

CC129

Calderdale Local Plan

Employment Land Supply

Matter 23

A consideration of matters arising following Stage 2 Examination Hearings

Calderdale Metropolitan Borough Council

March 2021



CC 129
Calderdale Council Local Plan Examination

Stage 2 Hearings

Matter 23: Employment Land Supply

Council's Response – March 2021

1.0 Introduction

- 1.1 Following the conclusion of the Stage 2 hearings the Inspector requested several tasks to be undertaken regarding Matter 23 – Employment Land Supply.

Task 268: Council to provide figures of recent take up of employment land

Task 269: Council to undertake further work following Hearing sessions and update Employment Site Table

Task 270: Council to publish updated Employment supply table for comment

This paper presents the conclusions of further work undertaken in response to the tasks requested.

- 1.2 Whilst work has been undertaken to identify the recent take up of employment land (task 268) further investigation is necessary to clarify the details of the low take up identified. A separate paper will be published in this respect, which will provide more details in a wider context and include data for 2020/21 in addition. For the purposes of this paper the Land Supply table presented is provisional. This will be finalised when the detailed work has been completed.
- 1.3 In revising the site details for Employment and Mixed use proposed allocations, and subsequently the employment supply table, the Council has considered the following aspects:
- a) The conclusions of the Viability Assessment Reports for proposed Employment and Mixed Use sites.
 - b) The conclusions of the Mixed Use Capacity Assessment
 - c) Changes to the Use Classes order and any subsequent changes to the specified 'Appropriate Uses'
 - d) Total (gross) and Indicative Developable (net) Areas, and any subsequent changes in area or capacity.
 - e) An update of the take up of employment land development (see 1.2)
- 1.4 This report reviews the conclusions of the Notes prepared for the aspects above and together with updated information available, provides a summary of proposed modifications required to the employment aspects of Site allocations and Policies in the Local Plan.

2.0 Consideration of the Viability and Mixed use Studies Conclusions (CC112)

2.1 Summary of conclusions

- a) The Mixed use capacity Study provided more detailed consideration of the capacity and feasibility to develop a mix of identified uses on the proposed sites. The Viability Study however indicated that a number of these sites would be unviable at the present time.
- b) It must be acknowledged that both Studies were undertaken during the Covid -19 pandemic. Coupled with the conclusion that more employment sites are viable when developed directly by the end user, it may be possible to develop these sites viably in the future with more certainty and a specific end user identified.
- c) It is pertinent to review the specific 'appropriate uses' identified for Mixed Use and Employment sites, as more flexibility in changes of use, or range of uses (eg within the E class) may improve the viability of a proposal. On suitable sites, this would only be appropriate if a proposal was compliant with other Policies in the Local Plan
- d) The current economic situation, together with the changes in the use classes highlight the important role of monitoring the delivery of employment floorspace.

2.2 Action

The Viability Study identified issues around the development of employment sites in general, and it is proposed to revise the wording of Policies SD6 and SD7 to provide some flexibility in the type of development on site, should evidence be presented to show that developments within the specified 'appropriate uses' are not viable.

3.0 Consideration of changes to the Use Classes Order (CC117)

3.1 Summary of conclusions

- a) The Employment Land Study assessed the land requirement for employment uses in the former 'B' Use class in accordance with guidance at the time, i.e.
 - B1a -office,
 - B1b - research and development,
 - B1c- light industry,
 - B2 - general industry and
 - B8 - storage and distribution

The assessment remains valid, and reflects the objective of meeting the land requirements for businesses to attain the potential growth in jobs and productivity

- b) The former B1 (business uses) have been incorporated into the new E Use class of Commercial, Business and Services. Other uses within the E Class, whilst not previously considered in the assessment of the Employment Land requirement, are considered to be 'employment generating' (eg retail, café/restaurant, day

nurseries), and play a role in supporting the development and retention of employment premises.

- c) The introduction of some flexibility for those sites that are on the margins of viability, often brownfield, mixed use and on the edge of the town centres may be appropriate. Several of these sites may benefit from current or futures regeneration initiatives, directly or indirectly, and a reference to the new E use class will included if appropriate.
- d) The identification of a new, wider ranging use class will provide more flexibility for those sites that are on the margins of viability, often brownfield, mixed use and on the edge of the town centres. Several of these sites may benefit from regeneration initiatives, directly or indirectly, in the future and a reference to the new E use class will included if appropriate.
- e) **Current Policies SD 6, SD 7 and EE1** refer to uses within the former B Use Class. It will be necessary to amend the wording of the supporting text, Polices, and Glossary to reflect the new Use Classes. Where appropriate, reference will be made to either the E and/or B use classes or to specific uses within the wider Use class.

3.2 **Actions required**

- a) Delete references to B1a (offices), B1b (research and development), and B1c (light industrial appropriate in a residential area) in text and policy wording. The definition of 'employment uses' will be amended in para 6.15 Local Plan,
- b) Insert references to current Use Classes and sub-classes as appropriate
- c) Modify the Appendix 1 Supporting Information for Employment and Mixed Use sites to specify the 'Appropriate Uses' for each site in the context of the new use classes.
- d) Amend Policy EE1 to include reference to employment generating (as revised to complementary) uses, to reflect the contribution of other uses, particular within the new E use class in generating and supporting employment in Primary Employment Areas.
- e) Amend Glossary to include definition of employment generating,(as revised to complementary uses)
- f) Amend Policy SD 6 and SD7 to delete references to B1a B1b and B1c uses
- g) Modify Policy tables and Appendix 1 site supporting Information

4.0 **Consideration of the use of Total (gross) and Indicative (net) developable areas (CC117)**

4.1 **Conclusions**

- a) There has been no change in the 'indicative developable area' for the majority of sites, and any increases have been marginal.

- b) Areas outside the 'indicative developable area' have generally been excluded on the recommendations of consultees regarding sensitivities around ecology, heritage, and flood risk.
- c) It is not considered appropriate, on most sites, to allow ancillary development within the areas that have been recommended for exclusion. Whilst landscaping could be viewed as an exception to this conclusion, it is generally unlikely that these areas could serve the purposes of general landscaping associated with industrial premises.
- d) Information obtained from the Mixed use Capacity Assessment Report is used to identify the amount of land within Mixed use sites that could be developed for employment use, and this has reduced the amount of land previously assumed to be appropriate.

4.2 Actions required

The Council will ensure that suitable monitoring systems are in place to record the details required to enable a comprehensive review of delivery, at stages during the lifetime of the Local Plan.

5.0 Review of sites

- 5.1 Following a review of the site details employment uses as presented in CC112, CC115 and CC117, a further consideration of the implications has been made. The conclusions are presented by site in the Appendix.

6.0 Implications of considerations to Policies and Sites

- 6.1 The Council has concluded from the reviews of published studies and further work requested by the Inspector that further modifications are required to both the wording and supporting text for Employment and Mixed Use Policies (SD6, SD7 and EE1) and to the details of the proposed allocations (specifically Appendix 1 Site Supporting Information).
- 6.2 There are potential consequential implications from the changes in the Use Class Order from the amalgamation of the former B1 uses with traditional town centre uses (retail, offices, café/restaurant) and community and leisure uses, into the new E use class (Commercial , Business and Service uses).
- 6.3 In addition the conclusions of the Viability and Mixed Use Studies has required a review of the appropriate uses specified for individual sites.

6.4 Land Requirement and Supply

i. Potential Issue

The Employment Land Study identified the land requirements for B uses under the former Use Classes Order. Whilst the Study is still considered valid modifications are required to the Local Plan, to both the wording and supporting text of relevant Policies, and to the site details for proposed allocations, for Employment and Mixed use sites.

Approach

The Site specific requirements must be phrased in such a way, as to ensure that the nature of premises developed on sites, contribute to meeting the need for employment land as identified in the Employment Land Study. Whilst offices for Financial and Professional Services, and other offices (formerly B1a) are both within the E use class, they will be considered as separate uses.

Modifications

The Appropriate Uses identified for employment Sites (generally) will be specified in Appendix 1 and the Tables in SD6 , in terms of the sub category of the new E class to reflect the objective of providing offices, research and development premises, and/or light industry.eg E (light industry). This is to ensure that inappropriate E uses which do not contribute to meeting the employment land requirement are not developed at the expense or to the detriment of employment uses.

A summary of the changes to SD6 and SD7 tables, and to Appendix 1 Supporting information, is included in the Appendix.

ii. Potential Issue

The Viability assessments have shown that the viability of mixed use sites is heavily influenced by the nature of the uses within the allocation. Offices are not always viable and where residential is included the provision of houses rather than apartments, is more likely to aid viability. Employment sites are more likely to be viable if developed by an end user when the specific requirements for the business are known. Finally, there are viability challenges in developing brownfield sites for both employment and mixed uses allocations.

Approach

There are some sites where, given their nature and location, a small scale provision of non-employment uses would be acceptable, and could support the development or retention of businesses in the local area. The changes in the use classes introduce more flexibility with the wider range of uses within the E use classes, and the acceptance of a more diverse provision of uses which support and contribute to the creation of new jobs could be beneficial.

A significant number of the mixed use sites area which are assessed as unviable, are brownfield and located on the edge of a town centre. These have previously been identified as key sites within town centre strategies, and because of their location could contribute to, and benefit from current and future joint stakeholder regeneration initiatives.

Modification

Amendments will be made to the supporting text and wording of Policies SD6,SD7 and EE1, to the list of sites in Policies SD6, SD7, and the site Appendix 1 'Appropriate uses' for sites where a small provision of non-employment complementary' uses will be acceptable.

‘Complimentary’ uses will be defined in the Glossary of the local plan, to include uses within the E, F, and sui generis use classes, eg small shops, takeaways, cafés, restaurants, day nurseries/creches, gyms and other leisure uses.

iii. Potential Issue

A possible implication of widening the appropriate uses on a site to include all E uses, is that land allocated for employment purposes will be developed by non-employment uses, and therefore reduce the development of new employment floorspace.

Approach

The Local Plan has allowed for an extra margin of flexibility in seeking to allocate an additional land above the requirement identified in the Employment Land Study. It is considered that any potential loss of land from employment uses can be accommodated within this margin of flexibility, and additional land is not required to compensate. This activity will be incorporated into the employment land monitoring systems.

Modifications

None required.

iv. Potential Issue

Given the wider range of uses within the E use class, there is a potential for changes of the use of new development on employment sites to occur in the future and result in the loss of employment premises and land. Whilst it is accepted that alternative uses may be employment generating, the contribution of meeting the specific employment requirements may be reduced.

Approach

Future loss of employment premises provided on employment sites will be protected by the imposition of a condition on the granting of planning permission, that restricts the use of the premises. Whilst this may not hinder a change of use in appropriate circumstances it ensures that such decisions are made within the planning process.

Modifications

The wording and supporting text for Policies SD6 and SD7 and EE1 will be amended to include the requirement for planning permissions for new employment development should be conditioned to restrict change of uses, in appropriate circumstances.

7.0 Employment supply table update

7.1 The Employment Supply table has been updated to account for proposed changes to allocations (eg changes in use, deletion), site area, but is presented as a provisional table. As noted in para.1.2 the column for completions, and also that for planning permissions

granted, has not been updated at this time pending further investigation. It is also intended to include data for 2020/21 once it becomes available, as it is important to note that significant planning permissions have been granted on allocated employment sites.

- 7.2** Employment sites comprise an area of 95.78ha which is unchanged from the table published for the Stage 2 Hearings but is a decrease of 1.52ha from the figures in the Publication draft local plan. The total Indicative Developable Area has decreased from 84.10ha to 77.11ha. Following consideration of the Mixed Use Sites Capacity assessment the amount of land available for employment uses within Mixed use sites is assessed as 5.91ha

7.3 Land Supply table - provisional

Local Plan area	New Employment Allocations (ha)	New Mixed use Allocations footnote Land available for employment use (ha)	Completions (2016+) *	Planning Permissions 'Not commenced' and 'Under construction' *	Intensification in Primary Employment areas ³	Total*
Halifax	29.32	1.29	0.82	1.88	1.0	34.31
Brighouse	34.17	2.16	0	0.37	0	36.7
Elland	18.6	2.24	0	2.44	0	23.28
Sowerby Bridge	3.98	0	1.9	0.12	0	6.0
Hebden Bridge	0	0.22	0	0	0	0.22
Todmorden	0	0	0	0	0	0
Mytholmroyd	8.38	0	0	0	0	8.38
Northowram and Shelf	0	0	0		0.13	0.13
Ripponden	1.33	0	0	0	0	1.33
TOTALS	95.78	5.91	2.72	4.81	1.13	110.35

* Pending detailed work for completions and availability (see para.7.1)

8.0 Proposed modifications

- 8.1** The wording of modifications to Policy text and Site details as presented in the preceding paragraphs will be included in the revision of CC57 Working List of Modifications.

Appendix

Table 1 Policy SD6 Allocated Employment Sites

Table 2 Policy SD7 Allocated Mixed Use Sites

Table 3 Review of Employment sites

Table 4 Review of Mixed use sites

Table 1 Policy SD6 Allocated Employment Sites

Policy SD6 Allocated Employment Sites - Brighouse					
Local Plan Site ref	Location	Gross site area (ha)	Indicative Developable Area	Appropriate uses	Total Employment floorspace (indicative (m2))
LP0032	Land to the rear of Crosslee, Brighouse Road		Delete employment allocation		
LP0332	Brow Mill Industrial Estate, Brighouse Road	0.53	0.53	E (light industry) B2	1836
LP0585	Land west of, Anchor Place	0.82	0.80	E (light industry)	2800
LP1232	Land at Wakefield Road/Clifton Common	25.42	21.38	E (offices, research and development, light industry) B2 B8	49,489 ¹
LP1618	Land west of Huddersfield Road	7.40	5.83	B2 B8	15,000

1 see planning application 20/01354

Policy SD6 Allocated Employment Sites - Elland					
Local Plan Site ref	Location	Gross site area (ha)	Indicative Developable Area	Appropriate uses	Total Employment floorspace (indicative (m2))

LP0009	Land to the south of premises on Lowfields Way	3.08	2.88	E (light industry) B2 B8	10,5
LP0021	Land at Ainley Top	4.60	3.03	E (light industry) B2	12,120
LP0025	south Dewsbury Road, Elland	1.66	1.66	B2 B8	5,804
LP0059	west of Medical Centre, West Vale	0.27	0.27	E (offices)	1,080
LP0355	Ainleys Industrial Estate, Ainley Bottom	0.33	0.33	E (light industry) B2	1,156
LP0960	off South Lane Elland	5.86	5.86	E (light industry) B2 B8	20,511
LP1223	Lowfields, Lacy Way, Elland	2.27	2.27	E (light industry) B2 B8	7,911
LP1443	Wistons Lane/Jubilee Way, Elland	0.50	0.50	E (light industry)	1,756

Policy SD6 Allocated Employment Sites - Halifax					
Local Plan Site ref	Location	Gross site area (ha)	Indicative Developable Area	Appropriate uses	Total Employment floorspace (indicative (m2))
LP0105	Land at Listers Road, Shibden	0.30	0.30	B2	1,038
LP0409	Land off Bob Lane/ Hubert Street, Highroyd Well	0.71	0.71	E (light industry)	2,135
LP0472	land off Lilley Lane	0.78	0.61	B2	2,135
LP0805	Holmfield Railway line, Holdsworth Road	1.37	1.37	B2 B8	4,762
LP0976	Clarence Mill, Pellon lane	0.43	0.43	E (light industry) B2	1,056
LP1018	west Holmfield Ind estate	6.1	4.32	E (light industry) B2 B8	15,086

LP1133	land off Sedburgh Road and Siddal New Road, Halifax	4.37	2.87	E (light industry) B2	9,978
LP1134	Shaw Lodge Mill, Shaw Lane	1.32	1.05	E (offices, research and development, light industry)	4,600
LP1203	Star Garage, Wakefield Road, Copley	1.01	0.52	E (light industry) B2	1,820
LP1217	land and premises, Holmfield Industrial Estate	1.31	1.31	E (light industry) B2 B8	4,585
LP1218	land to SE Holmfield Industrial Estate	0.48	0.39	E (light industry) B2 B8	1,560
LP1219	north Holmfield Industrial Estate	6.85	6.28	E (light industry) B2 B8	21,771
LP1231	Shay Lane, Ovenden	3.91	1.59	B2 B8	5,565
LP1433	land off Old Lane,	0.38	0.24	E (light industry)	840

Policy SD6 Allocated Employment Sites - Mytholmroyd					
Local Plan Site ref	Location	Gross site area (ha)	Indicative Developable Area	Appropriate uses	Total Employment floorspace (indicative (m2))
LP1622	Top Land, Cragg Vale	6.3	5.56	E B2 B8	10,000

Policy SD6 Allocated Employment Sites - Ripponden					
Local Plan Site ref	Location	Gross site area (ha)	Indicative Developable Area	Appropriate uses	Total Employment floorspace (indicative (m2))

LP1640	Zodian House, Station Road, Sowerby Bridge	0.55	0.55	E (offices, research and development, light industry) B2	1,812
--------	--	------	------	---	-------

Policy SD6 Allocated Employment Sites – Sowerby Bridge					
Local Plan Site ref	Location	Gross site area (ha)	Indicative Developable Area	Appropriate uses	Total Employment floorspace (indicative (m2))
LP1220	Adj Lloyds, Wakefield Road, Copley	3.98	3.55	E (offices, research and development, light industry) B8	20,413

Table 2 Policy SD7 Allocated Mixed Use Sites

Policy SD7 Allocated Mixed Use Sites -Brighouse						
Local Plan Site ref	Location	Gross site area (all uses) (ha)	Indicative Developable Area (ha) Employment only	Appropriate uses	Total Employment floorspace (indicative) (m2)	Total no. dwells
LP0032	Land/premises Crosslee	10.9	1.96	C2, C3, E Retail and light industrial) B2 F1	8,000	182
LP0579	Mill Royd Street		Delete Mixed Use allocation			
LP0579	Bradford Road, Brighouse	0.42	0.20 Conversion	E C3	2,000	60
LP0771	Firth's Carpets, 432 Bradford Road, Bailiff Bridge		Delete Mixed use allocation. Reallocate for Housing			

Policy SD7 Allocated Mixed Use Sites - Elland						
Local Plan Site ref	Location	Gross site area (all uses) (ha)	Indicative Developable Area (ha) Employment only	Appropriate uses	Total Employment floorsp (indicative) (m2)	Total no. dwells
LP0509	Dewsbury Road Elland	1.9	1.32	E and or B2 C3	5,000	90
LP1088	West Vale Works	0.8	0.28	E (offices, light industry) C3	1,680	8
LP1123	Kinnaird Close	1.73	0.64	E (offices, research and development, light industry)	4,300	68

Policy SD7 Allocated Mixed Use Sites - Halifax						
Local Plan Site ref	Location	Gross site area (all uses) (ha)	Indicative Developable Area (ha) Employment only	Appropriate uses	Total Employment floorspace (indicative) (m2)	Total no. dwells
LP0264	Well Lane/ King Street	0.39	0.12	E C3	1,417	40
LP0289	Land off King Cross Street	0.42	0.18	E C3	684	26
LP0370	land off Armitage Road	0.26	0.26	E	520	0
LP0749	Stoney Royd Mill Albion Mills	1.52	0.04	E (offices) C3	1,699	56
LP1170	Mulcture Hall Road	3.24	1.54	E C3	2,630	131

LP1287	Northgate House/Central Library, Northgate		Delete allocation			
LP1292	Cow Green car Park		Delete Mixed use allocation and reallocate for Housing			
LP1431	former Mayfield Garage, Queens Road	0.87	0.87	E B2 C3		17
LP1632	Horton Street	1.56	1.56	E C3		

Policy SD7 Allocated Mixed Use Sites – Hebden Bridge						
Local Plan Site ref	Location	Gross site area (all uses) (ha)	Indicative Developable Area (ha) Employment only	Appropriate uses	Total Employment floorspace (indicative (m2))	Total no. dwells
LP0922	Former Hebden Bridge Fire station			E C3	2,213	12

Policy SD7 Allocated Mixed Use Sites - Todmorden						
Local Plan Site ref	Location	Gross site area (all uses) (ha)	Indicative Developable Area (ha) Employment only	Appropriate uses	Total Employment floorspace (indicative (m2))	Total no. dwells
LP0327	off Halifax Road Todmorden	0.33	0	E (retail, offices, café/restaurant) C3	0	
Subject to confirmation following flood risk Exceptions test						

Table 3 Review of Employment sites

Brighouse		
LP0332 Brow Mills Industrial Estate, Brighouse Road, Hipperholme		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B1a use specified remains appropriate. However, given that the site is within an established industrial estate, and that it has been assessed as unviable, it is considered appropriate to extend the range of acceptable complementary uses	Modify Policy wording
Viability	Unviable	See above
Total and Indicative Developable area	The same	n/a
Other none		
LP0585 Anchor Place		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate	Amend reference to B1c in Appendix 1 Appropriate Uses to specify <i>E (light industrial)</i>
Viability	Viable	
Total and Indicative Developable area	Indicative developable area is defined by the exclusion of land along the river, on the recommendations of the West Yorkshire Ecology Service, and JBA Consulting (flood risk)	None Retain ' <i>Indicative developable area</i> ' as identified
Other - none		
LP1232 Land at Wakefield Road/Clifton Common, Clifton		

Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate	Amend reference to B1/B2/B8 in Appendix 1 Appropriate Uses to specify E (offices, research and development, light industry), B2, B8 Correct error in Policy SD6 to be consistent with Appendix 1 and planning permission
Viability	Viable	
Total and Indicative Developable area	Indicative developable area is defined by the exclusion of woodland corridor. on the recommendations of the West Yorkshire Ecology Service.	None Retain ' <i>Indicative developable area</i> ' as identified
Other		
Indicative floorspace	Outline planning permission granted, and detailed application submitted	Amend Indicative floorspace from 49,177m2 to 45,789m2
LP1618 land to west of Huddersfield Road		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate	None
Viability	Viable	
Total and Indicative Developable area	Heritage Impact Assessment requires the exclusion of land from the developable area as mitigation for potential harm to the setting of a Listed Building.	Modification to Appendix 1 (site map, site area, Indicative developable area, and Indicative floorspace)
Other	Review	Proposed change
Revised Greenbelt assessment	Requested by Inspector following proposed site boundary changes	No material change CC.128 in assessment
Indicative floorspace	As indicated on initial draft layout plan submitted by landowner and revised following boundary changes	Amend Indicative floorspace from 24,430m2 to 15,000m2

Elland		
LP0009 Land to the south of premises on Lowfields Way		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate	Amend references in Appendix 1 Appropriate Uses to specify <i>E (light industrial), B2, B8</i>
Viability	Viable	
Total and Indicative Developable area	Indicative developable area is defined by the exclusion of land along the riverside and railway, on the recommendations of the West Yorkshire Ecology Service, and JBA Consulting (flood risk)	Retain ' <i>Indicative developable area</i> ' as amended in HS13.1. Modifications to Appendix 1 (e.g. site map, Indicative floorspace, Site Specific Considerations). Indicative floorspace remains unchanged, as assessed in Viability Study
Other		
Indicative Floorspace		Amend indicative floorspace to 10,615m ² to correct error in Appendix 1
LP0021 Land at Ainley Top		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate	Amend reference in Appendix 1 Appropriate Uses to specify <i>E (light industrial), B2</i>
Viability	Viable	
Total and Indicative Developable area	See below	See below
Other		
Heritage and Landscape	Reduction of 'indicative developable area' following Inspector's advice, to exclude areas of high sensitivities, as recommended in the HIA. It is accepted that the access road may be routed through the excluded area, but the amount of land required is currently unknown, and any	See CC.116 Modifications to Appendix 1 (Site map, Indicative developable area, indicative floorspace, Site Specific Considerations)

	addition to the indicative developable area cannot be assessed.	
Indicative floorspace	Change in floorspace due to reduction in indicative developable area.	Amend Indicative floorspace in Appendix 1 to 12,120m2
LP0025 land south of Dewsbury Road		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate	None
Viability	Viable	
Total and Indicative Developable area	The same	n/a
Other none		
LP0059 West of Medical Centre, Stainland Road West Vale		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B1a use specified remains appropriate. However, given that the site is within a small established industrial estate , and that it has been assessed as unviable, it is considered appropriate to extend the range of acceptable complementary uses	Modify Policy wording
Viability	Unviable	
Total and Indicative Developable area	Incorrect site boundary drawn, but indicative developable area is correct	Amend Appendix 1 Site map, and Site area to 0.27ha
Other none		

LP0355 Ainleys Industrial Estate, Ainley Bottom		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B1c industrial use remains appropriate and extend to include B2, due to location on edge of existing industrial park.	Amend reference in Appendix 1 Appropriate Uses to specify <i>E (light industrial)</i> , B2
Viability	Viable	
Total and Indicative Developable area	The same	
Other none		
LP0960 land off South Lane, Elland		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate.	Amend references in Appendix 1 Appropriate Uses to specify <i>E (light industrial)</i> , B2, B8
Viability	Viable	
Total and Indicative Developable area	Consideration has been given to the implications of further constraints, reports requirement and Site Specific Considerations to be specified in Appendix 1. It is not however viewed as appropriate to amend the Indicative Developable Area at this time.	No change
Other	Review	Proposed change
Appendix 1	The Council has agreed to propose modifications following a consultation representation from Yorkshire Wildlife Trust and further consideration by the Council's Conservation (Ecology) Officer (see CC29 Representations and Responses Chapters 7 and 8, and HS13.1 Matter 13 Hearing Statement).	Modifications to Appendix 1 Constraints, Reports Required, and Site Specific Considerations in respect to the Calderdale Wildlife Habitat Network (see CC29, and HS13.1)

LP1223 Lowfields, Lacy Way		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate.	Amend references in Appendix 1 Appropriate Uses to specify <i>E (light industrial), B2, B8</i>
Viability	Viable	
Total and Indicative Developable area	The same	
Other none		
LP1443 land between Wistons Lane and Jubilee Way		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B use specified remain appropriate.	Amend reference to B1c in Appendix 1 Appropriate Uses to <i>E (light industrial)</i>
Viability	Yes	
Total and Indicative Developable area	The same	
Other none		
Halifax		
LP0105 land at Listers Road, Shibden		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B use specified remain appropriate	No change required
Viability	Viable	
Total and Indicative Developable area	The same	
Other	Review	Proposed change
Appendix 1	The Council has agreed to propose modifications following a consultation representation from the West Yorkshire Geology Trust and further consideration by the Council's Conservation	Modifications to Appendix 1 Constraints, and Site Specific Considerations in respect to a Local Geological site (see CC29, and HS13.1)

	(Ecology) Officer (see CC29 Representations and Responses) and HS13.1 Employment	
LP0409 land off Bob Lane/Hubert Street		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B1c use specified remains appropriate. However, given that the site is within a mixed used area and that it has been assessed as unviable, it is considered appropriate to extend the range of acceptable complementary uses	Amend Policy wording
Viability	Unviable	
Total and Indicative Developable area	The same	
Other none		
LP0472 land off Lilley Lane, Halifax		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B2 use specified remain appropriate	No change required
Viability	Unviable	No change - Site located within curtilage of existing manufacturing business
Total and Indicative Developable area	Indicative developable area is defined by the exclusion of standoff to watercourse, on the recommendations of the West Yorkshire Ecology Service.	None Retain ' <i>Indicative developable area</i> ' as identified
Other none		
LP0805 Holmfield Railway line, Holdsworth Road		
Areas of consideration	Review	Proposed change

Appropriate uses	Original B2 and B8 uses specified remain appropriate	No change required
Viability	Unviable	Site located within established industrial estate
Total and Indicative Developable area	The same	
Other none		
LP0976 Clarence Mill, Pellon lane		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B1c , B2 uses specified remains appropriate. However, given that the site is within a small established industrial estate, and that it has been assessed as unviable, it is considered appropriate to extend the range of acceptable complementary uses.	Amend Policy wording
Viability	Unviable	Location in industrial area.
Total and Indicative Developable area	The same	
Other none		
LP1018 west Holmfield Ind estate Riley Lane/Holdsworth Lane		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate.	Amend references in Appendix 1 Appropriate Uses to specify <i>E (light industrial), B2, B8</i>
Viability	Viable	
Total and Indicative Developable area	Indicative developable area is defined by the exclusion of woodland and a buffer, as recommended by the Conservation (Ecology) Officer, and in the Heritage Impact Assessment.	None Retain ' <i>Indicative developable area</i> ' as identified
Other none		

LP1133 land off Sedburgh Road and Siddal New Road		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate.	Amend references in Appendix 1 Appropriate Uses to specify <i>E (light industrial), B2,</i>
Viability	Unviable	Located within industrial/commercial area
Total and Indicative Developable area	Indicative developable area is defined by the exclusion of woodland and other land, as recommended by the Conservation (Ecology) Officer, and in the Heritage Impact Assessment.	None Retain ' <i>Indicative developable area</i> ' as identified
Other none		
LP01134 Shaw Lodge Mill, Shaw Lane		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate. Also considered suitable for research and development.	Amend references in Appendix 1 Appropriate Uses to specify <i>E (offices, research and development, light industrial)</i>
Viability	Viable	
Total and Indicative Developable area	Indicative developable area is defined by the exclusion of a buffer to the railway as recommended by the Conservation (Ecology) Officer.	None Retain ' <i>Indicative developable area</i> ' as identified
Other none		
LP1203 Star Garage, Wakefield Road, Copley		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate.	Amend references in Appendix 1 Appropriate Uses to specify <i>E (light industrial), B2, B8</i>
Viability	Unviable	
MU Study		

Total and Indicative Developable area	Indicative developable area is defined by the exclusion of woodland and 10m buffer to River, as recommended by the West Yorkshire Ecology Service.	None Retain ' <i>Indicative developable area</i> ' as identified
Other none		
LP1217 Land and Premises, Holmfield Industrial Estate		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate.	Amend references in Appendix 1 Appropriate Uses to specify <i>E (light industrial), B2, B8</i>
Viability	Viable	
Total and Indicative Developable area	The same	
Other none		
LP1218 land to SE Holmfield Industrial estate		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate.	Amend references in Appendix 1 Appropriate Uses to specify <i>E (light industrial), B2, B8</i>
Viability	Viable	
Total and Indicative Developable area	See below	
Other considerations	Review	Proposed change
Flood risk	Indicative developable area reduced on recommendation of JBA Consulting to remove area of flood risk.	Amend ' <i>Indicative developable area</i> ' from 0.48ha (total site) to 0.39ha

LP1219 north Holmfield Industrial estate		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate.	Amend references in Appendix 1 Appropriate Uses to specify <i>E (light industrial), B2, B8</i>
Viability	Viable	
Total and Indicative Developable area	Indicative developable area is defined by the exclusion of a buffer to the watercourse and land for attenuation wetlands, as recommended by the West Yorkshire Ecology Service.	No change
Other none		
LP1231 Shay Lane, Ovenden		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate.	No change
Viability	Viable	
Total and Indicative Developable area	Indicative developable area extended to allow for access and comprehensive layout	Increase indicative developable area to 1.59ha
Other	Review	Proposed change
Indicative floorspace	Review following increase in indicative developable area	Amend indicative floorspace to 5,565 m ²
LP1433 land off Old Lane		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate.	No change
Viability	Unviable	Located adjacent to industrial premises
MU Study		
Total and Indicative Developable area	Indicative developable area is defined by the exclusion of a 10m buffer to the watercourse, as	No change

	recommended by the Conservation (Ecology) Officer	
Other none		
Mytholmroyd		
LP1622 Top Land, Cragg Vale		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate and considered suitable for E employment generating uses.	See below
Viability	Unviable Development would comprise extension to existing business park and given the range of existing uses it is considered appropriate to include a small element of wider E uses that are 'employment generating or supporting.	See below
MU Study	Recommended for new Employment allocation	
Total and Indicative Developable area	Indicative developable area is defined by the exclusion of land adjacent to listed buildings, in the NE, SAC/SPA/SSSI in the west , and because of landscape sensitivities.	Reduce the 'indicative developable area' from 7.63ha 5.65 ha and amend Appendix 1 to include wording that states that the developable area will be determined by landscape work at the planning application stage.
Other	Review	Proposed change
Appropriate Uses	Following Stage 2 Hearings, the Council has considered the landowner's request to include B8 uses. This is accepted but good design is essential given the landscape and heritage sensitivities. Particular consideration of scale,	Amend references in Appendix 1 Appropriate Uses to specify <i>E (light industrial), B2, B8</i> and refer to amended Policy SD6

	mass, height, size, materials etc will be necessary to ensure development is in keeping with the character of the existing business park.	
Ripponden		
LP1640 Zodian House, Station Road, Sowerby Bridge		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate.	Amend references in Appendix 1 Appropriate Uses to specify <i>E (offices, research and development, light industrial), B2, B8</i>
Viability	Unviable Site located within curtilage of existing manufacturing business.	
Total and Indicative Developable area	Redraw site boundary to exclude existing buildings (including recent extension)	Amend Appendix 1 Site area, and Indicative developable area to 0.55ha, and decrease indicative floorspace.
Other none		
Sowerby Bridge		
LP1220 Adj Lloyds, Wakefield Road		
Areas of consideration	Review	Proposed change
Appropriate uses	Original B uses specified remain appropriate. Also suitable for research and development	Amend references in Appendix 1 Appropriate Uses to specify <i>E (offices, research and development, light industrial), B2, B8</i>
Viability	Viable	
Total and Indicative Developable area	Indicative developable area is defined by the exclusion of land to the north to provide amphibian habitat.	No change
Other none		

Table 4 Review of Mixed use sites

Brighouse		
LP0032 Land at former Crosslee factory, Brighouse Road	See CC109 (LP0032) Mixed Use Allocation Consultation for details	
Areas of consideration	Review	Proposed change
Appropriate uses	Employment uses extended from B1c - now E (light industry), to include B2 given wider opportunity for location within a larger site.	Modifications – see CC109
Viability	Viable for Mixed Use	
Mixed Use Capacity Study	Recommendation to change allocation from <i>New Employment</i> to <i>New Mixed Use</i> following extension of site boundary to include land of former Crosslee factory	Modifications – see CC109
Total and Indicative Developable area	The proposed change in allocation and subsequent site assessment identified areas within the boundary where mitigation against any potential harm to Habitat and Species of Principal Importance, and Wildlife Habitat Network is required. To be achieved through exclusion of land from developable area as recommended by West Yorkshire Ecology and the Council’s Conservation Officer (Ecology).	Draft masterplan from landowner, and SoCG indicates that an area of 2ha will be devoted to Employment uses (equivalent to former Employment allocation), and the assessment of the indicative floorspace for employment uses is based on this area.
Other	Review	Proposed change
Allocation	See CC109 (LP0032) Mixed Use Allocation Consultation document for details of proposal to delete allocation for New Employment and propose Mixed Use allocation.	Delete allocation for New Employment and allocate for New Mixed use

LP0579 126-128 Bradford Road		
Areas of consideration	Review	Proposed change
Appropriate uses	Original uses proposed remain appropriate	Extend to E as planning permission granted for extension to gym (E use class)
Viability	Unviable	Conversion
MU Study		
Total and Indicative Developable area	The same	
Other none		
Elland		
LP0509 Dewsbury Road, Elland		
Areas of consideration	Review	Proposed change
Appropriate uses	Inclusion of residential as planning permission granted, extension to wider E uses due to assessment of unviability	Amend Appropriate uses to E and/or B2, C3
Viability	Unviable, but MU study suggests evidence for provision of small 'nano' park	
Mixed Use Study	Recommended 'hybrid' development of small 'nano' park units, a mix of E/B2 industry.	Amend Appendix 1 indicative floorspace to 5,000m2
Total and Indicative Developable area	The same	
Other none		
LP1088 West Vale Works		
Areas of consideration	Review	Proposed change
Appropriate uses	Original uses proposed remain appropriate	

		Amend references in Appendix 1 Appropriate Uses to specify <i>E (offices, research and development, light industrial), B2, B8</i>
Viability	Viable	
MU Study		See above Land for employment uses
Total and Indicative Developable area	Land excluded from indicative developable area due to flood risk	No Change
Other none		
LP1123		
Kinnaird Close		
Areas of consideration	Review	Proposed change
Appropriate uses	Original uses proposed remain appropriate	
Viability	Viable	
MU Study	Recommended increase in number of dwellings by conversion of existing building	Land for employment uses 0.64ha
Total and Indicative Developable area	The same	
Other none		
Halifax		
LP0264		
Well Lane/ King Street		
Areas of consideration	Review	Proposed change
Appropriate uses	Original uses proposed remain appropriate	Land for employment uses 0.12ha
Viability	Unviable	It is intended to retain and extend the proposed mix of uses to incorporate other E uses, but review in the context of future regeneration funding opportunities.
MU Study	Recommended residential apartments, office building capable of sub-division and multiple occupancy	Amendments to Appendix 1 indicative floorspace and number of dwellings
Total and Indicative Developable area	The same	Land for employment uses 0.12ha

Other none		
LP0289 Land off King Cross Street		
Areas of consideration	Review	Proposed change
Appropriate uses	Original uses proposed remain appropriate	Amend references in Appendix 1 Appropriate Uses to specify <i>E (retail, office) C3</i>
Viability	Viable	
MU Study	Recommended greater proportion of housing	Amendments to Appendix 1 indicative floorspace and number of dwellings
Total and Indicative Developable area	The same	Land for employment uses 0ha
Other none		
LP0370 Land off Armitage Road		
Areas of consideration	Review	Proposed change
Appropriate uses	Original uses proposed remain appropriate	Amend references in Appendix 1 Appropriate Uses to specify <i>E (retail, offices)</i>
Viability	Viable	
MU Study	n/a (no residential)	
Total and Indicative Developable area	The same	
Other none		
LP0749 Stoney Royd Mill, Albion Mills		
Areas of consideration	Review	Proposed change
Appropriate uses	Review following conclusions of Mixed Use Study and consideration of heritage sensitivities	Amend Appendix 1 to include E (offices) and delete reference to other (site indicative developable area amended)
Viability	Yes	
MU Study	Extension of uses to include E (offices)	Amendments to Appendix 1 indicative floorspace and number of dwellings

Total and Indicative Developable area	Land is excluded from the Indicative developable area to provide an easement to either side of the watercourse/culvert, and to retain the existing open space and address a designated assess in poor state of repair.	The indicative developable area will be reduced to 0.4ha. The land available for employment development is approximately 0.04ha
Other none		
LP1170 Mulcture Hall Road		
Areas of consideration	Review	Proposed change
Appropriate uses	Original uses remain appropriate, but extension to include complementary uses considered appropriate	Modify Policy wording and Appendix 1 Appropriate uses E (light industry)
Viability	Unviable	Focus for site unlocking
MU Study	The MU Study proposed contemporary concepts for design/layout a) High density low rise housing and b) B1c-B2 hybrid small 'nano park' units	Amendments to Appendix 1 indicative floorspace and number of dwellings
Total and Indicative Developable area	Land is excluded from the indicative developable area, to provide a buffer to the watercourse, and due the existence of a gas pipeline through the site.	No change
Other		
LP1431 Former Mayfield Garage, Queens Road		
Areas of consideration	Review	Proposed change
Appropriate uses	Original uses remain appropriate, but extension to include complementary uses considered appropriate	Modify policy wording and Appendix 1 appropriate Uses E (light industry)
Viability	Unviable	

MU Study	Residential (town houses) and B1c and B2 terraced units to provide smaller accommodation for SME	
Total and Indicative Developable area	The same	
Other none		
LP1632 Horton Street		
Areas of consideration	Review	Proposed change
Appropriate uses	Original uses remain appropriate, but extension to include complementary uses considered appropriate	Modify Policy wording and Appendix 1 appropriate uses E(light Industry)
Viability	Viable	
MU Study	Assumed some conversion of existing buildings	Amendments to Appendix 1 indicative floorspace and number of dwellings
Total and Indicative Developable area	The same	
Other none		
Hebden Bridge		
LP0922 Former Hebden Bridge fire station, Valley Road		
Areas of consideration	Review	Proposed change
Appropriate uses	Original uses remain appropriate, but extension to include complementary uses considered appropriate	Modify Policy wording
Viability	Unviable	Town centre location, extension of appropriate uses
MU Study	MU study presented 2 scenarios for development a) 21 apartments with 997m2 employment	Acceptance of employment led scenario for provision, with complementary uses considered appropriate

	b) 12 apartments with 2,213m2 employment	
Total and Indicative Developable area	The same	
Other none		
Todmorden		
LP0327 land off Halifax Road		
Areas of consideration	Review	Proposed change
Appropriate uses		
Viability	Unviable	
MU Study	n/a Council Cabinet resolution to progress proposed scheme	
Total and Indicative Developable area	See below	
Other considerations	Review	Proposed change
Flood risk	<i>Awaiting the completion of an Exceptions Test by JBA Consulting</i>	