an integral part of the open countryside landscape in this area and its removal would represent encroachment into the countryside to the significant detriment of the role and function of the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is a very large site whose release from the green belt would result in a significant amount of new development in a location that is remote from any existing settlement in Kirklees. The land is relatively flat adjacent to Woodhouse Lane then slopes down to Little Dike. Extending development north of the watercourse would necessitate bridging the dyke. This site is an integral part of the open countryside landscape in this area and its removal would represent encroachment into the countryside to the significant detriment of the role and function of the green belt.						










H437	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.66
Land east of, Huddersfield Road, Meltham					Employment Floorspace		Housing Capacity	14
Transport		Third party land required and/or measures to improve visibility and/or reduce traffic speeds required.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		May impact on setting of Grade II listed Bentley Mill.						
Flood/drainage		Eastern part of the site at risk from flooding, in flood zones 2 and 3. Removed from net area, though further modelling may be required,						
Env Protection		Potential noise issues arising from nearby industry. Contaminated land on southern boundary of site.						
Biodiversity		Site adjacent to Meltham Dike, a UK BAP Priority Habitat. Land has been removed from net area to provide buffer.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This option is separated from the edge of the settlement in this location by the line of Hall Dike and its important wildlife habitat. Development that left a buffer with the wildlife habitat would be poorly related to the settlement and would introduce development west of the stream into this narrow and environmentally sensitive valley setting.						
Green belt edge		This is an extensive area of green belt that separates Meltham from Honley and Netherton. The settlement edge in this location is delineated by the line of Hall Dike which presents a strong natural edge to the settlement. The landform and existing land uses present few opportunities for infilling or rounding off.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This option is separated from the edge of the settlement in this location by the line of Hall Dike and its important wildlife habitat. Development that left a buffer with the wildlife habitat would be poorly related to the settlement and would introduce development west of the stream into this narrow and environmentally sensitive valley setting.						
H679	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	3.42
Land off, Penistone Road, Shepley					Employment Floorspace		Housing Capacity	91
Transport		Third party land required to secure access to A629 for site of this scale. Highways England concerns can be addressed by mitigation already programmed.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends in primary and secondary. The site capacity could impact on school place planning.						
Historic Env		Site lies close to Shepley Conservation Area and may impact upon its setting. A heritage impact assessment would be required.						
Flood/drainage		Flood zone 1. Ordinary watercourse running through the site may impact on layout. This site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Recorded as potentially contaminated land therefore phase 1 and 2 contamination reports required.						
Biodiversity		Proposals should have regard to woodland areas within the site and their role as part of the habitat network.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site sits within an extensive area of green belt that maintains separation between villages. Development would appear as an isolated intrusion of built form into this countryside setting which would significantly undermine the role and function of the green belt which is to safeguard the countryside from encroachment. Release of the site would create an isolated area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site sits within an extensive area of green belt that maintains separation between villages. Development would appear as an isolated intrusion of built form into this countryside setting which would significantly undermine the role and function of the green belt which is to safeguard the countryside from encroachment. Release of the site would create an isolated area of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						










H568	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.45
Land to the west of, Leak Hall Crescent, Denby Dale					Employment Floorspace		Housing Capacity	15
Transport		No frontage to adopted highway. Potential access from unadopted road to west off site off Cumberworth Road but third party land would be required to achieve visibility splays.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Access to public combined sewer may require third party land.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
This site forms part of larger accepted housing option H690								

H478	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	2.47
Cliffe End Business Centre, Dale Street, Milnsbridge					Employment Floorspace		Housing Capacity	31
Transport		Existing site access can be utilised, though visibility splays required on Dale Street. Impact on SRN will 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		Increase in trend for additional places, with a need for additional places.						
Historic Env		Site adjacent to conservation area - so development would need to respect this.						
Flood/drainage		Flood zone 2 on southern boundary of site but unlikely to have impact on the site as a whole. Millpond in north of site.. Watercourse available for drainage.						
Env Protection		Contaminated land throughout site and noise assessment required						
Biodiversity		BAP priority habitats in site - removed from net area.						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site is operation for industry, so is unlikely to form a deliverable housing site.								

H312	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	5.6
Land north of, Longwood Edge Road, Salendine Nook					Employment Floorspace		Housing Capacity	196
Transport		Significant improvements would be required to Longwood Edge Road. Gilead Road junction. Third party land would be required. Provision of a footway would be required along the site frontage. Safety issues within the vicinity of this site. Additional mitigation would be required by 2028 above those already planned to address Highways England concerns.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for extra primary places in the locality. There is no immediate need for further secondary places.						
Historic Env		Site is adjacent to Longwood Edge conservation area and therefore further assessment of the implications will be required if this site is to be allocated for housing.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		Large urban greenspace with various open space uses, including:- (i) Huddersfield New College - adult football pitches, senior rugby league pitch and full size 3G pitch with good community use. PPS recommends protect. (ii) Salendine Nook High School - football and rugby league pitches. PPS recommends protect. (iii) Former Britannia Works Sports Club - Former cricket ground with 2x youth 11v11 marked on outfield. PPS recommends currently protect due to shortfalls in the area. (iv) Salendine Nook University Playing Fields: Site appears to be lapsed. Previously accommodated at least one adult pitch. PPS recommends currently protect due to shortfalls in the area. (v) Celandine Avenue Recreation Ground - Local recreation ground with equipped children's play and public playing fields with adult football pitch which PPS recommends protect. (vi) Celandine Avenue Allotments - Well used council allotments.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site is a rejected housing option. The site is covered by an accepted Urban Greenspace designation.						










H554	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.74
Land east of, Springwood Road, Thongsbridge					Employment Floorspace		Housing Capacity	21
Transport		Site access achievable. Require 2.4m x 43m visibility splays onto Springwood Road. Note the length of the site frontage and presence of TPO trees along the western boundary which may impact on access.						
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 need for additional capacity.						
Historic Env		No objection raised.						
Flood/drainage		Site is in EA flood zone 1. Possible watercourse running along the eastern boundary. Limited opportunities for surface water management.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		Recommendation to reject this site as a potential allocation. Parkland UK BAP priority habitat with mixed age standard trees over grassland.						
Other constraints		None identified.						
Open space		Open space assessment justifies the allocation of this site as urban green space.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Biodiversity impacts on Habitats of Principal Importance (UK BAP priority habitat) unacceptable. Open space assessment justifies the allocation of this site as urban green space.						









H256a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	14.17
Land to the north of, Woodsome Road, Fenay Bridge					Employment Floorspace		Housing Capacity	495
Transport		A Transport Assessment will be required as part of any application which should provide a detailed assessment of what improvements are proposed to make the site more accessible to pedestrians and cyclists given the lack of footway provision on Woodsome Road as well assessing the impact of development traffic on the local highway network and associated junctions. Subject to highway improvements in context with the development and the local highway network, the proposed development would not result in any significant detriment to the efficiency and safe use of the local network.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		There is a need for additional primary school places.						
Historic Env		Development of this site will affect a number of listed buildings in the area.						
Flood/drainage		Site in Flood Zones 2 and 3 along Fenay Beck. The site flooded in 1970. A full Flood Risk Assessment is required.						
Env Protection		No issues relating to air quality, noise and odour.						
Biodiversity		Habitats of Principal Importance and Species of Principal Importance exist within the site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site has a long boundary with both Rushfield Dike and Fenay Beck, countryside features which along with their associated sensitive habitats are best protected through the green belt designation. The introduction of urban form into this countryside location would undermine the role and function of the green belt which is to safeguard the countryside from encroachment. The site is remote from the settlement edge and could not be released from the green belt without significant additional land in order to give the site any relationship with a settlement.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site has a long boundary with both Rushfield Dike and Fenay Beck, countryside features which along with their associated sensitive habitats are best protected through the green belt designation. The introduction of urban form into this countryside location would undermine the role and function of the green belt which is to safeguard the countryside from encroachment. The site is remote from the settlement edge and could not be released from the green belt without significant additional land in order to give the site any relationship with a settlement.						

H322a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.69
Land at, Wood Nook / Cumberworth Lane, Denby Dale					Employment Floorspace		Housing Capacity	59
Transport		Site access is not achievable as the necessary visibility splays could not be achieved on Cumberworth Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease for secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site does not have any relationship with Denby Dale as it is separated from it by a tract of protected trees and the open grazing land along Cumberworth Road. As such it would appear as an isolated projection of development in the countryside contrary to the role and function of the green belt.						
Green belt edge		N/A						
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		Site access is not achievable as the necessary visibility splays could not be achieved on Cumberworth Lane. This site does not have any relationship with Denby Dale as it is separated from it by a tract of protected trees and the open grazing land along Cumberworth Road. As such it would appear as an isolated projection of development in the countryside contrary to the role and function of the green belt.						









H2575	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.73	
Land at, Sunny Heys Road, Meltham					Employment Floorspace		Housing Capacity	25	
Transport			Access on to Sunny Hey Road and Hey Crescent						
Public Health			Levels of obesity are higher than the Kirklees average. Ensure there are adequate physical activity opportunities.						
Education			Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env			no significant issues						
Flood/drainage			Flood zone 1. Limited options for surface water drainage.						
Env Protection			No objections raised.						
Biodiversity			Site 1.6km from SPA / SAC / SSSI will need to provide mitigation for increased recreational needs of residents. This site already offers recreation opportunities that are important to the local area						
Other constraints			None identified.						
Open space			The site overlaps with an urban greenspace.						
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion			Site retained as urban greenspace						

H577	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.7	
Land east of, Carr Lane, Cinderhills					Employment Floorspace		Housing Capacity	24	
Transport			Third party land required for access and Carr Lane would need to be brought up to adoptable standard. Beyond the site, the desirable route in the wider network is constrained due to width, alignment, gradient and on-street parking and is therefore considered unsuitable for the intensification of use proposed.						
Public Health			Levels of activity are lower than the Kirklees average. Need to ensure adequate physical activity opportunities.						
Education			Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env			No objections raised.						
Flood/drainage			Site is within EA flood zone 1. Limited surface water drainage options. Connection to nearest public combined sewer would require crossing third party land.						
Env Protection			Site not recorded as contaminated but phase 1 contamination report required.						
Biodiversity			Objection raised and recommendation to reject this site for development due to impact on Habitats of Principal Importance (relatively unimproved grassland which is a UK BAP priority habitat). Significant grassland corridor close to this site.						
Other constraints			None identified.						
Open space		N/A							
Green belt			The configuration of this option would result in a very poorly related projection of built form into the countryside which would have an unacceptable impact on the openness and undermine the purpose of the green belt which is to safeguard the countryside from encroachment.						
Green belt edge			This is a reasonably extensive area of green belt that separates Holmfirth from Scholes. The field pattern and landform to the east of the settlement in this location prevents excessive sprawl and provides an opportunity for some eastward expansion without undue impact on openness.						
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 would result in a very poorly related projection of built form into the countryside which would have an unacceptable impact on the openness and undermine the purpose of the green belt which is to safeguard the countryside from encroachment. Major concerns in relation to impacts on UK BAP Priority Habitat (unimproved grassland). Third party land would be required to obtain suitable access including potentially bringing Carr Lane up to adoptable standard. Beyond the site, the desirable route in the wider network is constrained due to width, alignment, gradient and on-street parking and is therefore considered unsuitable for the intensification of use proposed.						


H223	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	6.66
Land north of, Royd House Lane, Linthwaite					Employment Floorspace		Housing Capacity	233
Transport		Site access is possible but junction improvements needed at Royds Ave / A62. Impact on SRN will not be mitigated by committed schemes.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Close to conservation area and large number of listed buildings.						
Flood/drainage		Flood zone 1. No strategic drainage objections, survey required on watercourse.						
Env Protection		Contaminated land.						
Biodiversity		No objections raised.						
Other constraints		Steeply sloping site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is poorly configured and is unlikely to form a deliverable housing site. Site does not appear to be deliverable or developable at this point in time. Topographical constraints.								


H788	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.48
Land to the North of, 1-8, The Green, Thurstonland					Employment Floorspace		Housing Capacity	16
Transport		Site access is achievable, but visibility splays are required on Marsh Hall Lane, as is a pedestrian footway.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		The site is within the Thurstonland conservation area, so any development will need to respond to its context and be sensitively designed.						
Flood/drainage		Limited options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site part of larger accepted housing option H1774.								

MDGB2003	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	D	Gross Area (Ha)	18.78
Land at Stothes Hall, Storthes Hall Lane, Kirkburton, Huddersfield					Employment Floorspace		Housing Capacity	300


Transport		Site access achievable but concerns with wider local links, however planning permission was granted for approximately 300 units (2012/91503) therefore principal of development on this site has already been established.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		Decreasing trends for primary and modest decrease in secondary. Site capacity may impact on school place planning.
Historic Env		A number of listed buildings in the area, therefore design and layout to be considered. Also, pre-determination archaeological evaluation required due to proximity of archaeological sites. A heritage impact assessment would be required.
Flood/drainage		Site is within flood zone 1.
Env Protection		Assessment required in terms of impact on air quality. Potentially contaminated land therefore phase 1 contamination report required.
Biodiversity		No objections raised.
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A
Conclusion		A larger site option has been accepted which includes this area (MDGB2134).

ME2260	Site is in Green belt	Y	Green/Brownfield	Settlement Position	E	Gross Area (Ha)	13.83
Sand Mill, Earlsheaton				Employment Floorspace		Housing Capacity	


Transport  Highway network providing potential access to the site is unsuitable for HGVs. NPPF.


Public Health  No significant issues identified


Education N/A


Historic Env  No impacts on heritage assets.


Flood/drainage  No significant constraints

Env Protection  Potential for issues relating to residential amenity i.e. air quality, noise etc.

Biodiversity  Possible to develop the site for mineral extraction subject to setting aside 7.22 ha. of land

Other constraints  Part or all of the site lies within a high risk coal referral area.

Open space  loss of good quality and well used sports pitches does not accord with paragraph 74 of the NPPF.










Green belt  Mineral extraction is appropriate development in the Green Belt










Green belt edge N/A

Exceptional Circumstances N/A

Conclusion

Highway network providing potential access to the site is unsuitable for HGVs. Furthermore the loss of well used and good quality playing fields would not accord with Paragraph 74 of the NPPF.

ME2267b	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	7.95
Land north of, Peace Wood Quarry, Green House Hill, Shelley				Employment Floorspace		Housing Capacity	
Transport			Use of Bark House lane/Green Houses Hill would not be suitable for HGV traffic and suitable access to the site cannot be achieved. However, use of Barkhouse Lane and Cross Lane as links to highways network				
Public Health			No significant issues identified				
Education			N/A				
Historic Env			No significant constraints. Impact on local heritage assets would need to be assessed prior to subsequent planning application being determined				
Flood/drainage			No significant constraints				
Env Protection			Potential for issues relating to residential amenity i.e. air quality, noise etc.				
Biodiversity			No significant constraints				
Other constraints			Part or all of the site lies within a high risk coal referral area.				
Open space			No issues significant identified				
Green belt			Mineral extraction is appropriate development within the Green Belt				
Green belt edge			N/A				
Exceptional Circumstances			N/A				
Conclusion	Use of Bark House lane/Green Houses Hill would not be suitable for HGV traffic and suitable access to the site cannot be achieved.						










ME2264	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	2.45
Hey Royds, Wheatley Hill Lane, Scissett				Employment Floorspace		Housing Capacity	
Transport			Use of Bark Wheatley Hill Lane Lane/Cuttlehirst would not be suitable for HGV traffic and suitable access to the site cannot be achieved.				
Public Health			No significant issues identified				
Education			N/A				
Historic Env			Potential impact on heritage asset needs to be considered				
Flood/drainage			No significant change				
Env Protection			Potential for issues relating to residential amenity i.e. air quality, noise etc.				
Biodiversity			No significant constraints				
Other constraints			Part or all of the site lies within a high risk coal referral area.				
Open space			No significant issues identified				
Green belt			Mineral extraction is an appropriate development in the Green belt				
Green belt edge			N/A				
Exceptional Circumstances			N/A				
Conclusion	Use of Bark Wheatley Hill Lane Lane/Cuttlehirst would not be suitable for HGV traffic and suitable access to the site cannot be achieved.						

ME2315	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	10.53
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Land north of, Cross Lane, Kirkburton

Employment Floorspace

Housing Capacity










Transport		Site access achievable, visibility splay achievable.
Public Health		No applicable health problems
Education		N/A
Historic Env		Site is close to Gryce Hall which is considered to be an undesignated heritage asset. Site adjacent to Kirkburton Conservation Area.
Flood/drainage		Flood zone 1. No objection from strategic drainage.
Env Protection		Full EIA required. Due to the nature of mineral extraction operations there is the potential for noise, dust and odour issues. Approx. 3.6 ha of the site fall within a high pressure gas pipe consultation distance and the pipeline crosses the north eastern corner of the site.
Biodiversity		No biodiversity constraints.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		Minerals extraction is an appropriate use within the green belt
Green belt edge		N/A
Exceptional Circumstances		N/A
Conclusion		Site promoter has failed to provide sufficient evidence to meet the tests set out in NPPF and NPPG. Site option rejected.

ME2313	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	22.48
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Land north of, A635 Barnsley Road, Denby Dale

Employment Floorspace

Housing Capacity










Transport		The proposed site has frontages onto Barnsley Road and Denby Hall Lane. Barnsley Road is a windy road with poor horizontal alignment and forward visibility in places. 2.4m x 160m visibility slays required (50mph speed limit). Denby Hall Lane is a narrow rural country lane unsuitable for HGVs. In addition visibility splays of 2.4m x 160m at the Barnsley Road / Denby Hall Lane junction cannot be achieved.
Public Health		No applicable health problems
Education		N/A
Historic Env		Site lies adjacent to Historic Park and Garden and also to Grade II listed building. Mitigation required.
Flood/drainage		Flood zone 1. No objection from strategic drainage.
Env Protection		Full EIA required. Due to the nature of mineral operations there is potential for noise, air and odour issues.
Biodiversity		Site adjacent to replanted ancient woodland. Remove 0.67ha from developable area leaving 21.74ha.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		Minerals extraction is an appropriate use within the green belt.
Green belt edge		N/A
Exceptional Circumstances		N/A
Conclusion		Consider that highways network in the vicinity is unsuitable and safe access to the site cannot be gained. Furthermore the site promoter has not provided evidence that mineral is present in viable quantities

ME2312	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	10.64
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Land to the north and south of, Peace Wood Quarry, Green House Hill, Shelley

Employment Floorspace

Housing Capacity

Transport		Southern site - Access can be achieved from B6116 Huddersfield Road. 2.4 x 120m (40mph speed limit) visibility splays required. Northern site - No site frontage to public highway. No suitable site access can be achieved.
Public Health		No applicable health problems
Education		N/A
Historic Env		The Grade II Listed Church of Emmanuel lies close to south of this area. Mineral extraction could harm elements which contribute towards its significance. Given area & known sites in vicinity WYASS would recommend pre-determination archaeological evaluation.
Flood/drainage		Flood zone 1. No objections from strategic drainage.
Env Protection		Full EIA required. Due to the nature of mineral extraction there is potential for noise, air and odour issues.
Biodiversity		No biodiversity issues identified.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		Minerals extraction is an appropriate use in the green belt.
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion










Site has been split into two separate allocations ME2312a and 2312b

ME3322	Site is in Green belt	Y	Green/Brownfield		Settlement Position	D	Gross Area (Ha)	18.67
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Land to the North of Cross Lane, Kirkburton










Employment Floorspace










Housing Capacity













Transport		Suitable access to the site cannot be gained and the connecting highway network is unsuitable for HGV use.
Public Health		No significant constraints
Education		N/A
Historic Env		No significant constraints
Flood/drainage		No significant constraints
Env Protection		Potential for issues relating to residential amenity i.e. air quality, noise etc.
Biodiversity		mineral extraction acceptable subject to provision to exclude ecologically sensitive areas and adequate standoff distances
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		No issues identified
Green belt		Mineral extraction is appropriate development within the Green Belt
Green belt edge		N/A
Exceptional Circumstances		N/A













Conclusion








No supporting evidence provided by the site promoter. In view of this the council cannot support its allocation. Furthermore no suitable access can be achieved










ME1965	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	25.31
Appleton Quarry, Park Head Lane, Huddingley					Employment Floorspace		Housing Capacity	
Transport		Access is achievable. Visibility splays required are 2.4 x 215m(60mph speed limit). Access not suitable via Dearne Dike Lane due to narrow width. Smaller site to the north east can be accessed from Cumberworth Lane. 2.4m x 120m (40mph speed limit) visibility splays required. Site lines substandard. To the left of the Cumberworth Lane / Penistone Road junction. 7 recorded accidents at A629 / A635 staggered crossroads junction in the vicinity of the site within the last five years.						
Public Health		Unlikely to be any significant issues in this location. Public Health confirm no applicable health problems						
Education		N/A						
Historic Env		Ancient monument 1.2km south of the southern boundary. Likely impact considered to be low. KOMPASS layers do not indicate any further historical / heritage asset issues. WYAAS indicate no significant implications						
Flood/drainage		Yorkshire Water foul main crossing the site no other constraints identified						
Env Protection		Due to the nature of the mineral extraction operations there is potential for air, noise issues. Phase 1 and 2 contamination reports required.						
Biodiversity		No significant constraints						
Other constraints		None identified.						
Open space		No issues identified. Although strategic green network in close proximity to southern boundary. Restoration of the site could bring forward potential improvements.						
Green belt		Minerals extraction is considered to be an appropriate use within the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site has now been split into two separate allocations ME1965a and ME1965b							

ME2267	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	47.8
Land to the north of, Peace Wood Quarry, Green House Hill, Shelley					Employment Floorspace		Housing Capacity	
Transport		Access via Green House Hill which is subject to a de-restricted speed limit. A stopping sight distance of 215m is therefore required. PROW KIR/134/10 to west of site.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		The Grade II Listed Church of Emmanuel lies close to south of this area. Mineral extraction could harm elements which contribute towards its significance.						
Flood/drainage		Flood zone 1. No objection from strategic drainage						
Env Protection		Full EIA required. Due to the nature of mineral extraction there is the potential for noise, dust and odour issues.						
Biodiversity		Remove 5.58ha from developable area leaving 42.07ha. This is to mitigate from the potential impact upon the local wildlife site, UK BAP Priority Network and the habitat network.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Minerals extraction is an appropriate use in the green belt						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site has now been split into two separate allocations ME2267a and ME2267b							










ME1973	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	6.18
Honley Wood, Honley					Employment Floorspace		Housing Capacity	
Transport		Third party land required. No site frontage to the adopted highway. Access could possibly be achieved via a private track which was used to access the now disused Honley Old Wood Quarry. However significant improvements would be required to the track to allow HGVs to access the site. The private track is also a PROW (MEL/36/30). Visibility splays of 2.4m x 160m where the private track meets Knowle Lane cannot be achieved. Third party land and/or measures to improve visibility and/or speed reduction measures are required.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		The southern edge of this site lies just over 300 metres from the a Scheduled Cairnfields. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument.						
Flood/drainage		Proposed excavation will require an assessment of how surface run off may be affected, intercepted and dealt with.						
Env Protection		Air and noise impact assessments would be required. Site on potentially contaminated land, phase 1 survey needed.						
Biodiversity		This site all lies within Honley Wood LWS an ancient semi-natural woodland site. This is a very important biodiversity resource. The site is likely to impact on the wider surrounding ancient woodland. Impact on habitat network - woodland corridor - would be severe and irreversible within reasonable timescales (400 years)						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		Minerals extraction is an appropriate use within the green belt						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site is significantly constrained due to the entire site falling within a Local Wildlife Site (formally SSI), the Wildlife Habitat Network, Ancient Woodland and a TPO area.							

ME2248	Site is in Green belt	Y	Green/Brownfield		Settlement Position	E	Gross Area (Ha)	58.45
Bromley Farm Quarry, Upper Cumberworth					Employment Floorspace		Housing Capacity	
Transport		Access is achievable via existing access onto A635 Barnsley Road with improvements to width of access road within the site. C566 Cumberworth Lane is considered unsuitable due to width and horizontal alignment and access via the residential areas of Upper Cumberworth.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		This site lies close to the boundary of South Crossland Conservation Area The loss of this area and its subsequent development could harm elements which contribute to the significance of this area. Mitigation required.						
Flood/drainage		Flood zone 1. Numerous ponds shown on site. East Hill Beck runs to the eastern boundary						
Env Protection		Odour impact assessment required. Site on potentially contaminated land, phase 1 and 2 surveys needed. Site affected by HP gas zone (3.9% inner and 13.2% middle zones)						
Biodiversity		Turpin Hill LWS a species rich grassland lies adjacent to this proposed allocation. Leave a minimum buffer zone of 20m around the LWS, sow with seed of local provenance and manage for biodiversity.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Minerals operations are an appropriate use in the green belt						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site has now been split into 3 separate sites ME2248a, ME2248b and ME2248c							










ME2545	Site is in Green belt	Y	Green/Brownfield		Settlement Position	D	Gross Area (Ha)	37.02
Land to the south, Moor End Farm, Whitehead Lane, Crosland Hill					Employment Floorspace		Housing Capacity	
Transport		Access is achievable via Nopper Road. Other roads including Harrison Lane from the south, Black Lane from the west, School Hill from the east are considered unsuitable due to sub-standard gradients, width and alignment. Public footway affects part of the site.						
Public Health		Level of obesity higher than Kirklees average. Ensure there are adequate physical activity opportunities.						
Education		N/A						
Historic Env		Potential impact upon listed buildings and conservation area. Mitigation will be required.						
Flood/drainage		Flood zone 1. No constraints identified.						
Env Protection		Air and noise impact assessments required. Site is on potentially contaminated land, phase 1 and 2 surveys needed.						
Biodiversity		No constraints identified.						
Other constraints		No constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	This option overlaps with accepted options ME1975, ME2568 and ME3324. In view of this option rejected.							

ME1972	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	9.86
Seventy Acre Farm, Meltham Road, Honley					Employment Floorspace		Housing Capacity	
Transport		Access can be achieved from Meltham Road. 2.4m x 160m (50mph speed limit) visibility splays will be required. A right turn lane may be required to access the site from Meltham Road. PROW HOL/8/30 passes along eastern site boundary.						
Public Health		No significant issues identified						
Education		N/A						
Historic Env		Impact upon grade II listed buildings and Scheduled Cairnfields. Mitigation required. Site close to scheduled site PRN7. Predetermination archaeological assessment required.						
Flood/drainage		Subsequent proposals to extract mineral will require an assessment of how surface run off may be affected, intercepted and dealt with						
Env Protection		Potential for issues relating to residential amenity i.e. air quality, noise etc.						
Biodiversity		No significant issues raised						
Other constraints		None identified.						
Open space		No significant issues identified						
Green belt		Minerals extraction is an appropriate use within the green belt						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	The Council does not believe that planning permission can be reasonably anticipated.							

This site was an accepted mineral extraction site in the Draft Local Plan. This option has been rejected as a mineral extraction site and considered as a mineral preferred area in the Publication Draft Local Plan following further submissions from the site promoters during the Draft Local Plan consultation. Following consultation and further assessment it is considered that development of the site is unlikely over the medium to long term and is therefore rejected for any form of mineral allocation.


ME1971	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	9.88
Seventy Acre Farm, Meltham Road, Honley					Employment Floorspace		Housing Capacity	
Transport		Access can be achieved. The site could be accessed Via ME1970 or ME1972 all three proposed allocations when worked in sequence either from north to south or south to north.						
Public Health		No significant issues identified						
Education		N/A						
Historic Env		Impact upon grade II listed buildings and Scheduled Cairnfields. Mitigation required. Site close to scheduled site PRN7. Predetermination archaeological assessment required.						
Flood/drainage		Proposed excavation will require an assessment of how surface run off may be affected, intercepted and dealt with. Linear Patterns associated with a watercourse are shown downstream.						
Env Protection		Potential for noise and air impacts. Air and noise impact assessments will be required.						
Biodiversity		No significant issues.						
Other constraints		None identified.						
Open space		No significant issues identified						
Green belt		Minerals extraction is an appropriate use within the Green Belt.						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The Council does not believe that planning permission can be reasonably anticipated.						


This site was an accepted mineral extraction site in the Draft Local Plan. This option has been rejected as a mineral extraction site and considered as a mineral preferred area in the Publication Draft Local Plan following further submissions from the site promoters during the Draft Local Plan consultation. Following consultation and further assessment it is considered that development of the site is unlikely over the medium to long term and is therefore rejected for any form of mineral allocation.


ME1970	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	11.14
Seventy Acre Farm, Meltham Road, Honley					Employment Floorspace		Housing Capacity	
Transport		Hassocks Lane is considered unsuitable for use by HGVs. However access could be achieved via existing access which was created to serve former landfill at Honley Wood or directly via Meltham Road subject to alterations						
Public Health		No significant issues identified						
Education		N/A						
Historic Env		Impact upon grade II listed buildings and Scheduled Cairnfields. Mitigation required. Site close to scheduled site PRN7. Predetermination archaeological assessment required.						
Flood/drainage		Proposed excavation will require an assessment of how surface run off may be affected, intercepted and dealt with. Linear Patterns associated with a watercourse are shown downstream.						
Env Protection		Potential for issues relating to residential amenity i.e. air quality, noise etc.						
Biodiversity		Development could be acceptable subject to adequate mitigation with regard to nearby ancient woodland						
Other constraints		None identified.						
Open space		No significant issues identified						
Green belt		Minerals extraction is an appropriate use within the green belt						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The Council does not believe that planning permission can be reasonably anticipated.						

This site was an accepted mineral extraction site in the Draft Local Plan. This option has been rejected as a mineral extraction site and considered as a mineral preferred area in the Publication Draft Local Plan following further submissions from the site promoters during the Draft Local Plan consultation. Following consultation and further assessment it is considered that development of the site is unlikely over the medium to long term and is therefore rejected for any form of mineral allocation.


MX1931	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.38
Northgate, Cleckheaton					Employment Floorspace	4,829	Housing Capacity	24


Transport  Access can be achieved from Whitcliffe Road. 43m stopping sight distance required (30mph speed limit). Full Planning Permission (2009/91958) for a Tesco food store on the site was granted in April 2010. Access is proposed via a new roundabout on Whitcliffe Road (B6120) and the stopping up of existing Serpentine Road. A secondary access is proposed via Northgate. Pedestrian and cycle link possible via George Street.

Public Health  Respiratory issues higher than Kirklees average.


Education  No immediate need for additional places.

Historic Env  No objections raised.

Flood/drainage  No objections raised. The site lies within in flood zone 1.

Env Protection  Potential noise impact. Noise survey required. Potentially contaminated land.

Biodiversity  No objections raised.

Other constraints  Part or all of the site lies within a high risk coal referral area.

Open space N/A

Green belt N/A


Green belt edge N/A


Exceptional Circumstances N/A

Conclusion

No significant constraints, however, 2 other options also proposed for the site (E1984 & H1983). Housing option (H1983) to be accepted as the preferred option therefore MX1931 to be rejected.


MX2155	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.7
Land adjacent, South Parade, Cleckheaton					Employment Floorspace	2,082	Housing Capacity	12


Transport  Site access achievable. Waltroyd Road and South Parade are unsuitable for HGV access.

Public Health  Rates of respiratory emergency hospital admissions are amongst the highest in the district


Education  No immediate need for additional Primary or Secondary school places within the catchments area.

Historic Env  No objections raised

Flood/drainage  Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.

Env Protection  Site is potentially on contaminated land. Noise sources are located near the site. Phase 1 & 2 Contaminated Land Reports and Noise Assessment required.

Biodiversity  No objections raised

Other constraints  Part or all of the site lies within a high risk coal referral area.

Open space  N/A


Green belt N/A










Green belt edge N/A

Exceptional Circumstances N/A










Conclusion

Uses restricted to B1a, B1b and B1c due to unsuitability of local road for HGV moments.











MX1914	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	12.1
Merchant Fields, Hunsworth Lane, Cleckheaton					Employment Floorspace	4,656	Housing Capacity	371
Transport		Following a review of the submitted Transport Assessment, concerns have been raised with regard to the lack of segregation between the proposed industrial and residential land uses. At least two access points would be required to serve the residential development and a separate access to serve only the industrial development. There is doubt that the proposed 325 dwellings and associated transportation movements (pedestrian, cyclist, public transport, and vehicles) could be confidently met safely and efficiently from Kilroyd Drive.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. However, monitoring of the area has shown that pollutants have fallen in the area over the past 3 years and are now compliant with health related objectives.						
Education		Primary and secondary trends: increasing but no immediate need for places.						
Historic Env		Possible effect on listed buildings. Pre-determination archaeological assessment required.						
Flood/drainage		Main river flood zone 1; no objections. Surface water drainage and surface water flood risk; no objections.						
Env Protection		The site promoter has provided a masterplan which indicates housing to the north and industry to the south and a noise assessment which was a requirement of Technical Consultee. Further mitigation measures can be written into the allocation text and/or implemented at the detailed planning application stage.						
Biodiversity		Nann Hall Beck UK BAP Priority Habitat runs along the north-east boundary. Area removed. An ecology report was submitted from the site promoter.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a contained area which is well related to the existing settlement and presents an opportunity for rounding off. The site follows features on the ground, including the line of Nann Hall Beck to the east. The size of the site presents opportunities to retain the setting of the beck and its associated important wildlife habitats. The site is agricultural but its containment and the degree of overlooking by existing development limits its appearance as countryside, particularly at its western extent. The north east of the site is on rising ground and could therefore be prominent.						
Green belt edge		The green belt in this location forms part of a reasonably extensive area separating Cleckheaton and Gomersal. The existing settlement form and land use pattern presents numerous opportunities for rounding off and infilling without significant detriment to the purposes of the green belt.						
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 site is a contained area and well related to the existing settlement. Housing should be located to the north and industry to the south west.						

MX1902	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	D	Gross Area (Ha)	1.72
Land east of, Field Head Lane, Drighlington					Employment Floorspace	2,976	Housing Capacity	29
Transport		Site access achievable via existing access off Field Head Lane. 43m visibility splays required (30mph speed limit). Access not suitable from A650 because the required 215m stopping sight distance (derestricted speed limit, 60mph) would encroach onto the adjoining access (A650 / Field Head Lane junction). Public right of way PROW BAT/5/30 lies to south of site boundary.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need.						
Historic Env		Site contains area of archaeological interest (PRN3477) - can be dealt with post-determination by condition						
Flood/drainage		Main river flood zone 1; no objections. Surface water flood risk and surface water drainage; no objections stated.						
Env Protection		Noise, air quality and odour concerns relating to proposed residential as so close to M62.						
Biodiversity		No objection raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		One of the purposes of the green belt is to prevent towns from merging into one another and this site lies within an important area of green belt which helps to maintain openness between Kirklees and Leeds. The A650 prevents any physical merger to the north but on its eastern extent the site borders with fields in Leeds which are in the green belt. Development of the site would erode the extent of the strategic gap contrary to the purposes of including land in the green belt. Removal of the site from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
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 site lies partly in Leeds. One of the purposes of the green belt is to prevent towns from merging into one another and this site lies within an important area of green belt which helps to maintain openness between Kirklees and Leeds. The A650 prevents any physical merger to the north but on its eastern extent the site borders with fields in Leeds which are in the green belt. Development of the site would erode the extent of the strategic gap contrary to the purposes of including land in the green belt. Removal of the site from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt.						

MX1918	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	D	Gross Area (Ha)	23.13
Former North Bierley WWTW, Cliff Hollins Lane, Cleckheaton					Employment Floorspace	40,356	Housing Capacity	402
Transport		Site access achievable. Third party land required.						
Public Health		Ensure that developments do not contribute to an increase in poor air quality.						
Education		No immediate need for additional school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zones 1, 2 and 3. Sequential test. Surface water flood risk; modelling may be required. Hunsworth Beck runs along the eastern boundary of the site. There is also an ordinary watercourse crossing the site with an overland flow route shown. Areas of surface water ponding are also shown with depths up to 900mm possible. Surface water drainage; no objections.						
Env Protection		All the site lies within an outer hazard zone. 60% of the site falls within a high pressure pipeline buffer. A high pressure gas pipeline runs north/south through the site. Noise and odour sources near site. Phase 1 & 2 Contaminated Land Report, Noise & Odour Assessment and Air Quality Impact Assessment required.						
Biodiversity		Very close to Hanging Wood LWS an semi-natural ancient woodland site. Remove 0.52ha from developable area leaving 22.54ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.						
Open space	N/A							
Green belt		This site is separated from any settlement in Kirklees by major roads, including the M62 and M606 motorways. On its northern end it abuts Cliffe Hollins Lane which borders with Bradford. One of the purposes of the green belt is to prevent neighbouring towns from merging into one another and although it is acknowledged that there is development on the west of Bradford Road, undeveloped frontages help to maintain the appearance of separation. The extent of this site would therefore reinforce merger with Bradford contrary to the purposes of including land in the green belt.						
Green belt edge	N/A							
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This site is separated from any settlement in Kirklees by major roads, including the M62 and M606 motorways. On its northern end it abuts Cliffe Hollins Lane which borders with Bradford. One of the purposes of the green belt is to prevent neighbouring towns from merging into one another and although it is acknowledged that there is development on the west of Bradford Road, undeveloped frontages help to maintain the appearance of separation. The extent of this site would therefore reinforce merger with Bradford contrary to the purposes of including land in the green belt. All the site lies within an outer hazard zone. 60% of the site falls within a high pressure pipeline buffer. A high pressure gas pipeline runs north/south through the site.							





MX1927	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	20.65
Land north of, Whitehall Road, Scholes					Employment Floorspace	36,013	Housing Capacity	360
Transport		Site access achievable, safety issues have been raised surrounding the site.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		No immediate need for additional school places within the catchments area.						
Historic Env		Area contains area of archaeological interest (PRN6219).						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However						
Env Protection		Site is within an area of poor air quality, noise and odour sources are located near the site. Site lies within an outer hazard zone and within the buffer of a high pressure gas pipeline.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		This site has no relationship to any settlement, particularly due to its configuration, although the ribbon development along Whitechapel Road gives the appearance of merger with Scholes. The properties fronting Whitechapel Road are overwashed by the green belt in order to prevent intensification. Development of the site frontage would result in almost continuous development between Scholes and Cleckheaton and impact on the strategic gap between the two settlements, although the presence of the M62 and land between the site and Whitechapel Grove would prevent physical merger.						
Green belt edge	N/A							
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This site has no relationship to any settlement, particularly due to its configuration, although the ribbon development along Whitechapel Road gives the appearance of merger with Scholes. The properties fronting Whitechapel Road are overwashed by the green belt in order to prevent intensification. Development of the site frontage would result in almost continuous development between Scholes and Cleckheaton and impact on the strategic gap between the two settlements, although the presence of the M62 and land between the site and Whitechapel Grove would prevent physical merger.							

MX1925	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	67.64
Land off, Soothill Lane, Batley					Employment Floorspace	21,384	Housing Capacity	1562










Transport		HA have indicated impact of development on this scale here would require additional mitigation beyond that already planned for in the area. Site also affects an area where safety is an issues, although it is acknowledged that development could help bring about highways improvements that could improve safety.
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.
Education		No immediate need for additional school places within the catchments area. There is an increasing trend for places, large scale development will have significant impact on the local area.
Historic Env		No objections raised. Site contains an area of archaeological interest. Predetermination archaeological evaluation will be required.
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Surface water flood maps indicate linear pattern likely to be associated with piped (hidden) watercourse. Clear route required.
Env Protection		Site is within a Air Quality Management Area and on potentially contaminated land. Site affected by noise and odour sources. Phase 1 & 2 Contaminated Land Report, Noise Assessment, Odour Assessment and Air Quality Impact Assessment required.
Biodiversity		No objections raised
Other constraints		Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.
Open space		N/A
Green belt		The green belt in this location separates the three settlements of Soothill, Woodkirk and Chidswell. The extent of the site would result in significant and continuous development both along Soothill Lane and on land west of Leeds Road, thereby merging the three settlements contrary to the role and function of the green belt. The site as proposed does not in places follow features on the ground that could present a strong defensible new green belt boundary, most notably on its northern extent which is marked by a change in character of land use rather than any strong physical feature. This would leave neighbouring land vulnerable to encroachment. The option would also completely isolate a large area of green belt land to the west
Green belt edge		One of the purposes of the green belt is to prevent towns from merging into one another and this site lies within an important area of green belt whose role is to maintain the open areas that separate Kirklees and Leeds. The existing land use and field boundaries present some limited opportunity for settlement extension without significantly undermining the role and function of the green belt, although separation with Woodkirk should be maintained.
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

HA have indicated impact of development on this scale here would require additional mitigation beyond that already planned for in the area. Site also affects an area where safety is an issues, although it is acknowledged that development could help bring about highways improvements that could improve safety. The green belt in this location separates the three settlements of Soothill, Woodkirk and Chidswell. The extent of the site would result in significant and continuous development both along Soothill Lane and on land west of Leeds Road, thereby merging the three settlements contrary to the role and function of the green belt. The site as proposed does not in places follow features on the ground that could present a strong defensible new green belt boundary, most notably on its northern extent which is marked by a change in character of land use rather than any strong physical feature. This would leave neighbouring land vulnerable to encroachment. The option would also completely isolate a large area of green belt land to the west.


















MX1908	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.81
Land between, Nutter Lane and Bradford Road, Gomersal					Employment Floorspace	0	Housing Capacity	27
Transport		Access can be achieved from A652 Bradford Road. 43m visibility splays required (30mph speed limit). Access not suitable via Nutter Lane due to narrow width and sub-standard geometry. Access to northern part of site, north of Nutter Lane would require improvements to visibility, due to tight bend and dense vegetation. 43m visibility splays require (30mph speed limit).						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional school places.						
Historic Env		Site adjacent to known archaeological site PRN97 - recommend predetermination archaeological evaluation						
Flood/drainage		Main river flood zone 1; no objections. No objections raised to surface water flood risk or surface water drainage. There are 2 ordinary watercourses which cross the site both in open channel and culvert. Surface water is shown to pond in places with depths up to 300mm.						
Env Protection		The site is located on potentially contaminated land. Noise and odour sources near the site. Air Quality Impact Assessment, Noise and Odour Assessment, Phase 1 & 2 Contaminated Land Reports required.						
Biodiversity		Woodland/parkland BAP priority habitat. Assume comments presume that the site boundary is for development, rather than a country park. Housing option on this site has been assessed as green by WYE.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Preventing the consolidation of frontage development along Bradford Road helps to maintain the gap between Birstall and Gomersal. Development of the part of the site proposed for residential use (equivalent to H644) would result in the loss of one of the remaining gaps to the north of Bradford Road. While local authorities should plan positively to improve damaged or derelict land in the green belt this site appears to have re-vegetated and forms an area of open land located within an important strategic gap. The benefits of the creation of the country park are not considered sufficient to outweigh the harm caused to the green belt from the related housing development.						
Green belt edge		The green belt in this location is considered to perform an important role in preventing the merger of Birstall and Gomersal. The green belt overwashes the sporadic development along Bradford Road so preventing its intensification and allowing the green belt to extend into the open land to the west.						
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		Preventing the consolidation of frontage development along Bradford Road helps to maintain the gap between Birstall and Gomersal. Development of the part of the site proposed for residential use (equivalent to H644) would result in the loss of one of the remaining gaps to the north of Bradford Road. While local authorities should plan positively to improve damaged or derelict land in the green belt this site appears to have renegotiated and forms an area of open land located within an important strategic gap. The benefits of the creation of the country park are not considered sufficient to outweigh the harm caused to the green belt from the related housing development.						
MX1922	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.58
Land east of, Boundary Street, Heckmondwike					Employment Floorspace	4,248	Housing Capacity	
Transport		Site access achievable						
Public Health		Levels of obesity are higher than the Kirklees average.						
Education		There is a need for additional Primary school places with an increasing trend for places. There is no need for additional Secondary school places. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1 and 2; Further research required. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Noise and odour source near site. Site is located within the middle and outer hazard zone.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access achievable. Site overlaps with H1772 and E1859. H1772 is accepted.						

MX1921	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	3.65
Land to the south of, Egypt Farm, Cliff lane, Cleckheaton					Employment Floorspace	6,371	Housing Capacity	63

Transport		Cliffe Lane is a narrow road measuring approximately 4.8 metres in the vicinity of the site. Cliffe Lane is therefore considered unsuitable for HGV access. PROW SPE/73/40 passes through the middle of the site.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning
Education		No immediate need for additional Primary or Secondary school places.
Historic Env		64 and 66 Cliffe Lane are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to their significance. Site contains area of archaeological interest (PRN8770)
Flood/drainage		Main river flood zone 1; no objections. Surface water flood risk and surface water drainage; Connection to watercourse requires crossing third party land.
Env Protection		Air Quality Impact Assessment, Noise and Odour Assessment and Phase 1 Contaminated Land Report required.
Biodiversity		No objections raised
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		This area of green belt forms part of a reasonably extensive gap between Cleckheaton and Gomersal and there are opportunities west of the line of the former railway for limited rounding off or infill development without compromising the strategic role of the green belt. However, this site is unrelated to any settlement and could lead to the sprawl of built form down a prominent slope to the detriment of openness. The site could not be released from the green belt in isolation and would also require the removal of the land between the site and the edge of Cleckheaton.
Green belt edge		N/A
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.

Conclusion

This area of green belt forms part of a reasonably extensive gap between Cleckheaton and Gomersal and there are opportunities west of the line of the former railway for limited rounding off or infill development without compromising the strategic role of the green belt. However, this site is unrelated to any settlement and could lead to the sprawl of built form down a prominent slope to the detriment of openness. The site could not be released from the green belt in isolation and would also require the removal of the land between the site and the edge of Cleckheaton.

MX1923	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	11.04
Holme Bank Mills, Station Road, Mirfield					Employment Floorspace	19,251	Housing Capacity	191
Transport		Site access achievable. Impact on the SRN is expected to be mitigated by committed schemes.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places within the area. There is however, an increasing trend from Secondary school places.						
Historic Env		There are a number of Grade II Listed Buildings around Broad Oakes. Site contains buildings of potential archaeological interest (PRN14033) that could be recorded post determination by condition.						
Flood/drainage		Site is located within flood zone 3						
Env Protection		Site is affected by noise and odour sources. Site located in a HSE Hazard Zone. Phase 1 & 2 Contaminated Land Report, Air Quality Impact Assessment, Noise and Odour Assessments required.						
Biodiversity		Long boundary along the River Calder UK BAP priority habitat. Remove 1.93ha from developable area leaving 9.08ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site is located within Flood Zone 3b.						
MX2617	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.52
Land to the north of, Kitson Hill Road, Mirfield					Employment Floorspace		Housing Capacity	10
Transport		Site access not achievable.						
Public Health		Levels of obesity are higher than the Kirklees average.						
Education		No immediate need for additional Primary or Secondary school places within the catchments area. There is however, an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there is ponding beyond the north east corner of the site.						
Env Protection		Noise Assessment, Air Quality Impact Assessment and Low Emission Travel Plan required. Noise Assessment must demonstrate that the activity is appropriate for mixed use.						
Biodiversity		No objection raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site sits in a reasonably extensive area of green belt that is separated from the wider green belt by the line of Leeds Road and is also an area of urban fringe where there are a number of properties and their curtilages. This site consists of a property used as a children's day nursery and its associated fixed surface infrastructure and is therefore brownfield. Current national guidance allows for the consideration of redevelopment proposals for brownfield sites in the green belt providing that openness is maintained. Removal of this site from the green belt would remove the ability to consider openness and would also result in an isolated pocket of non-green belt land with no relationship to the settlement.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site sits in a reasonably extensive area of green belt that is separated from the wider green belt by the line of Leeds Road and is also an area of urban fringe where there are a number of properties and their curtilages. This site consists of a property used as a children's day nursery and its associated fixed surface infrastructure and is therefore brownfield. Current national guidance allows for the consideration of redevelopment proposals for brownfield sites in the green belt providing that openness is maintained. Removal of this site from the green belt would remove the ability to consider openness and would also result in an isolated pocket of non-green belt land with no relationship to the settlement.						










MX1904	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	57.25
Grimescar Valley, Grimescar Road, Birchcliffe					Employment Floorspace	68,076	Housing Capacity	800










Transport	Orange	Long site frontage on A643 Brighouse Road. Upgrade Brighouse Road / Grimescar Road junction and possibly widen (on site side) Brighouse Road from this junction to the south to Ainley Top Roundabout (and perhaps provide two lanes?). Upgrade Brighouse Road / Bryan Lane junction. 160m stopping sight distance required (50mph speed limit). Improve Grimescar Road within site boundary to provide Minor accesses to Yew Tree Road, Burn Road and Grimescar Road (east), although existing roads are unsuitable for intensification of use.
Public Health	Green	The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education	Red	There is a need for extra primary places in this locality. There is no current need for extra places. The scale of this site is likely to require on site school infrastructure to accommodate growth.
Historic Env	Orange	There are eight Grade II Listed Buildings within this site. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. Area contains 7 listed structures, sites of archaeological interest (PRNs 3544, 12344 & 2314 & a scheduled ancient monument in close vicinity (PRN2207) - Area will require pre-determination archaeological evaluation & some of the area may need to be excluded from development.
Flood/drainage	Green	No objections raised.
Env Protection	Orange	Full Air quality impact assessment required. Noise and odour assessments required.
Biodiversity	Orange	Proposed allocation abuts Grimescar Wood LWS. Provide minimum buffer of 20m for woodland and plant with locally native scrub. Woodland and acid grassland UK BAP priority habitats on steeper sloping land. A full ecological survey of this area should be undertaken between May and August before its allocation is considered further to identify more species rich habitat. Good range of notable birds recorded in this area suggesting a good quality mix of habitats. Retain woodland and scrub on valley sides and acid grassland on slopes to the north. Remove a minimum of 18.16ha from developable area leaving a maximum of 38.90ha.
Other constraints	Orange	Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.
Open space	Green	Less than 1% of the site is overlapped by an open space use.
Green belt	Red	This is an area of attractive and prominent countryside with features including Grimescar Dike and its associated important wildlife habitats, a significant number of protected trees which define the edge of the settlement and Grimescar Wood and Gernhill Wood areas of ancient woodland. Although the site is large enough to maintain a buffer with the areas of ancient woodland, development that respected the watercourse and its habitats would have a poor relationship with the existing settlement form, being effectively detached from it. The extent of the site on its northern edge on steeply rising ground would impact significantly in long distance views and therefore be detrimental to the openness of the wider green belt.
Green belt edge	Red	One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This is an important area of green belt that helps to retain the remaining separation between urban areas in Kirklees and Ainley Top in Calderdale. The green belt boundary in this location is formed by a watercourse which presents a strong boundary on the ground and which is a countryside feature associated with important wildlife habitat, including a significant number of protected trees adjacent to the settlement edge. There are also a significant number of historic assets in close proximity to the settlement edge.

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 site is a rejected mixed use option. This is an area of attractive and prominent countryside with countryside features including Grimescar Dike and its associated important wildlife habitats, a significant number of protected trees which define the edge of the settlement and Grimescar Wood and Gernhill Wood areas of ancient woodland. Although the site is large enough to maintain a buffer with the areas of ancient woodland, development that respected the watercourse and its habitats would have a poor relationship with the existing settlement form, being effectively detached from it. The extent of the site on its northern edge on steeply rising ground would impact significantly in long distance views and therefore be detrimental to the openness of the wider green belt.

MX3371	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	12.49
Land Adjacent Penistone Road, Fenay Bridge					Employment Floorspace		Housing Capacity	133
Transport		Site access achievable from Penistone Road. Information required as to trip generation from tourist related activity.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places in the area.						
Historic Env		Development of the site may impact upon the setting of Woodsome Hall and other listed buildings in the area. A Heritage Impact Assessment is required.						
Flood/drainage		Half the site is within Flood Zone 2/3 with elements of Flood Zone 3b, functional floodplain. The site flooded in 1970. A full Flood Risk Assessment is required.						
Env Protection		Residential properties adjacent to the road. Noise assessment required.						
Biodiversity		This proposed allocation includes a block of lowland mixed deciduous woodland and also the Fenay Beck is a UK BAP priority habitat. Otter, water vole and white clawed crayfish recorded in the Fenay Beck within 1km of the site. The beck will also provide important feeding habitat for bats. The woodland on this site forms part of a corridor which crosses the Penistone Road and links into the Fenay Beck corridor. The site also has wet drains which are along the margins of the woodland and cross the centre of the field.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an extensive area of green belt that washes over the open countryside south of Huddersfield. The area includes sensitive environmental habitats, Fenay Beck and numerous historic assets. Penistone Road and the route of the former railway line currently delineate the edge of Lepton and this site would breach this very strong boundary, introducing significant additional built form west of Penistone Road. The route of Fenay Beck would prevent further sprawl to the west but as a countryside feature the river and its setting it best protected by its green belt designation so as to prevent encroachment into the countryside.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is an extensive area of green belt that washes over the open countryside south of Huddersfield. The area includes sensitive environmental habitats, Fenay Beck and numerous historic assets. Penistone Road and the route of the former railway line currently delineate the edge of Lepton and this site would breach this very strong boundary, introducing significant additional built form west of Penistone Road. The route of Fenay Beck would prevent further sprawl to the west but as a countryside feature the river and its setting it best protected by its green belt designation so as to prevent encroachment into the countryside. Half the site is within Flood Zone 2 and with elements of Flood Zone 3b a functional floodplain. Residential development is not suitable in these areas.						

MX1928	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	26.74
Land south of, Lindley Moor Road, Lindley					Employment Floorspace	43,296	Housing Capacity	432
Transport		Numerous access points can be achieved including Lindley Moor Road, Cowrakes Road, Crosland Road and Weatherhill Road. Public rights of way cross the site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for more primary places in the locality. There is no immediate need for secondary places. The housing capacity of this site is likely to have a significant impact on local school infrastructure.						
Historic Env		Haigh Cross to the west of this site and Crossland Road Farmhouse to the south are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to their significance.						
Flood/drainage		No objections raised.						
Env Protection		Full air quality impact assessment required. Noise and odour assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.						
Open space		8% overlap with open space with amber assessment.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This is a rejected mixed use option. The north west of this site is covered by another accepted mixed use allocation. The south east portion of the site has been developed for housing.						

MX1926	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	19.17
Land south of, Lindley Moor Road, Lindley					Employment Floorspace	33,427	Housing Capacity	250










Transport		Access can be achieved from Lindley Moor Road and Crosland Road. Footway required along site frontage. There is a public right of way crossing the site.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		There is a need for more primary places in the locality. There is no immediate need for secondary places. The housing capacity of this site is likely to have a significant impact on local school infrastructure.
Historic Env		Haigh Cross on the eastern boundary of this area, the boundary stone outside Peat Ponds Farm at the northern end of this site, and Crosland Road Farmhouse at the south-eastern edge of this area are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. Area contains archaeological remains in NE corner that should be excluded from development & protected (PRN3513) .
Flood/drainage		No objections raised.
Env Protection		Full air quality impact assessment required. Noise and odour assessment required.
Biodiversity		No objections raised.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A
Conclusion		This site is a rejected mixed use option. The site is covered by another larger accepted mixed use allocation in the plan.

MX2681	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	12.56
Land to the west of Penistone Road, Fenay Bridge					Employment Floorspace	0	Housing Capacity	
Transport		Site access achievable. Highways England suggest that further mitigation may be required for the strategic highway network prior to 2028.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		This mixed use option does not propose residential use.						
Historic Env		the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. This site lies 400 metres from Woodsome Hall a Grade I Listed Building. Fenny Hall, 450 metres to the east of the northern part of this area is a Grade II* Listed Building. The loss of this area and its subsequent development could harm elements which contribute to its significance. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. Part of site contains PRN4266 - recommend predetermination archaeological evaluation.						
Flood/drainage		Most of the northern part of the site lies in 3b functional floodplain. The majority of the site also lies in 3a with only the southern part of the site located in flood zone 1.						
Env Protection		No objections raised.						
Biodiversity		This proposed allocation includes a block of lowland mixed deciduous woodland and also the Fenay Beck is a UK BAP priority habitat. Remove the woodland from the developable area. Remove the Fenay Beck and a minimum 10m wide buffer zone from the top of the bank. Otter, water vole and white clawed crayfish recorded in the Fenay Beck within 1km of the site. The beck will also provide important feeding habitat for bats. Avoid developing within 10m of the water-course. Minimise light pollution spilling into the beck corridor. Improve the habitat along the beck corridor. Provide refuge sites for otters away from people and dogs. The woodland on this site forms part of a corridor which crosses the Penistone Road and links into the Fenay Beck corridor. The site also has wet drains which are along the margins of the woodland and cross the centre of the field. Retain all of the broad-leaved woodland and enhance with woodland edge planting and management. Buffer all wet drains by 10m from the top of the bank. Consider water voles before tree planting and designing cutting regime. Remove 6.54ha from developable area						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an extensive area of green belt that washes over the open countryside south of Huddersfield. The area includes sensitive environmental habitats, Fenay Beck and numerous historic assets. Penistone Road and the route of the former railway line currently delineate the edge of Lepton and this site would breach this very strong boundary, introducing built form west of Penistone Road. The route of Fenay Beck would prevent further sprawl to the west but as a countryside feature the river and its setting it best protected by its green belt designation so as to prevent encroachment into the countryside.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						

Conclusion

This site is a rejected mixed use option. The site has been promoted for a mix of leisure and commercial uses as the visitor hub for a proposed country park. This is an extensive area of green belt that washes over the open countryside south of Huddersfield. The area includes sensitive environmental habitats, the Fenay Beck and numerous historic assets. Penistone Road and the route of the former railway line currently delineate the edge of Lepton and this site would breach this very strong boundary, introducing built form west of Penistone Road. The route of the Fenay Beck would prevent further sprawl to the west but as a countryside feature the river and its setting it best protected by its green belt designation so as to prevent encroachment into the countryside. Most of the northern part of the site lies in flood zone 3b functional floodplain. The majority of the site also lies in 3a with only the southern part of the site located in flood zone 1.

MX1924	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	0.66	
Land east of, Naomi Road, Newsome					Employment Floorspace		0	Housing Capacity	8

Transport		Site access achievable via Hart Street or Naomi Road.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		There is no immediate need for extra primary or secondary places.
Historic Env		No objections raised.
Flood/drainage		No objections raised.
Env Protection		Noise and odour assessment required.
Biodiversity		No objections raised.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		Site of former allotment gardens is unused rough land - with bramble scrub and some shrubs / trees. Low value. This part is too small as UGS on its own. With adjoining mill tanks site is above 0.4ha. TPO area on western boundary,











Overall green assessment on basis that appeal dismissed on former allotments site (2008/92072) as site provides valuable visual relief in otherwise densely developed area & dev would have an unacceptable impact on the character and appearance of the area. Site includes mill tanks - no biodiversity or protected species impact at time of appeal.

Green belt	N/A
Green belt edge	N/A
Exceptional Circumstances	N/A

Conclusion










This site is a rejected mixed use option. The site of former allotment gardens is unused rough land with bramble scrub and some shrubs and trees. This part is too small as Urban Greenspace on its own. There is a TPO area on the western boundary, The overall open space assessment is made on the basis of the appeal dismissed on the former allotments site (2008/92072) as the site provides valuable visual relief in otherwise densely developed area and development would have an unacceptable impact on the character and appearance of the area. Site includes mill tanks with no biodiversity or protected species impact at time of appeal.











MX1912	Site is in Green belt	Y	Green/Brownfield	PB	Settlement Position	E	Gross Area (Ha)	5.22
Dobroyd Mills, Hepworth Road, Jackson Bridge					Employment Floorspace	9,100	Housing Capacity	90

Transport		Site access achievable for residential uses. In terms of industrial uses, the only site frontage is on to Hepworth Lane which is unsuitable for intensification of HGV access due to sub-standard connection to A616 Sheffield Road via East Street. As there are existing traffic movements to access the current uses on the site and the proposed mixed use option would be unlikely to lead to an intensification of HGV highways usage.
Public Health		Low levels of physical activity in this area. Will require adequate physical activity opportunities in close proximity to the employment site to enable increases in physical activity.
Education		Decreasing trends in primary and secondary. A site of this size could impact on school place planning.
Historic Env		Site contains buildings of archaeological interest that could be recorded post determination by condition. Potential impacts on adjacent conservation area to be considered.
Flood/drainage		Part of the site is within high flood risk areas therefore a sequential approach must be applied within the site to minimise risk. The developable area has been reduced to reflect the high flood risk areas.
Env Protection		Air quality assessment required. Potentially contaminated therefore phase 1 and 2 contamination reports required. Environmental Health request that the site is not used for B8 uses.
Biodiversity		Developable area reduced to take account of deciduous woodland and ponds (UK BAP priority habitats).
Other constraints		None identified.
Open space		N/A
Green belt		That part of this option that is in the green belt consists of Dobroyd Mills, which is a substantial mill building, a large area of the heavily treed valley to Dean Dike and the mill pond. Part of this site is therefore brownfield and current national planning guidance states that redevelopment of brownfield land may not be inappropriate in the green belt. The extent, scale and massing of the mill buildings means that the brownfield element of this option could be redeveloped under the terms of current policy without undermining the role and function of the green belt. However, the site also includes Dean Dike and its important associated wildlife habitats which are countryside features best protected by their green belt designation. One of the purposes of the green belt is to prevent the merger of settlements and the green belt in this location prevents the intensification of urban land uses between Hepworth and Jackson Bridge, which is overwashed. The mill site includes substantial built form on the road frontage so redevelopment could have no greater effect on the urban appearance of this stretch of road frontage than already exists. Immediately north of the mill site Dean Dike and its treed valley meets the road and this maintains a narrow degree of undeveloped separation between the mill site and the 'centre' of Jackson Bridge, which would be of critical importance if the mill site were to be removed from the green belt. The undeveloped stretch of frontage to the west of Hepworth Road, which is heavily treed and contains a stretch of Rakes Dike, would also be of critical importance to the preservation of any appearance of separation between Hepworth and Jackson Bridge.
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements and the green belt in this location delineates the northern extent of Hepworth and prevents further merger with Jackson Bridge, which is overwashed. Opportunities for settlement extension are limited by the presence of existing development in the green belt, steep slopes and watercourses.
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

In addition to the previously development element of this site, the site also includes Dean Dike and its important associated wildlife habitats which are countryside features best protected by their green belt designation. Immediately north of the mill site Dean Dike and its treed valley meets the road and this maintains a narrow degree of undeveloped separation between the mill site and the 'centre' of Jackson Bridge, which would be of critical importance if the mill site were to be removed from the green belt.









MX2707	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.6
Meal Hill Lane Rec.Gd & Olney St. Allotments, Mona Street, Slaithwaite					Employment Floorspace	0	Housing Capacity	49
Transport		Access to the site can be achieved from Meal Hill Lane, subject to the achievement of the necessary visibility splays. However the links from the surrounding road network are poor, particularly the junction of Meal Hill Lane and Royd Street						
Public Health		Ensure there are adequate physical activity opportunities						
Education		Modest decrease in trend for primary, increase in trend for secondary however no immediate need for places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Two watercourses shown to issue and sink on the site base map further investigation required.						
Env Protection		On potentially contaminated land, phase 1 and 2 contaminated land reports required.						
Biodiversity		The site includes areas of semi-improved acid grassland which is starting to scrub over in places and the eastern side of the site is on steeply sloping land and has patches of lowland mixed deciduous woodland, which are habitats of principal importance and are removed from the net area.						
Other constraints		None identified.						
Open space		The site includes the recreation ground and allotments. The recreation ground would have to be relocated for access to be obtained from Meal Hill Lane. Other parts of the site are habitats of principal importance and are steeply sloping, so it would be difficult for the recreation ground to be relocated within the site.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	The site includes the recreation ground and allotments. The recreation ground would have to be relocated for access to be obtained from Meal Hill Lane. Other parts of the site are habitats of principal importance and are steeply sloping, so it would be difficult for the recreation ground to be relocated within the site. Site access issues due to surrounding road network							

MX1909	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	E	Gross Area (Ha)	1.6
Land to the North East of, Meltham Mills, Meltham Mills Road, Meltham					Employment Floorspace	2,764	Housing Capacity	27
Transport		Access via Knowle Lane subject to visibility splays. Steep gradient on Knowle Lane.						
Public Health		Levels of physical activity are lower than the Kirklees average						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Site is adjacent to a site of archaeological interest, recommended predetermination archaeological assessment of structures/ buildings on site						
Flood/drainage		Flood zone 1. Thick Hollins Dike runs to west of site. No strategic drainage objections.						
Env Protection		Site is on contaminated land. Noise and odour assessments required.						
Biodiversity		Includes a section of Honley Wood LWS. The existing designated site has already been eroded by development. Ancient woodland on half of the site a UK BAP priority habitat. Woodland corridor running east-west. Remove whole proposed allocation.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		This option only extends marginally into the green belt but does so over a small area of Honley Wood which is a Local Wildlife Site. The trees penetrate to the south between the two arms of the settlement giving it a distinctive character. One of the purposes of the green belt is to safeguard the countryside from encroachment and although this is only a small area of green belt its countryside features and sensitive wildlife habitats are best protected through their green belt designation.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. Opportunities for settlement extension are very limited in this location because of the presence of steep slopes, sensitive wildlife habitats and protected trees.						
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion	This site contains ancient woodland / protected trees and a section of Honley Wood Local Wildlife Site. It extends into the green belt, a designation which helps protect sensitive wildlife habitats.							











MX1915	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1
Manor House Farm, POL, Wakefield Road, Clayton West					Employment Floorspace	0	Housing Capacity	17

Transport		The site has road frontage to Wakefield Road, but third party land required to achieve visibility splays necessary with current speed limits and to reduce speeds.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.
Historic Env		No objections raised.
Flood/drainage		0.2 ha surface water flood risk to north west of site removed from net area. Options available for surface water drainage.
Env Protection		Contaminated land to the west of the site. Potential noise and odour issues from nearby farm and industrial units.
Biodiversity		No objections raised.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A
Conclusion		This site is part of an accepted housing allocation.

MX1913	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	3.82
Land at, Spinksmire Mill, Huddersfield Road, Meltham					Employment Floorspace	6,684	Housing Capacity	66

Transport		Site access achievable. PROWs cross the site.
Public Health		levels of physical activity are lower than the Kirklees average
Education		Decreasing trends for primary and decrease in secondary therefore no immediate capacity required.
Historic Env		Possible effect on LB to east. Spinksmire Mill, Meltham - potentially of archaeological interest. Could be dealt with post determination by condition.
Flood/drainage		Meltham Dike runs through the site, 22% in flood zone 2. 20% in flood zone 3. No strategic drainage objections.
Env Protection		Noise and odour assessments required.
Biodiversity		Mixed deciduous woodland, pond and partly culverted beck , UK BAP priority habitats. Remove the woodland and pond from the proposed site. De-culvert the beck under the mill if the mill is to be demolished and leave a stand-off of 10m on each side of beck. Remove 1.19ha from developable area leaving 2.62ha
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A
Conclusion		The site is part of accepted option E1866.

SL2293	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.58
Land adjacent to, 96, Old Lane, Birkenshaw					Employment Floorspace		Housing Capacity	18











Transport		Site access not achievable. No site frontage to the adopted highway and no obvious point of access.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.
Historic Env		This site lies 420 metres from the boundary of the Registered Battlefield at Adwalton.
Flood/drainage		Main river flood zone1; objection not stated. Surface water flood risk and surface water drainage; no objections. Sites H557, H675, H262, H558, H796 & H84 would benefit from a drainage masterplan.
Env Protection		Contaminated Land Phase 1 report required
Biodiversity		No impact
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		This site has only a limited relationship to wider countryside and is of a different character. The existing green belt boundary in this location is already obscure on the ground and this could present an opportunity to create a new strong defensible boundary. However, the site lies within an area that is close to the registered Adwalton Moor historic battlefield whose setting is best preserved by the green belt designation.
Green belt edge		This area of green belt is part of a restricted gap that separates Kirklees from Leeds. Locally opportunities for settlement extension are extremely limited as the green belt is considered to play an important role in preserving the setting of the historic Adwalton Moor registered battlefield.

Exceptional Circumstances There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.

Conclusion

This site has only a limited relationship to wider countryside and is of a different character. The existing green belt boundary in this location is already obscure on the ground and this could present an opportunity to create a new strong defensible boundary. However, the site lies within an area that is close to the registered Adwalton Moor historic battlefield whose setting is best preserved by the green belt designation.

SL2310	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.3
land to the rear of, 117, Westfield Lane, Wyke					Employment Floorspace		Housing Capacity	42

Transport		Third party land required. Outline planning permission 2006/60/91552/E1 was granted in June 2006 on part of site. Access to the site only possible from Westfield Lane via permitted development. Ransom strip is likely.
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.
Historic Env		No objections raised
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objections.
Env Protection		Small part within middle hazard zone. Remainder within outer zone. Contaminated Land Phase 1 report required.
Biodiversity		No objections raised
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		While development of this site would narrow the strategic gap with the Bradford green belt, the overall function of the gap would not be compromised. The site has strong potential new boundaries so there is no risk of sprawl. However, the site is very poorly related to the existing built form and would project development well beyond the existing settlement edge resulting in encroachment into the countryside, contrary to the purposes of including land in the green belt.
Green belt edge		This area of green belt forms a restricted gap that maintains the separation of settlements in Kirklees from settlements in Bradford, although there is already a degree of merger at the junction of Westfield Lane with Whitehall Road. The somewhat extensive field pattern limits opportunities for containment in some areas.











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



















While development of this site would narrow the strategic gap with the Bradford green belt, the overall function of the gap would not be compromised. The site has strong potential new boundaries so there is no risk of sprawl. However, the site is very poorly related to the existing built form and would project development well beyond the existing settlement edge resulting in encroachment into the countryside, contrary to the purposes of including land in the green belt.











SL2291	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.84	
Land north of, Holme House, Oxford Road, Gomersal					Employment Floorspace		Housing Capacity	21	
Transport			Site access achievable from Oxford Road, 2.4m x 43m visibility splays required. No highways safety issues have been raised.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			There is no immediate need for Primary or Secondary school places within the catchments area. However there is an increasing trend for Secondary school places.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1. No objection. Surface water flood risk; no objection raised. Further research is required to establish the nature of the open watercourse on the site and to establish possible downstream implications - area of site removed to protect the watercourse.						
Env Protection			Near area of poor air quality, road noise may affect receptors. Air Quality Impact Assessment, Noise Assessment and Phase 1 Contaminated Land Report required.						
Biodiversity			There is a line of protected trees on the Oxford Road frontage but as there is an existing access to the neighbouring nursing home a new access to Oxford Road is not required.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			Although this site is within a narrow gap between Gomersal and Birkenshaw the M62 prevents the merger of the settlements. The site is screened from the surroundings by the line of protected trees on the frontage to Oxford Road. It has only limited relationship with the wider countryside. Existing development and the road present strong new defensible boundaries but the boundary to the north although present is not a strong feature on the ground.						
Green belt edge			One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. The green belt in this location forms a narrow gap between Gomersal and Birstall but the presence of the M62, which is overwashed, means that there is no risk of the settlements merging and that there is no risk of sprawl. This is an area of urban fringe where there is already significant built form within the green belt.						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion	This safeguarded land option has been rejected and accepted for housing.								











SL2174	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.63	
Land north of Westfield Road					Employment Floorspace		Housing Capacity	22	
Transport			Site access cannot be achieved						
Public Health			Levels of obesity are higher than the Kirklees average.						
Education			There is additional need for school places within the catchments area.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			No objections raised. Phase 1 Contaminated Land Report required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			N/A						
Green belt edge			N/A						
Exceptional Circumstances			N/A						
Conclusion	Site access cannot be achieved. Site is retained as urban greenspace.								









SL2299	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.81
Land south west of, Soureby Cross Way, East Bierley					Employment Floorspace		Housing Capacity	59
Transport		Site area includes private access road onto Hunsworth Lane. Third party land would be required to achieve suitable site access layout from Hunsworth Lane. 2.4m x 43m visibility splays required. Potential secondary / alternative / emergency access off Soureby Cross Way. May need widening to serve increased traffic.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional school places. There is however an increasing trend for Secondary school places.						
Historic Env		Potential impact on East Bierley conservation area.						
Flood/drainage		Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objections.						
Env Protection		Phase 1 contaminated land report required						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is reasonably well related to the settlement and is contained by road, track and field boundaries. The extent of the site does not encroach onto Birkenshaw. It would join with ribbon development on Hunsworth Lane but there is already an existing access at this point and the recreation ground would maintain the existing open approach to the village, but which would need to be removed from the green belt.						
Green belt edge		This is a fairly restricted area of green belt separating East Bierley and Birkenshaw. The existing settlement pattern and containment provided by field boundaries does present some opportunity for settlement expansion or rounding off without undermining the role of the green belt.						
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		Site access achievable. There are no other constraints that cannot be mitigated against as part of a detailed planning application.						











SL2301	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.44
Land north of, 72, Peep Green Road, Hartshead					Employment Floorspace		Housing Capacity	15
Transport		Site access achievable. Pedestrian facilities will be required to be incorporated within the access arrangements						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for Primary or Secondary school place within the catchments area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; no objection. Surface water drainage; no objection. Difficult to assess potential re-emergence of soakaways due to the slope but there is a surface water sewer that leads to a watercourse.						
Env Protection		School / Nursery noise may affect receptors. Phase 1 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		The site is contained by existing development and Peep Green Road to three sides and a strong treed boundary on the north side. As such there is no risk of sprawl or further encroachment. This would be a small scale development well related to the settlement.						
Green belt edge		Hartshead is an inset settlement in an extensive area of green belt, although there is a restricted gap to the east between Hartshead and Roberttown. There is a relatively fragmented pattern of land use particularly to the north of the village which presents opportunities for extension or rounding off without compromising the role and function of the green belt in this location.						
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		Site access can be achieved from Peep Green Road. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.						











SL2303	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.31
Land North of, Mill Lane, Hunsworth					Employment Floorspace		Housing Capacity	67
Transport		No site frontage to the adopted highway. Access could be provided via Mill Lane but this is a private road and PROW. Third party land would be required to make this track up to adoptable standard. Sight lines onto Hunsworth Lane are poor.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.						
Education		Primary and secondary schools; no immediate need for places but increasing trend.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objections. Connection to sewer may involve crossing third party land.						
Env Protection		Noise and contaminated land phase 1 reports required.						
Biodiversity		Provide a minimum stand off of 20m from the ancient woodland. Area removed.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The configuration of this site at its extreme south western extent would significantly impact on the gap that allows the green belt to wash over land to the south, effectively separating it from the wider green belt. This would place the land at high risk of development pressure contrary to the purposes of including land in the green belt. The site appears as a countryside setting to Hunsworth Little Wood and Hunsworth Great Wood which are areas of ancient woodland. Removing this site from the green belt would therefore result in encroachment of built form into the countryside.						
Green belt edge		This is a contained area of green belt buffered from the motorway by Hunsworth Wood. It forms part of an extensive stretch of green belt which overwashes the motorway and maintains separation with Bradford. The existing settlement form and land use features in the immediate location mean that there is some minor opportunity for rounding off the settlement that would not impact significantly on the openness of the green belt.						
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								
No site frontage to the adopted highway. The configuration of this site at its extreme south western extent would significantly impact on the gap that allows the green belt to wash over land to the south, effectively separating it from the wider green belt. This would place the land at high risk of development pressure contrary to the purposes of including land in the green belt. The site appears as a countryside setting to Hunsworth Little Wood and Hunsworth Great Wood which are areas of ancient woodland. Removing this site from the green belt would therefore result in encroachment of built form into the countryside.								
SL2275	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.49
Land Adjacent, Common Road, Staincliffe					Employment Floorspace		Housing Capacity	17
Transport		Site access unachievable without 3rd party land.						
Public Health		Levels of obesity are higher than the Kirklees average.						
Education		No immediate need for additional school places						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised.						
Other constraints		No other constraints						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site option is in two ownerships. Land to the east is owned by Kirklees Council who are not a willing land owner for either housing or safeguarded land. The remainder of the site - land to the west - is less than 0.4 ha and therefore too small to be included as an allocation. Site to become unallocated. Site to become unallocated.								










SL2280	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.45	
Land to the west of, Westroyd Avenue, Hunsworth					Employment Floorspace		Housing Capacity	50	
Transport			Site access achievable from Westroyd Avenue. No highways safety issues have been raised.						
Public Health			Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education			There is no immediate need for Primary or Secondary school places with the catchments area. There is however an increasing trend for places.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objection. Discharge to watercourse requires third party land.						
Env Protection			Site is on potentially contaminated land, multiple sources of noise may affect receptors. Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			This site is well related to the settlement and could form a small settlement extension with limited impact on openness. Mill Lane could present a strong boundary to the north but the field boundary that marks the western boundary is not a strong feature on the ground and could leave adjacent land vulnerable to encroachment. Removing the site from the green belt would also leave the narrow area of green belt to the west between the site and the settlement under significant development pressure contrary to the purposes of including land in the green belt.						
Green belt edge			This is a contained area of green belt buffered from the motorway by Hunsworth Wood. It forms part of an extensive stretch of green belt which overwashes the motorway and maintains separation with Bradford. The existing settlement form and land use features in the immediate location mean that there is some minor opportunity for rounding off the settlement that would not impact significantly on the openness of the green belt.						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion									
This site is well related to the settlement and could form a small settlement extension with limited impact on openness. Mill Lane could present a strong boundary to the north but the field boundary that marks the western boundary is not a strong feature on the ground and would leave land to the west vulnerable to encroachment. A significant amount of additional land would need to be released to create a defensible new green belt boundary. Potential noise from the nearby industrial complex.									











SL2294	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.64	
Land adjacent Brick Hill Farm, Oddfellows Street, Scholes					Employment Floorspace		Housing Capacity	57	
Transport			Site access achievable. Whilst Oddfellows Street is adopted, improvements would be required to the road surface and the provision of pedestrian facilities.						
Public Health			Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that developments do not contribute to an increase in poor air quality.						
Education			Primary and secondary schools; no immediate need but increasing trend for places.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; no objection. Surface water flood risk; no objection. Surface water drainage; no objection but research is required to check downstream capacity which may not be suitable.						
Env Protection			Contaminated Land Phase 1 report required						
Biodiversity			No objections raised						
Other constraints			None identified.						
Open space			N/A						
Green belt			The location and size of this site presents an opportunity for some rounding off, although the southern extent does encroach into more open countryside and leaves land to the west between the site and the settlement vulnerable to pressure for development. The site is bounded on the west and north by the existing settlement but the southern and eastern boundaries are very poorly defined and do not represent strong defendable boundaries.						
Green belt edge			The green belt in this location forms part of an extensive gap between Scholes and Cleckheaton and prevents the eastward encroachment of Scholes along Scholes Lane. The existing settlement form and field patterns present opportunities for settlement extension or rounding off without undermining the role of the green belt in this location.						
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 location and size of this site presents an opportunity for some rounding off, although the southern extent does encroach into more open countryside and leaves land to the west between the site and the settlement vulnerable to pressure for development. The site is bounded on the west and north by the existing settlement but the southern and eastern boundaries are very poorly defined and do not represent strong defendable boundaries.									









SL2162	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.7
Land south of Whitcliffe Road					Employment Floorspace		Housing Capacity	24
Transport		Site access is achievable. 2.4m x 43m (30mph speed limit) visibility splays req. along Prospect Avenue. Site topography (sloping down from road) may make access difficult.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is on potentially contaminated land. Phase 1 & 2 Contaminated Land Reports required.						
Biodiversity		There is a block of lowland mixed deciduous woodland UK BAP priority habitat covering about half of this site and grassland of unknown quality on the remainder. This site lies in the centre of Cleckheaton on a disused railway corridor which forms Route 66 Sustrans Greener Greenways. Remove this whole site and retain for biodiversity value and ideally quiet recreation/public open space.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		W Y Ecology - This site forms Route 66 Sustrans Greener Greenways. Remove this whole site and retain for biodiversity value and ideally quiet recreation/public open space. Site is allocated as Urban Greenspace UGS2156						











SL2918	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	11.78
Land north of, Kitson Hill Road, Mirfield					Employment Floorspace		Housing Capacity	412
Transport		Site access achievable						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary places.						
Historic Env		No objection raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objection raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is an extensive site which is poorly configured in relation to the area of settlement it adjoins and would isolate the group of buildings in its centre from the wider green belt. The site is bisected by a tract of trees which effectively separates the two halves of the site. The option would also leave land between the eastern edge of the site and the settlement somewhat isolated from the wider green belt.						
Green belt edge		This is a reasonably extensive area of green belt that is separated from the wider green belt by the line of Leeds Road but which retains a countryside character. It is contained on three sides by existing residential development and to the fourth by Leeds Road. It serves no strategic role in terms of preventing the merger of settlements and represents an area of urban fringe where there are a number of properties in the green belt close to the settlement edge. The fragmented land use, field patterns and tracts of trees present numerous opportunities for settlement extension without significantly impacting on openness. The land rises to the north and east where development could be more prominent.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This is an extensive site which is poorly configured in relation to the area of settlement it adjoins and would isolate the group of buildings in its centre from the wider green belt. The site is bisected by a tract of trees which effectively separates the two halves of the site. The option would also leave land between the eastern edge of the site and the settlement somewhat isolated from the wider green belt.						










SL2916	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	4.61
Land south east of, Shillbank Lane, Mirfield					Employment Floorspace		Housing Capacity	161
Transport		Site access achievable						
Public Health		Levels of obesity are higher than the Kirklees average.						
Education		No immediate need for additional school places. There is however, an increasing trend for Secondary school places.						
Historic Env		There are several Grade II Listed Buildings in the churchyard 185 metres from this site including the tower of the old Church of St Mary. The development of this area could harm elements which contribute to their significance. This site lies 160 metres from Castle Hill motte and Bailey Castle. The development of this area could harm elements which contribute to its significance. The Church of St Mary 185 metres from the edge of this site is a Grade II* Listed Building. The development of this area could harm elements which contribute to its significance.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However, Canker dike runs along the southern boundary with an another watercourse crossing the site.						
Env Protection		No objections raised.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site sits within a strategic area of green belt that maintains separation between Mirfield and Ravensthorpe. Removal of this site from the green belt would join Mirfield with Ravensthorpe along Shill Bank Lane and completely isolate a large area of green belt to the south, significantly compromising the role and function of the green belt in this location.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of settlements. This area of green belt forms a narrow strategic gap separating Mirfield and Ravensthorpe.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site sits within a strategic area of green belt that maintains separation between Mirfield and Ravensthorpe. Removal of this site from the green belt would join Mirfield with Ravensthorpe along Shill Bank Lane and completely isolate a large area of green belt to the south, significantly compromising the role and function of the green belt in this location.						










SL2274	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.79
Land east of, Heckmondwike Road, Dewsbury Moor					Employment Floorspace		Housing Capacity	62
Transport		Long site frontage on Heckmondwike Road. 2.4 x 43m visibility splays required (30mph speed limit). Additional access also possible from existing spur off Elm Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1						
Env Protection		No objections raised. On potentially contaminated land. Contamination assessment phase 1 and 2 required.						
Biodiversity		Great crested newts at 240m but considered unlikely to be impacted by any development. A survey is required as part of any application paying particular attention to any garden ponds						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Children's playground on this site - this could be incorporated into the layout of the housing site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site overlays proposed accepted housing allocation H1660.						











SL2919	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	9
Land north of, Kitson Hill Road, Mirfield					Employment Floorspace		Housing Capacity	315
Transport		Site access achievable						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary school places within the area. There is however, an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The option as presented does not follow any existing feature on the ground along much of its northern boundary and in addition bisects a tract of trees. Its eastern extent would leave land between the site and the settlement edge somewhat cut off from the wider green belt and therefore vulnerable to encroachment contrary to the purposes of including land in the green belt.						
Green belt edge		This is a reasonably extensive area of green belt that is separated from the wider green belt by the line of Leeds Road but which retains a countryside character. It is contained on three sides by existing residential development and to the fourth by Leeds Road. It serves no strategic role in terms of preventing the merger of settlements and represents an area of urban fringe where there are a number of properties in the green belt close to the settlement edge. The fragmented land use, field patterns and tracts of trees present numerous opportunities for settlement extension without significantly impacting on openness. The land rises to the north and east where development could be more prominent.						
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 option as presented does not follow any existing feature on the ground along much of its northern boundary and in addition bisects a tract of trees. Its eastern extent would leave land between the site and the settlement edge somewhat cut off from the wider green belt and therefore vulnerable to encroachment contrary to the purposes of including land in the green belt.						











SL2270	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.13
Land north of, Caldercliffe Road, Berry Brow					Employment Floorspace		Housing Capacity	39
Transport		No site frontage to the adopted highway and 3rd party land required to achieve access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for school places						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues. Drainage masterplan required.						
Env Protection		No objections, phase 1 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site is part accepted Urban Greenspace allocation (UGS85), part accepted housing allocation (H1728a).							



SL2289	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.43
Land to the south of, Cockley Hill Lane, Kirkheaton					Employment Floorspace		Housing Capacity	190
Transport		Site access achievable from Cockley Hill Lane. The provision of a pedestrian footway is required along the site frontage on Cockley Hill Lane. There is a public right of way crossing the site. Sub-standard visibility splays at Cockley Hill Lane / B6118 junction. Improvements would be required to this junction.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is no immediate need for extra primary or secondary places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		2% of the site is in the HSE middle zone. On potentially contaminated land.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		At its north eastern part this option is reasonably well related to the settlement form and although elevated is contained by existing development on Cockley Hill Lane. However, the south and east of the option would project development into the countryside to the significant detriment of openness and contrary to the purposes of including land in the green belt. The part of the site to the rear of Orchard Road is at a significantly higher level than the settlement it adjoins. The existing green belt boundary to the east of the adjoining safeguarded land site does not follow any feature on the ground and this option would represent an opportunity to create a stronger more defensible boundary. However, the benefits of the stronger boundary do not outweigh the harm to the openness of the green belt that could result from development of this site.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern, roads and landform present numerous opportunities for settlement extension without significantly impacting on the openness of the green belt. The land rises significantly towards the north and east where development could be more prominent.						
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 site is a rejected safeguarded land option. The site was an accepted safeguarded land option in the draft local plan. However the site is now rejected considering its impact on the green belt. At its north eastern part this option is reasonably well related to the settlement form and although elevated is contained by existing development on Cockley Hill Lane. However, the south and east of the option would project development into the countryside to the significant detriment of openness and contrary to the purposes of including land in the green belt. The part of the site to the rear of Orchard Road is at a significantly higher level than the settlement it adjoins. The existing green belt boundary to the east of the adjoining safeguarded land site does not follow any feature on the ground and this option would represent an opportunity to create a stronger more defensible boundary. However, the benefits of the stronger boundary do not outweigh the harm to the openness of the green belt that could result from development of this site.							










SL3352	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	1.14
Land adjacent Cockley Hill Lane, Kirkheaton					Employment Floorspace		Housing Capacity	39
Transport		Site access achievable onto Cockley Hill Lane, however 3rd party land may be needed to achieve visibility splays.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		No immediate need for school places in the area.						
Historic Env		No impact on designated heritage assets.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues						
Env Protection		No issues in terms of air quality, noise or odour.						
Biodiversity		No biodiversity issues						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is separated from the settlement of Kirkheaton by open fields and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. Additional land would need to be released between the site and the settlement but this would result in an elongated pattern of development in a prominent hillside location with little relationship to Kirkheaton.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is separated from the settlement of Kirkheaton by open fields and its removal from the green belt would create a small pocket of non-green belt land surrounded by green belt, which is contrary to the purposes of including land in the green belt. Additional land would need to be released between the site and the settlement but this would result in an elongated pattern of development in a prominent hillside location with little relationship to Kirkheaton.						











SL2178	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.65
Land north of Calder Drive, Newsome					Employment Floorspace		Housing Capacity	22
Transport		Site access achievable and no highway safety issues.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		No air quality, noise and odour issues.						
Biodiversity		No biodiversity issues.						
Other constraints		None identified.						
Open space		The site contains well used statutory allotments. This part of the site should be retained as Urban Greenspace.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Part of the site contains well used allotments. This part of the site has been retained as Urban Greenspace. The remainder of the site is now part of accepted site option H1728a.						











SL2308	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.51
Land west of, Green Balk Lane, Lepton					Employment Floorspace		Housing Capacity	52
Transport		Site access achievable. Improvements are required along Green Balk Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for Primary or Secondary school places.						
Historic Env		Potential impact on the setting of nearby listed building.						
Flood/drainage		No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Phase 1 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		One of the purposes of the green belt is to protect the countryside from encroachment. The configuration of the site would project built form into the open countryside to the detriment of openness and contrary to the role and function of the green belt. The location of this site would leave a field between the site and the settlement edge relatively isolated from the wider green belt and therefore also vulnerable to development pressure.						
Green belt edge		This is an extensive area of green belt where the existing land use pattern and settlement form present opportunities for limited rounding off of Lepton without harming the role and function of the green belt.						
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	One of the purposes of the green belt is to protect the countryside from encroachment. The configuration of the site would project built form into the open countryside to the detriment of openness and contrary to the role and function of the green belt. The location of this site would leave a field between the site and the settlement edge relatively isolated from the wider green belt and therefore also vulnerable to development pressure. The site could potentially affect the setting of 18 Green Balk Lane and the listed church.							










SL2309	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.44
Land to west of, Green Balk Lane, Lepton					Employment Floorspace		Housing Capacity	15
Transport		Site access not achievable. Reliance on other adjacent options for access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional Primary or Secondary school places. There is however, an increasing trend for places.						
Historic Env		Potential impact on setting of listed buildings.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, phase 1 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		This is a small site well related to the edge of the settlement. It is contained to the north and east by the existing settlement and has defensible boundaries to the west and south. As such there is no risk of further encroachment or sprawl and the site could be released from the green belt without undermining the role and function of the green belt in this location.						
Green belt edge		This is an extensive area of green belt where the existing land use pattern and settlement form present opportunities for limited rounding off without harming the role and function of the green belt.						
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	Access to the site is reliant on the allocation of adjacent land, therefore there is no suitable site access to the site.							









SL2729	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.04
Land to west of, Hollin Brigg Lane, Holmbridge					Employment Floorspace		Housing Capacity	26
Transport		Site topography (sloping down from the road) may make access difficult. Footway needed along site frontage. Site would access the road network to the north or south where further intensification of use unlikely to be appropriate.						
Public Health		Low levels of physical activity in the area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env		Site is close to known archaeological site so pre-determination archaeological evaluation required. A heritage impact assessment would be required.						
Flood/drainage		Site is within flood zone 1. Stand off from the watercourse required and interceptor drains are likely to be required.						
Env Protection		Site not recorded as contaminated but phase 1 contamination assessment required.						
Biodiversity		Site impacts on Dobb Dike UK BAP priority habitat and also White Gate Wood and the beck corridor mean that the site should not be allocated for development. Cumulative impacts on SPA/SAC to be considered and Natural England consulted on any proposal to allocate this site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This parcel of land forms the steep valley side to Dobb Dike which is an open watercourse and its associated important wildlife habitats. The best protection for the countryside features and sensitive environmental areas is through the green belt designation. Development would lead to significant encroachment of built form into the countryside severely undermining the role and function of the green belt in this location.						
Green belt edge		This is an extensive area of green belt that delineates the southern extent of Holmbridge in this location. Opportunities for settlement extension are severely limited by the presence of steep slopes where development may be prominent and areas of sensitive environmental habitat.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is not deliverable or developable during the local plan period. There is not a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Site impacts on Dobb Dike UK BAP priority habitat and also White Gate Wood and the beck corridor mean that the site should not be allocated for development. This parcel of land forms the steep valley side to Dobb Dike which is an open watercourse and its associated important wildlife habitats. The best protection for the countryside features and sensitive environmental areas is through the green belt designation. Development would lead to significant encroachment of built form into the countryside severely undermining the role and function of the green belt in this location. The site would require access through parts of the road network not suitable for intensification of use.						









SL3346	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.78
Land to the west of, Heath Road, Linthwaite					Employment Floorspace		Housing Capacity	97
Transport		Third party land is required to gain access to the site. The site does have a frontage to Heath Road - but this is narrow this no footways, with poor junctions with Felks Stile Road and Blackmoorfoot Road. Access could be achieved to the safeguarded land site through an extension of the Option 2 site with access via Church Lane, however this is subject to a road safety audit of re-alignment of footway on Church Lane, footways should be 2.0m either side and a transport statement would be required to consider impacts on local highway network.						
Public Health		Ensure there are adequate physical activity opportunities						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Site is close to site of archaeological interest, recommended evaluation in advance of development.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is on an elevated and prominent hillside where development would be highly visible in long distance views to the detriment of the openness of the green belt. The site could not be released from the green belt in isolation and would require a significant amount of additional land to be removed in order to give the site a relationship to the settlement.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is on an elevated and prominent hillside where development would be highly visible in long distance views to the detriment of the openness of the green belt. The site could not be released from the green belt in isolation and would require a significant amount of additional land to be removed in order to give the site a relationship to the settlement. Third party land is required to gain access to the site.						










SL2296	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.41
Land to the east and west of, Hardcastle Lane, Flockton					Employment Floorspace		Housing Capacity	110
Transport		Site access achievable but improvements needed to visibility splays to access to the wider network. Highways England concerns relating to wider strategic network can be mitigated through schemes already planned.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1.						
Env Protection		Site is not recorded as contaminated land but a phase 1 contamination report is required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The extent and configuration of this site means that it would represent rounding off of Flockton between Manor House and Park Side and would be contained by the settlement on three sides. However, the northern boundary is not delineated by any feature on the ground which means that adjacent land would be vulnerable to encroachment contrary to the purposes of including land in the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present opportunities for settlement extension and rounding off although there are few boundaries to provide containment relative to the size of the existing settlement.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		The northern boundary is not delineated by any feature on the ground which means that adjacent land would be vulnerable to encroachment contrary to the purposes of including land in the green belt. It is not considered that this constraint will be overcome to enable housing delivery at the end of the local plan period without significant additional land release to the north.						










SL2283	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.28
Land off, Station Road, Skelmanthorpe					Employment Floorspace		Housing Capacity	44
Transport		Access achievable provided visibility splays can be provided on Station Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Potential drainage issues relating to site topography.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a reasonably well contained site with development to the north and west and the line of the light railway to the south. A field boundary gives a boundary to the east although it is not a strong feature on the ground and could leave the adjacent land vulnerable to encroachment. This site is well related to the settlement and could represent rounding off of Skelmanthorpe in this location.						
Green belt edge		This is an extensive area of green belt which maintains separation between villages. The existing settlement pattern and land use features present the opportunity for some limited infilling or rounding off without compromising the role and function of the green belt in this location.						
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		Site accepted as housing option H72.						











SL2666	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.52
Land between, Stoney Bank Lane and Holmfirth Road, Thongsbridge, Holmfirth					Employment Floorspace		Housing Capacity	123
Transport		Site has frontage to Holmfirth Road, but area of TPO trees may be an access constraint.						
Public Health		Levels of obesity are higher than Kirklees average.						
Education		Decreasing trends for primary and secondary. Site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		The site is an accepted urban greenspace option.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site retained as urban greenspace.							









SL2192	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.33
Land north of, Kemps Way, Hepworth					Employment Floorspace		Housing Capacity	46
Transport		No site frontage to adopted highway. Access road to Dobroyd Mills could provide access but would require 3rd party land which appears to be in multiple ownerships and improvements to bring site to adoptable standard.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary. No immediate need for additional capacity.						
Historic Env		Church of Holy Trinity Grade II listed building to the south west of the site. Site also adjacent to Hepworth conservation area. A heritage impact assessment would be required.						
Flood/drainage		Flood zone 1. Limited surface water drainage options.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required. Multiple noise sources from the adjacent Dobroyd Mill buildings therefore relevant assessment required and site performs a buffer between residential properties and existing mill building.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	This site is not deliverable or developable during the local plan period. There is not a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes on this site alone beyond the end of the local plan period. However, a larger option (MX1912a) also including land to the north has overcome the access constraints on this site. SL2192 has no site frontage to adopted highway. Access road to Dobroyd Mills could provide access but would require 3rd party land which appears to be in multiple ownerships and improvements are needed to bring site to adoptable standard. There is therefore not sufficient evidence that this site is deliverable.							










SL2170	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	5.8
Dunford Road, Hade Edge, Holmfirth					Employment Floorspace		Housing Capacity	202
Transport		Highways England concerns can be mitigated by schemes already planned. Site access achievable. 2.4m x 43m visibility splays required. Poor junction alignment at the Dunford Road/Penistone Road junction.						
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. Site capacity could impact on school place planning.						
Historic Env		Two Grade II listed buildings are adjacent to the site in the west. Impact could be improved with appropriate design and landscaping. A heritage impact assessment would be required.						
Flood/drainage		Site is within flood zone 1. The combined sewer is only small diameter. A search for alternative unmapped systems may be required if soakaways cannot be used as mitigation.						
Env Protection		Nearby farm therefore odour assessment and noise assessment required. Environmental Health objection raised relating a housing site adjacent to the chicken farm to the south east of this site. Site is not recorded as contaminated land but a phase 1 contamination report would be required. Travel Plan needed. Air quality impact assessment required.						
Biodiversity		This site overlaps with two SSSI Impact Risk Zones therefore Natural England to be consulted on any allocation. Concerns relating to increased levels of recreational activity from new households potentially impacting on Dark Peak SSSI/SPA/SAC. Natural England have not identified direct impacts on designated sites alone but in combination impacts to be considered.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Housing option (H288a) has now been accepted on the central part of this site where there is no Environmental Health objection in relation to the impacts of the farm therefore SL2170 has now been rejected and two consequential options (SL2170a and SL2170b) have been accepted to cover the remainder of the area of SL2170.								











SL2732	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	6.89
Land to the north of, Penistone Road, Shelley					Employment Floorspace		Housing Capacity	204
Transport		Site access achievable. Requirement for right turn lane likely. Footway widening required along site frontage on Penistone Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.						
Historic Env		Potential impact on the setting of listed buildings to the south of the site. Impact could be mitigated with appropriate design and landscaping. A Heritage Impact Assessment would be required.						
Flood/drainage		Site is in flood zone 1. Potential surface water drainage issues to the south of the site so potential area of ponding to be avoided.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Air quality and noise impact assessments required. Travel Plan needed.						
Biodiversity		Developable area amended to take account of a buffer zone from the ancient woodland.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is detached from Shelley and would require a significant amount of additional land to be released in order to give it a relationship with the settlement. The housing option between this land and the urban area has been rejected. The prominence of the site in long distance views particularly at its northern extent would detrimentally impact on openness and represent encroachment into the countryside contrary to the purposes of including land in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site is detached from Shelley and would require a significant amount of additional land to be released in order to give it a relationship with the settlement. The housing option between this land and the urban area has been rejected. The prominence of the site in long distance views particularly at its northern extent would detrimentally impact on openness and represent encroachment into the countryside contrary to the purposes of including land in the green belt.								










SL2736	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	2.71
Land between, Garner Lane and Chandler Lane, Honley					Employment Floorspace		Housing Capacity	94
Transport		Third party land required for access. Excessive speeds may be an issue at the Chander Lane / Meltham Road junction.						
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. Site capacity could impact on school place planning.						
Historic Env		Potential impact on the setting of Grade II listed buildings to the south of this site. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Limited surface water drainage options. Further drainage investigation would be required.						
Env Protection		Potentially contaminated land therefore phase 1 contamination report required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is remote from the edge of Honley and could not be released from the green belt in isolation. Although it is located on a track where there are a number of existing properties these are sporadic in nature and development of the site would introduce a block of urban land use in this essentially open agricultural landscape undermining the role and function of the green belt which is to safeguard the countryside from encroachment.						
Green belt edge		N/A						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is not deliverable or developable during the local plan period. It is not considered that there is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Development of the site would introduce a block of urban land use in this essentially open agricultural landscape undermining the role and function of the green belt which is to safeguard the countryside from encroachment.						











SL2737	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	11.7
Land between, Hassocks Lane and Meltham Road, Honley					Employment Floorspace		Housing Capacity	409
Transport		Third party land required for access. Improvements would be required to the road width on Scotgate Road to allow for intensification of use. A pedestrian footway would be required along the site frontage. Two points of access required. Highways England concerns can be mitigated by schemes already programmed.						
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. Site capacity could impact on school place planning.						
Historic Env		Assessment of impacts on scheduled monument will be required if this site was proposed for development. Potential negative impact could impact on the setting of 14-20 Chandler Lane. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Water crosses the site in a culvert. Site would benefit from drainage masterplan with adjacent sites. Further surface water drainage investigation would be required.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Travel Plan required. Air Quality impact assessment needed.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is a large site which would round off the settlement of Honley at this point, is well configured in relation to the settlement and can show defensible green belt boundaries, albeit with the necessary addition of a small parcel of land between the site and Hassocks Lane. However, the prominence of this site particularly at its northern extent would intrude into long distance views and would therefore have an unacceptable impact on the openness of the wider green belt.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern presents opportunities for rounding off or infill. However, the land is rising and elevated so there is a high risk of prominent development which would impact on openness.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion		This site is not deliverable or developable during the local plan period. There is not a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. The prominence of this site particularly at its northern extent would intrude into long distance views and would therefore have an unacceptable impact on the openness of the wider green belt.						











SL2190	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.54
Land at, Cold Hill Lane and Huddersfield Road, New Mill					Employment Floorspace		Housing Capacity	18
Transport		Coldhill Lane is narrow and is unsuitable for further intensification. No access from Huddersfield Road due to topography.						
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 decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No available options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site now has planning consent for the development of 4 dwellings.								









SL2185	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.38
Land to the north west of, Causeway Crescent, Linthwaite					Employment Floorspace		Housing Capacity	83
Transport		No suitable site access can be achieved, the surrounding road network is unsuitable for the intensification of the use proposed. One area of access at Hoyle Beck Close is now under construction.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Site is within Linthwaite conservation area.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Contaminated land throughout the site.						
Biodiversity		Lowland mixed deciduous woodland covers large sections of the site. Removed from net area.						
Other constraints		None identified.						
Open space		Overlap with area of open space.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Development at Hoyle Ing is under construction - the rest of the site would be unlikely to form a suitable development option. Parts of the site could be developed with the site being unallocated. The surrounding highway network would be unsuitable for the intensification of development of the whole site.								










SL2735	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.33	
Land between, Hassocks Lane and Meltham Road, Honley					Employment Floorspace		Housing Capacity	116	
Transport			Third party land required to provide visibility splays (2.4m x 215m). Improvements would be required to Scotgate Road to allow for an intensification of use. Appropriate pedestrian facilities at frontage to Scotgate Road.						
Public Health			Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education			Decreasing trends in primary and secondary. No immediate need for additional capacity.						
Historic Env			The site is 210 meters from Honley Wood scheduled monument. Potential impact of setting of grade II listed weavers' cottages on Chandler Lane. A heritage impact assessment would be required.						
Flood/drainage			Site is in flood zone 1. Limited options for surface water drainage. Site would benefit from a drainage masterplan with adjacent sites.						
Env Protection			Noise assessment required, due to nearby uses (kennels). Site is not recorded as contaminated land but a phase 1 contamination report required. Travel Plan needed.						
Biodiversity			No objections raised.						
Other constraints			None identified.						
Open space			N/A						
Green belt			This site is well related to the settlement pattern of Honley in this location and would present defensible new green belt boundaries. However, at its northern extent it is on elevated ground which would impact in long distance views to the detriment of the openness of the wider green belt.						
Green belt edge			This is an extensive area of green belt where the existing settlement pattern presents opportunities for rounding off or infill. However, the land is rising and elevated so there is a high risk of prominent development which would impact on openness.						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion	This site is not deliverable or developable during the local plan period. There is not a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. The northern extent of this site is on elevated ground which would impact in long distance views to the detriment of the openness of the wider green belt.								









SL2733	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	0.71	
Land west of, Chandler Lane, Honley, Holmfirth					Employment Floorspace		Housing Capacity	24	
Transport			Third party required for access. Chandlers Lane is unadopted and would need to be made up to adoptable standards.						
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 need for additional capacity.						
Historic Env			Site is approx 500 metres from prehistoric remains at Honley Wood and is also in close proximity to Grade II listed weavers' cottages. A heritage impact assessment would be required.						
Flood/drainage			Site is within EA flood zone 1. There could be site drainage issues which would require further investigation.						
Env Protection			Site not recorded as contaminated but phase 1 contamination report required.						
Biodiversity			No concerns raised.						
Other constraints			None identified.						
Open space			N/A						
Green belt			This site is remote from the edge of Honley and could not be released from the green belt in isolation. Although it is located on a track where there are a number of existing properties these are sporadic in nature and development of the site would introduce a block of urban land use in this essentially open agricultural landscape undermining the role and function of the green belt which is to safeguard the countryside from encroachment.						
Green belt edge			N/A						
Exceptional Circumstances			There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion	This site is not deliverable or developable during the local plan period. There is not a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. The development of this site would introduce a block of urban land use in this essentially open agricultural landscape undermining the role and function of the green belt which is to safeguard the countryside from encroachment.								

SL2300	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.08
Land at junction of, Paris and Sandy Gate, Scholes					Employment Floorspace		Housing Capacity	37
Transport		Site access achievable. 2.4m x 43m visibility splays required. Provision of a footway would be required along the site frontage to Sandy Lane and Paris Road.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trend for primary and secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is in flood zone 1. Testing required for soakaways.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is contained by existing residential development to the east and south and by undeveloped housing land to the west. There is a clear northern boundary so there is no risk of sprawl, although removal of the site would begin to consolidate the area of urban fringe where there is existing residential development along Sandy Gate, which could lead to pressure for further encroachment. The land rises to the north where development could be prominent.						
Green belt edge		This is an extensive area of green belt that helps to maintain separation between villages. The existing settlement pattern and land use features present opportunities for infilling or rounding off without undermining the role and function of the green belt in this location.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site is not deliverable or developable during the local plan period. There is not a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. The removal of the site from the green belt would begin to consolidate the area of urban fringe where there is existing residential development along Sandy Gate, which could lead to pressure for further encroachment. The land rises to the north where development could be prominent. There are no exceptional circumstances to remove this site from the green belt.								

SL2286	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	7.57
Land at junction of, Paddock Road and Moor Lane, Kirkburton					Employment Floorspace		Housing Capacity	264
Transport		Site access achievable. 2.4m x 43m visibility splays required. Pedestrian footway required along the site frontage on Moor Lane, Paddock Road and Burton Acres Lane. A transport assessment would be required to assess the impacts of the development on the local highway network but improvements likely to be in context with the scale of the development. Highways Agency concerns can be addressed by mitigation schemes already programmed.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. Site capacity could impact on school place planning.						
Historic Env		Concerns raised in relation to impacts on Grade II listed property to the south-east of the site. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Surface water public sewers run along southern boundary.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Travel Plan required. Air Quality impact assessment needed.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a large site which is contained to the west and south by the existing settlement and to the north and east by potential strong new green belt boundaries formed by Paddock Road and Moor Lane. As such there should be no risk of sprawl. Its character and extent is such that it appears as part of the wider countryside, despite the presence of the roads, so that development would constitute encroachment into the countryside contrary to the role and function of the green belt. The land rises towards the settlement to the south so while development would be prominent it would be no more so than the impact of the existing houses when viewed from the north.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages and delineates the northern extent of Kirkburton in this location. The existing land use pattern and settlement form presents some opportunity for rounding off without compromising the role of the green belt in this location.						
Exceptional Circumstances		There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.						
Conclusion								
This site is not deliverable or developable during the local plan period. It is not considered that there is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. This safeguarded land option has therefore been rejected because, although there is limited risk of sprawl from this site, the character and extent of the site are such that it appears as part of the wider countryside and development would therefore constitute encroachment.								

SL2172	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.94
Land to the south of, Hartcliffe Mills, Barnsley Road, Denby Dale					Employment Floorspace		Housing Capacity	67
Transport		Access achievable if necessary visibility splays can be required.						
Public Health		This site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate no immediate capacity required.						
Historic Env		Potential impact on setting of Grade II listed Hartcliffe Mills and Denby Dale viaduct.						
Flood/drainage		River Dearne on north-western of the site. Net area can be reduced to ensure no land in flood zones 2/3 is included. Land at risk of surface water ponding to the north of the site.						
Env Protection		Potential noise and odour arising from adjacent employment uses.						
Biodiversity		Additional pressure on ancient woodland to south of site						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site will be rejected, giving consideration to the planning history provide flexibility for the adjacent business.								

SL2734	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	4.2
Land west of, Chandler Lane, Honley, Holmfirth					Employment Floorspace		Housing Capacity	147
Transport		Third party land require d for access. Some of the adjacent land appears to be in the same ownership (other options submitted) but further investigation would be required to see if this would allow suitable access to the highway network.						
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. The site capacity could impact on school place planning.						
Historic Env		Site is within 122 metres of prehistoric remains at Honley Wood and directly adjacent to Grade II listed weavers houses. A heritage impact assessment is required.						
Flood/drainage		Site is within EA flood zone 1. Further investigation required into impacts of watercourse on this site and potential drainage solutions.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Travel plan also required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt		This site is remote from the edge of Honley and could not be released from the green belt in isolation. Although it is located on a track where there are a number of existing properties these are sporadic in nature and development of the site would introduce a block of urban land use in this essentially open agricultural landscape undermining the role and function of the green belt which is to safeguard the countryside from encroachment. This site would also appear as a prominent and area of built form to the detriment of the openness of the green belt in this location.						
Green belt edge	N/A							
Exceptional Circumstances	There are no exceptional circumstances to justify the removal of this site or any part of this site from the green belt.							
Conclusion								
This site is not deliverable or developable during the local plan period. There is not a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. The development of this site would introduce a block of urban land use in this essentially open agricultural landscape undermining the role and function of the green belt which is to safeguard the countryside from encroachment. This site would also appear as a prominent and area of built form to the detriment of the openness of the green belt in this location.								

SL2165	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.66
Land to the north west of, Urban Terrace, Denby Lane, Grange Moor					Employment Floorspace		Housing Capacity	22
Transport		Site Access Achievable Visibility splays of 2.4m x 17.5m (15mph speed limit) required on Stoneroyd and/or 2.4m x 43m visibility splays required on Denby Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and increase for secondary although additional unfilled capacity may be available in the area.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Testing for soakaways should be undertaken. Need to consider stand-off from the public sewer crossing the southern part of the site.						
Env Protection		The site is on potentially contaminated land therefore phase 1 and 2 contaminated land assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	The site overlies a proposed accepted housing site.							

Settlement position - D: Detached from Settlement; W: Within Settlement; E: Settlement Edge

Greenfield/Brownfield - G: Greenfield; PG: Predominantly greenfield; B: Brownfield; PB: Predominantly Brownfield

Appendix A

Transport Constraint

Green	Site access achievable and no significant impact on the SRN or local highway network
Amber	Evidence of some constraint but mitigation appears achievable and/or impact on the SRN or highway network requiring some degree of mitigation
Red	No current evidence that a satisfactory access could be achieved and/or significant impact on the SRN or highway network where mitigation cannot be programmed within the plan period

Flood Risk and Drainage Constraint

Green	No significant flood risk and surface water drainage can be achieved
Amber	Mitigation required, or drainage options require crossing third party land.
Red	Significant flood risk where mitigation is not viable or there is a significant surface water flooding or drainage constraint

Environmental Protection Constraint

Green	No significant constraints
Amber	Presence of constraint such as land contamination or proximity to serious noise sources such as a motorway but where mitigation could be achieved
Red	Serious level of constraint or multiple constraints

Biodiversity Constraint

Green	No significant constraints
Amber	Presence of or degree of impact on environmentally sensitive areas where removal of an area or mitigation could reduce impact to an acceptable level
Red	Serious impact on an environmentally sensitive area

Historic Environment Constraint

Green	No significant constraints.
Amber	Presence of or degree of impact on historic asset where mitigation could reduce impact to an acceptable level.
Red	Serious impact on an historic asset.

Open Space Constraint

Green	Development of the option would not result in the loss of an important open space, sport or recreation facility.
Amber	Development would impact on an open space, sport or recreation facility that may be important in meeting local needs.
Red	Development would significantly impact on open space provision resulting in the loss of an important open space, sport or recreation facility.

Education Constraint

Green	No immediate additional capacity required and a decreasing or moderately increasing trend for places
Amber	There is a need for additional capacity within the catchment of either the primary or secondary school and/or the site is of a significant size (50 dwellings or above)
Red	Where an option is of a size that would create a significant impact on the need for school places

Green Belt Constraint

Green	The site would present a reasonable extension relative to the settlement it abuts, would have little or no impact on the purposes of including land in the green belt and presents the opportunity to create a strong new defensible green belt boundary
Amber	The site is located adjacent to a part of the green belt edge where assessment has shown that development would have some detrimental impact on the purposes of including land in the green belt and/or the site does not present a strong new defensible green belt boundary but opportunity exists that could mitigate this impact, such as the minor alteration to the option boundary or the removal of some additional land from the green belt
Red	The site would not present a reasonable extension relative to the settlement it abuts and/or the site is located adjacent to a part of the green belt edge where assessment has shown that development would have a significant detrimental impact on the purposes of including land in the green belt, and/or it is located adjacent to a part of the green belt edge that is deemed to be significantly constrained and/or the option is remote from any settlement

Public Health Constraint

Green	No significant health problems noted
Amber	Health issue identified that can be reasonably mitigated against.
Red	Significant degree of health issue identified.

Other Constraints

Green	No significant other constraints
Amber	Evidence of some constraint where there is a reasonable prospect of mitigation.
Red	Significant or severe level of constraint or multiple constraints.