

UDP

KIRKLEES UNITARY DEVELOPMENT PLAN

WRITTEN STATEMENT – REVISED WITH EFFECT FROM 28 SEPTEMBER 2007

As a result of a Direction issued by the Secretary of State for Communities and Local Government, from 28 September 2007 some of the policies in the UDP continue to have effect ('saved policies') and some do not as they were not saved. This updated version of the UDP contains explanatory text for each not saved policy. Further information about policy saving can be found on the Kirklees website at

<http://www.kirklees.gov.uk/business/regeneration/udp/savedPolicies.aspx>

UDP

KIRKLEES UNITARY DEVELOPMENT PLAN

9. DERELICT AND NEGLECTED LAND

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9. DERELICT AND NEGLECTED LAND

STRATEGY

- 9.1 Dereliction which is the legacy of past industrial and extractive activity causes severe environmental problems. Vacant sites left neglected and untidy also give a poor impression of the area. Together derelict and vacant land represent a waste of a vital resource which could otherwise help to relieve pressure for 'greenfield' sites to be developed for urban uses.
- 9.2 About 370 hectares of derelict land, that is land so damaged by industrial or other development that it is incapable of beneficial use without treatment, was recorded in the 1993 Derelict Land Survey. This represents a reduction in the scale of the problem since the last survey in 1988, when 480 hectares were identified. Analysis of the change between 1988 and 1993 shows that although 200 hectares of land were restored, about 50% by the Council with grant assistance and the remainder by waste disposal and revegetation, another 100 hectares became derelict largely as a result of the continuing decline of traditional industries. The Council has maintained an effective reclamation programme which over the period 1983 to 1993 has seen spending in excess of £6 million, but the persistence of the problem makes it clear that efforts will need to be continued if the spread of dereliction is to be contained.
- 9.3 Sites, which are left untidy and neglected, but are not strictly derelict by definition, are also prevalent in the District. The amount and distribution of neglected land is not recorded by the Council, but such sites are evident particularly in the urban area in association with derelict land, where poor environmental conditions inhibit investment. Land adjoining built-up areas, which is still potentially productive agricultural land, is not considered to be 'neglected'. Various initiatives over the years have secured improvements, especially the comprehensive schemes carried out by the Council to upgrade older housing and industrial areas. Government sponsored employment training schemes have also been utilised to fund landscaping works on neglected land, but these schemes are no longer operated.
- 9.4 The Council will continue its endeavours to bring about the re-use of derelict and neglected land as an essential part of its efforts to secure regeneration. To bring sites into full and effective use a range of initiatives will be required including continued reclamation of derelict land, environmental improvement of neglected sites and the co-ordination of development interests to encourage re-use, together with action to encourage land owners to keep neglected sites tidy. The provisions of the plan ensure that where possible derelict and neglected land will be utilised to meet the needs of the District for development and for open space.

Kirklees Unitary Development Plan, Written Statement

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DL1 DERELICT AND NEGLECTED LAND WILL BE BROUGHT INTO BENEFICIAL USE TO ASSIST IN THE REGENERATION OF THE DISTRICT.

RECLAMATION OF DERELICT LAND

- 9.5 The Council receives 100% grant from central government to reclaim derelict land. Capital spending on reclamation schemes has been increased over the last decade from £250,000 in 1981/82 to just over £1 m in 1991/92, and the aim of the Council is to continue to utilise government grant wherever possible to implement reclamation schemes. Rolling Programme status was secured from the Department of the Environment in 1990/91 allowing the Council to compile three year programmes of action. This enables the Council to tackle the most extensive areas of dereliction in a comprehensive manner, gives assurance that funding will be available over a number of years, and enables longer term strategies to be developed to deal with dereliction.
- 9.6 The administration of derelict land grant will be transferred to the Urban Regeneration Agency in April 1994. This agency has the responsibility for introducing greater flexibility into the development of reclamation schemes and encouraging new approaches. It is probable that a more entrepreneurial style will be introduced whereby local authorities will need to show clearly how reclamation schemes give value for money when assessed against the strategic aims of the authority.
- 9.7 The Council determines priorities for reclamation by assessing the extent to which schemes will benefit the local economy, environment and community. Sites seriously detracting from the quality of the environment through visual intrusion or contamination are given priority with emphasis on those sites where re-use will bring benefits to areas beyond the immediate locality, for example, obtrusive sites in prominent locations or contaminated sites adversely affecting wildlife. Reclamation schemes which enable the implementation of proposals in the plan or support its general provisions will also be a priority. Some sites will be capable of built development once reclamation has taken place and it is important that these sites are brought forward quickly to allow new houses or industrial buildings to be built to meet particular needs. However, it is also important to create open spaces and woodlands where these are appropriate as part of a balanced approach, greening urban areas as well as bringing forward sites for development.
- 9.8 Action to reclaim derelict land will be concentrated within the Regeneration Area defined on the proposals map. This encompasses the Council's major urban regeneration projects associated with Batley City Challenge and initiatives within Huddersfield including the riverside strategy. Elsewhere priority will be given to reclamation schemes which contribute to regeneration in the South Pennine Rural Development Area which includes the upper Colne Valley.

DL2 PRIORITIES FOR THE RECLAMATION OF DERELICT LAND WILL BE DETERMINED HAVING REGARD TO THE EXTENT TO WHICH SCHEMES WILL:

- i IMPROVE THE VISUAL ENVIRONMENT OR DEAL WITH SERIOUS CONTAMINATION;**
- ii SECURE THE PROVISIONS OF THE PLAN; AND**
- iii REVITALISE AND REGENERATE AREAS, WITHIN THE REGENERATION AREA IDENTIFIED ON THE PROPOSALS MAP OR THE RURAL DEVELOPMENT AREA.**

9.9 All land within the District identified as derelict has been assessed and those sites proposed for reclamation are identified in policy DL3. The total area proposed for reclamation is 249 hectares which represents 80% of the land identified as justifying reclamation in the 1993 Derelict Land Survey. If the treatment of this amount of land is to be achieved over the next 10 years entirely through derelict land grant an increase in the grant funded reclamation programme will be necessary. However, experience suggests that other agencies may bring derelict sites back into use without grant support. It is also to be expected that further land will become derelict. The derelict land grant funded programme will therefore need to be sufficiently flexible to enable new sites to be introduced where they represent a serious problem or their restoration would enable significant benefits to be gained.

Figure DL1

Total amount of derelict land (hectares) by proposed use

Area	Hard-End Uses ¹	Soft-End Uses ²	Total
Colne Valley	0	9.6	9.6
Meltham	3.5	4.8	8.3
Holme Valley	4.0	8.5	12.5
Kirkburton/Denby Dale	7.2	19.8	27.0
Huddersfield	11.6	46.15	57.75
Mirfield	1.3	11.8	13.1
Dewsbury/Thornhill/Ravensthorpe	24.5	12.4	36.9
Batley	19.8	22.2	42.0
Heckmondwike	4.2	-	4.2
Liversedge	-	0.5	0.5

¹ **Hard End Uses** - include housing, industry, car parking and specific uses such as the Technology Centre, The Yorkshire Mining Museum and the Spenn Valley Tramway.

Batley

² **Soft End Uses** – include tree and naturalised planting, public open space, recreation, footpaths, picnic sites, playing fields, cycleways, agriculture and Oakwell Country Park.

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Cleckheaton/Gomersal	28.4	9.2	37.6
Total			249.45

- 9.10 Approximately 80% of the sites identified for reclamation are within the main urban areas and will contribute significantly to regeneration initiatives. In the rural area the last remnants of the coal mining industry in the east of the District are proposed for restoration, and a number of schemes are included in the Rural Development Area with provision being made for the full restoration of the Huddersfield Narrow Canal. Sites will be restored for a range of uses, both 'hard uses' such as housing and industry and 'soft uses' such as parks and playing fields. Some 47 hectares will be reused for industry and 28 hectares for housing. Nearly 80 hectares will be restored for public open space and other formal recreation uses. The remaining sites are mainly proposed for tree planting and use for agriculture.
- 9.11 Overall the proposals for derelict land will provide 114 hectares of development land which represents 45% of the total amount of land proposed for reclamation. It is not considered feasible or desirable to propose a greater number of derelict sites for development for a number of reasons, mainly relating to their location, particularly where they are in the green belt, the nature of surrounding uses, road access, the degree of contamination and, not least, the need to provide open space and enhance the natural environment in many areas where dereliction is prevalent. Derelict sites not proposed for treatment are those considered to create the least problems in terms of visual impact or contamination. They tend to be in relatively remote locations and to exhibit evidence of revegetation. Revegetation constitutes a form of natural reclamation and when a certain stage has been reached treatment will no longer be necessary or desirable.

DL3 LAND IS IDENTIFIED FOR DERELICT LAND RECLAMATION IN THE FOLLOWING LOCATIONS WHICH ARE SHOWN ON THE PROPOSALS MAP.

Colne Valley			
Site No.	Address	Area (ha)	Proposed Use
DL 1.1	Crowthers Tip, Mount Road, Marsden	1.3	Tree Planting
DL 1.2	Railway Sidings, Marsden Goods Yard	3.0	Public Open Space/Car Parking
DL 1.3	Britannia Road, Milnsbridge	1.0	Tree Planting/Public Open Space
DL 1.4	Roydhouse Tip, Manchester Road, Linthwaite	3.2	Recreation/Tree Planting
DL 1.5	Manchester Road, Marsden	1.1	Picnic Site/Car Parking/Tree Planting
		9.6	

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Meltham			
Site No.	Address	Area (ha)	Proposed Use
DL 2.1	Dismantled Railway, Off Huddersfield Road, Meltham (Two lengths)	2.8	Footpath/Tree Planting
DL 2.2	Jubilee Quarries, Blackmoorfoot Reservoir, Meltham	2.0	Tree Planting/Picnic Site
DL 2.3	Brick Works, Mean Lane, Meltham	3.5	Housing (Site No. H2.6)
		8.3	

Holme Valley			
Site No.	Address	Area (ha)	Proposed Use
DL 3.1	Hade Edge Quarries, Hade Edge	2.2	Tree Planting/Naturalised Planting
DL 3.2	New Laithe Lane, Holmfirth.	0.4	Tree Planting/Naturalised Planting
DL 3.3	Woodhouse Lane, Cartworth	2.8	Tree Planting
DL 3.4	Miry Lane, Thongsbridge	0.4	Tree Planting & 1 dwelling
DL 3.5	Perseverance Mills, Woodhead Road, Holmfirth	2.8	Housing (Site No. H3.31)
DL 3.6	Long Ing Road, Hade Edge, (two sites)	1.7	Tree Planting/Naturalised Planting
DL 3.7	Dover Mills, Dover Road, Holmfirth.	0.8	Tree Planting & Housing by mill conversion
DL 3.8	Cartworth Bank Road, Cartworth Moor.	0.5	Tree Planting
DL 3.9	New Mill Road, Thongsbridge	0.9	Tree Planting/Public Open Space
		12.5	

Kirkburton Area			
Site No.	Address	Area (ha)	Proposed Use
DL 4.1	Caphouse Hope Pit, Wakefield Road, Flockton	3.4	Mining Museum
DL 4.2	Off Penistone Road, Lepton	1.1	Pedestrian/Cycle route/Tree Planting
DL 4.3	Off Penistone Road, Dogley, Kirkburton	3.5	Pedestrian/Cycle route/Tree Planting
		8.0	

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Denby Dale Area			
Site No.	Address	Area (ha)	Proposed Use
DL 5.1	Off Langley Lane, Upper Langley, Clayton West	1.3	Tree Planting
DL 5.2	Kiln Lane, Park Mill Tip, Clayton West	12.7	Tree Planting
DL 5.3	Park Mill Colliery, Clayton West	3.8	Business & Industry (Site No. B5.1)
DL 5.4	Park Mill Colliery Springwood Shaft, Clayton West	1.2	Tree Planting
		19.0	

Huddersfield Town Centre			
Site No.	Address	Area (ha)	Proposed Use
DL 6.1	Manchester Road (Haighs Mill)	1.2	Housing /Offices/Business & Industry (Site No. B6.2)
		1.2	

Huddersfield South			
Site No.	Address	Area (ha)	Proposed Use
DL 7.1	Tom Lane/Crosland Hill Road, Crosland Hill	0.6	Housing (Site No. H7.2)
DL 7.2	Deep Lane, Crosland Moor	3.9	Recreation
DL 7.3	Huddersfield Narrow Canal, Huddersfield to Slaithwaite ³	8.7	Recreation
		13.2	

Huddersfield North			
Site No.	Address	Area (ha)	Proposed Use
DL 8.1	Quarmby Clough, Longwood	4.1	Tree Planting/Public Open Space
DL 8.2	Fernlea Tip, Fernlea Road, Birchencliffe	3.7	Public Open Space
DL 8.3	Off Weatherhill Road/Briarlyn Road, Birchencliffe	0.5	Public Open Space
DL 8.4	(Site deleted)		
DL 8.5	Kilner Bank/Chapel Street, Moldgreen	0.85	Tree Planting

³ Site extends into Huddersfield Town Centre and Colne Valley.

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DL 8.6	Bradley Viaduct, Dalton Bank Road, Colne Bridge	1.4	Footpath/Cycleway
DL 8.7	St Andrews Road	1.1	Business & Industry after clearance
DL 8.8	Town Avenue/Bradley Mills Road	2.2	Public Open Space
DL 8.9	Hillhouse Sidings, Alder Street	7.6	Business & Industry (Site No. B8.5) /Waste Transfer Station
DL 8.10	Gledholt Sidings	1.3	Tree Planting/Public Open Space
DL 8.11	Spring Grove/Bow Street ⁴	1.3	Public Open Space/Education
DL 8.12	Abbey Road, Fartown	0.5	Housing (Site No. H8.30)
DL 8.13	Woodhouse, off Chestnut Street, Sheepridge	0.6	Education
DL 8.14	Blakeborough Valves, Bradley	2.4	Tree Planting
DL 8.15	Former Clay Pits, Kilner Bank	3.8	Tree Planting/Public Open Space
DL 8.16	Dalton Bank, Dalton	8.3	Tree Planting/Footpath/Cycleway
DL 8.17	Wood Lane, Battyeford	3.7	Tree Planting/Footpath/Cycleway
		43.35	

Mirfield			
Site No.	Address	Area (ha)	Proposed Use
DL 9.1	Gregory Springs, Hagg Lane, Thorpe, Mirfield	1.5	Tree Planting
DL 9.2	North of the railway off Hurst Lane, Lowlands, Mirfield	2.2	Tree Planting/ Cycleway
DL 9.3	Dismantled Railway, East of Tomroyds Farm, Mirfield	1.4	Footpath/Agriculture/Cycleway
DL 9.4	Dismantled Railway off Huddersfield Road, Battyeford.	0.5	Business & Industry/Tree Planting
DL 9.5	Huddersfield Road, Mirfield	0.7	Tree Planting
DL 9.6	South of railway, off Hurst Lane, Mirfield	3.5	Tree Planting
DL 9.7	Off Sunny Bank Walk, Mirfield.	0.8	Housing/Public open Space (Site No. H 9.10)
DL 9.8	Dismantled Railway, West of Tomroyds Farm, Mirfield.	2.0	Tree Planting
DL 9.9	Leeds Road, Mirfield Moor.	0.5	Tree Planting
		13.1	

⁴ Site extends into Huddersfield Town Centre.

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Dewsbury/Thornhill/Ravensthorpe			
Site No.	Address	Area (ha)	Proposed Use
DL 10.1	Dismantled Railway, Off Ridings Road, Dewsbury	4.2	Public Open Space/Tree Planting Cycleway
DL 10.2	Bretton Street Gas Works, Dewsbury	9.6	Business & Industry (Site No B10.14) /Waste Transfer Station
DL 10.3	(Site deleted)		
DL 10.4	Off Moorside End, Dewsbury Moor	0.4	Public Open Space
DL 10.5	Off Cardwell Terrace, Dewsbury	1.1	Business & Industry (Site No. B10.26) /Tree Planting
DL 10.6	Thornhill Power Station, Calder Rd	5.0	Business & Industry (Site No. B10.17)
DL 10.7	Off Lock Street, Savile Town	0.7	Tree Planting
DL 10.8	Dismantled railway, Off Headfield Road, Thornhill Lees	2.7	Tree Planting
DL 10.9	Off Slaithwaite Road, Thornhill Lees	0.6	Public Open Space
DL 10.10	Forge Lane, Thornhill Lees ⁵	7.6	Leisure/Housing/Business & Industry (Site No. B10.23)
DL 10.11	Off Nevins Road, Ravensthorpe	1.2	Housing (Site No. H10.1)
DL 10.12	Low Road, Dewsbury	0.5	Public Open Space
		36.9	

Batley			
Site No.	Address	Area (ha)	Proposed Use
DL 11.1	Dismantled railway, Oakwell Country Park, Birstall	2.0	Country Park / Cycleway
DL 11.2	Nab Lane, Birstall	3.6	Business & Industry (Site No. B11.4)
DL 11.3	(Site deleted)		
DL 11.4	Oakwell Smallpox Hospital. Owler Lane, Birstall	0.8	Tree Planting
DL 11.5	Bromley Road, Batley	2.8	Business & Industry by Clearance/ Housing (Site No. H11.23) / Tree Planting
DL 11.6	Grange Road Gasworks, Batley	0.6	Technology Centre
DL 11.7	Sewage Works, Savile Street, Batley	1.3	Public open space /Car Parking
DL 11.8	(Site deleted)		
DL 11.9	Oxford Terrace, Batley	1.0	Tree Planting
DL 11.10	Off Laurel Drive, Carlinghow, Batley	1.0	Public open space

⁵ Site benefits from planning permission for leisure use, but is also suitable for housing or industry.

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DL 11.11	Bradford Road branch line, Howley Street to Grange Road, Batley	1.8	Tree Planting / Cycleway
DL 11.12	Off Howard Street, Batley Carr, Batley	1.3	Tree Planting
DL 11.13	Grange Road Industrial Estate, Batley	4.5	Business & Industry (Site No. B11.15)
DL 11.14	Old Hall Road, Upper Batley	0.4	Tree Planting
DL 11.15	(Site deleted)		
DL 11.16	Former Gomersal Sewage Works, Nutter Lane, Oakwell	1.7	Country Park
DL 11.17	Bromley Street, Batley	2.8	Tree Planting / Public open space
DL 11.18	Warwick Road East, Batley	0.4	Public open space / Housing
DL 11.19	Howley Quarry Waste, Batley	0.8	Public open space / Tree Planting
DL 11.20	Lady Ann Road Quarry, Batley	0.8	Tree Planting
DL 11.21	Warwick Road West, Batley	3.9	Tree Planting / Housing / Recreation
DL 11.22	South of Batley RLFC, Batley	0.4	Car parking / Leisure
DL 11.23	Thomas Street, Batley	0.6	Tree Planting
DL 11.24	Blakeridge Mills, Batley	2.9	Business & Industry (Site No. B11.12)
DL 11.25	Lady Ann Road / Howley Street, Batley	1.4	Tree Planting / Housing (Site No. H11.22)
DL 11.26	Halifax Road, Batley	0.7	Business & Industry after clearance / Housing
DL 11.27	Spring Mills, Carlinghow Lane, Batley	0.6	Housing (Site No. H11.11)
DL 11.28	Benny Parr Close, Soothill, Batley	1.3	Housing (Site No. H11.2)
DL 11.29	Albion Mills, Bradford Road, Batley Carr	1.1	Business & Industry
DL 11.30	The Drive, Carlinghow, Batley	1.5	Housing (Site No. H11.12)
		42.0	

Heckmondwike			
Site No.	Address	Area (ha)	Proposed Use
DL 12.1	Heckmondwike Goods Yard	2.0	Business & Industry (Site No's B12. 1 & B12.2)
DL 12.2	Lobley Street	0.4	Housing (Site No. H12.10)
DL 12.3	Oil Terminal, Leeds Road	1.8	Housing (Site No. H12.9)
		4.2	

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Liversedge			
Site No.	Address	Area (ha)	Proposed Use
DL 13.1	Off Carr Lane	0.5	Agriculture
		0.5	

Cleckheaton/Gomersal			
Site No.	Address	Area (ha)	Proposed Use
DL 14.1	Off Moorside Rise, West End, Cleckheaton	0.7	Tree Planting
DL 14.2	Dismantled railway, Spen Bank, Cleckheaton to Walkley Bank, Heckmondwike	7.2	Footpath / Cycleway
DL 14.3	Westgate, Cleckheaton	5.2	Housing (Site No. H14.20) / Education
DL 14.4	Prospect Road, Cleckheaton	0.8	Public Open Space
DL 14.5	Cleckheaton Gasworks, Whitechapel Road, Cleckheaton	2.2	Business & Industry (Site No. B14.6).
DL 14.6	Off Spen Lane, Cleckheaton	0.5	Tree Planting/Footpath/Cycleway
DL 14.7	Dismantled railway, Low Moor to Thornhill Junction	21.0	Tramway
		37.6	
	Total Area	249.5	

IMPROVEMENT OF NEGLECTED LAND

- 9.12 The improvement of neglected land involves the use of a range of measures; there is no single mechanism for funding restoration equivalent to derelict land grant.
- 9.13 Some neglected sites may qualify for derelict land grant since the DoE makes provision within its grant regime to deal with a small number of such sites in this way. However, most sites are not eligible for grant and other means must be pursued.
- 9.14 The Council's budgets, particularly in the areas of housing renewal, industrial regeneration and nature conservation, can be utilised to bring about the improvement of neglected land and to encourage its re-use for worthwhile purposes. The Urban Programme has bolstered Council initiatives to improve neglected land with 75% grant assistance, but no new project approvals will be forthcoming as the programme is now being phased out. The Council will therefore increasingly need to consider the use of its own resources and other grant sources to fund the restoration of neglected land.

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9.15 A great deal of neglected land is awaiting development or redevelopment in parts of the District where there is little market interest. Concentrations occur in the inner urban areas which tend to be less attractive to private developers. The Council will assist the early development of these sites by providing information on site availability and promoting the disposal of Council owned sites. Assistance will also be given to interested parties to co-ordinate development and by the provision of development briefs for sites where complex problems exist.

9.16 In addition to these means of encouraging improvement, the Council is empowered to require landowners to tidy up land, and it can enter land and undertake works where owners do not comply with enforcement notices.

DL4 THE IMPROVEMENT AND REUSE OF NEGLECTED LAND WILL BE ASSISTED BY.

- i THE UTILISATION OF RESTORATION GRANTS WHERE AVAILABLE;**
- ii THE ENCOURAGEMENT OF APPROPRIATE DEVELOPMENT BY CO-ORDINATING DEVELOPMENT INTERESTS AND ESTABLISHING MEANS FOR OVERCOMING DEVELOPMENT PROBLEMS; AND**
- iii THE USE OF POWERS UNDER SECTION 215 OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO REQUIRE LAND OWNERS TO REMEDY THE CONDITION OF LAND WHERE THE AMENITY OF THE AREA IS ADVERSELY AFFECTED.**

SITE IMPROVEMENT THROUGH COMMUNITY ACTION

9.17 The Council encourages community groups and local businesses to take an active interest in environmental improvement with special emphasis on the reclamation and improvement of derelict and neglected land.

9.18 The provision of practical or financial assistance to companies and other organisations with projects for tidying-up and achieving better use of land is sympathetically considered by the Council. Action by landowners to improve the appearance of industrial sites and premises and make effective use of neglected areas can be very valuable especially within the Regeneration Area. Some projects of this nature are eligible for grant assistance from the Council.

9.19 Voluntary groups already play an effective role in environmental works, particularly in nature conservation and tree planting initiatives, and this work is expected to continue. Financial assistance is likely to continue to be available to support the efforts of voluntary groups.