

Calderdale Local Plan

WASTE SITES ASSESSMENT UPDATE 2021

Calderdale Metropolitan Borough Council

March 2021



Waste Site Assessment Update 2021

1 Introduction

- 1.1 Following the Stage 2 hearings into the Calderdale Local Plan, the Planning Inspector issued a post stage 2 hearings letter.
- 1.2 As part of this letter, the inspector provided comments on the Waste element of the Local Plan. The draft Local Plan proposed four waste allocations, three of which are within the Green Belt. The Inspector requested that a robust appraisal of non-Green Belt options is necessary in order to demonstrate exceptional circumstances for the release of Green Belt land and be consistent with national policy.
- 1.3 The original waste sites assessment looked at a wide range of locations and existing land uses. The waste sites assessment methodology and update (document references EV22.1 and EV 22.2 respectively) can be viewed online in the Local Plan Examination Library.
- 1.4 As set out at para 2.5 of the Waste Sites Assessment (EV22.1) , the methodology involved the compilation of an initial 'long list of potential sites' the sources of which included the council's Employment Land Review and existing RCUDP employment designations. The initial long list was identified through a review of potential sources of sites such as existing waste sites, sites identified in earlier plan preparation work, vacant brownfield land, and employment land. The following lists those different data sets that provided the sources of sites when compiling the long list:
 - Existing waste allocations in the RCUDP;
 - Sites identified in previous waste site assessments;
 - National Land Use Database (NLUD);
 - Contaminated Land;
 - Employment Land Review;
 - Existing RCUDP Employment designations;
 - Existing waste management facilities;
 - Previous waste site studies.
- 1.5 In line with the methodology, employment (or any other) sites in the following locations were not considered:
 - Sites less than 0.35ha (unless existing waste site and only if exact site boundary known);
 - Special Protection Area;
 - Special Area of Conservation;
 - Sites of Special Scientific Interest;
 - Conservation Areas;
 - Historic Park and Gardens;
 - Listed Buildings (Although if the Listed building was part of an overall larger site this remained in the list for further assessment);
 - Scheduled Ancient Monuments (Class 1);
 - Entirely Within Functional Floodplain (EA Data);
 - Planning Permission implemented for Housing, School, Health Use;

- Duplicate Sites;
- 1.6 Following the initial sieve of exclusionary constraints 174 sites remained. Of these the following is a breakdown of the designation / source of the sites:
- Sites within Primary Employment Area designation – 65 sites
 - New Employment Allocations – 17 sites
 - Employment Land Review – 45 Sites
 - Sites with some land within Green Belt – 64
- 1.7 The following provides a breakdown of the uses of the sites (where there was one and the site was not vacant at the time of the assessment)
- Employment site – In use - 23 sites
 - Sites with existing or previous Waste Management Licences – 33
 - Mineral sites – 28
 - Mixed Use Sites – 8
 - Adjacent to / granted permission for Residential Use – 25
- 1.8 Of the remaining sites, these were a mix of areas of Public Open Space, a Bus Depot, Access land to other sites, sites at high risk of flooding, a nature reserve and land below the 0.35ha threshold.
- 1.9 In summary, of the 174 initial long list of sites, 110 were within the urban area, whilst 64 were at least partially in the Green Belt.
- 2 Further Appraisal of Non-Green Belt Sites**
- 2.1 In line with the Post Stage 2 hearings letter, the following is a further appraisal of non Green Belt sites. It is not intended to review the initial long list of 174 sites where these had been filtered due to inappropriate locations (e.g. adjacent to a residential area, proximity to school, operational mineral sites etc.) as set out in paragraph 2.15 of the Waste Sites Assessment Report (EV22.1) . In all 100 of the initial long list of sites were filtered as part of the waste sites assessment in 2016. For completeness, Appendix G presents the initial long list of sites.
- 2.2 Moving on therefore to the 74 remaining sites, those that are within the urban area will be revisited, to investigate whether there are any that could potentially offer an alternative to the proposed waste allocations.
- 2.3 In addition, there will be an additional review of existing employment land within the urban area to explore any potential sites that have not yet been assessed under the waste sites assessment methodology.
- 2.4 The table at Appendix A represents the 31 sites that were within the Primary Employment Area Designation and were considered under the waste sites assessment at the Refined List Stage. The table in Appendix A has been updated to provide reasoning for either continuing to disregard the sites or to reconsider. Of the 31 Primary Employment Area sites, seven are retained in the 2021 assessment.
- 2.5 Appendix B represents the 11 sites that were allocated as New Employment sites in the RCUDP that were considered under the waste sites assessment at the Refined List Stage.

- 2.6 The table in Appendix B has been updated to provide reasoning for either continuing to disregard the sites or to reconsider. Of the reassessed New Employment sites, three are retained in the 2021 reassessment.
- 2.7 A further source of potential sites in the urban area was those sites that were considered as part of the Employment Land Review, which was available at the time of the Waste sites assessment (ELR 2011).
- 2.8 Appendix C represents the 23 sites that were included within the 2011 ELR that were considered under the waste sites assessment at the Refined List Stage. Again, the table at Appendix D has been updated to provide reasoning for either continuing to disregard the sites or for reconsideration. Of the reassessed 2011 ELR sites, eight were retained for further reassessment.
- 2.9 It is noted that some sites appeared in more than one list as a result of being identified in the ELR in 2011 and also lying within the Primary Employment Area designation and / or allocated as New Employment Sites in the RCUDP. Of all the sites that are considered for further reassessment, there are six sites that appear in more than one designation.
- 2.10 Therefore in all there are 12 sites that have been identified for further reassessment from the original Waste Sites Assessment.

3. Appraisal of potential waste allocations – Employment land Study 2018

- 3.1 Having reviewed those sites that had already been considered as a part of the original Waste Sites Assessment report, in accordance with the Stage 2 post Hearing letter, the following section reviews any potential new sites for consideration that are within the existing Urban area.
- 3.2 In addition to those sources of sites described in section 2, there was a review of the Employment Land Study 2018.
- 3.3 The Employment Land Study (evidence Document EV01) assessed 133 sites (70 existing and 63 potential sites). These have been assessed as part of the Waste Sites Assessment 2021 and the assessment is set out in Appendix D.
- 3.4 Of the 145 sites the ELR 2018 assessed 7 of these were included for further consideration (although two ELR sites covered part of the same Waste Site, site ref 127). Again, some of the sites were already included in the other sources of sites, although any additional information gleaned from the ELS was included in their reassessment as part of this report.
- 3.5 In all, some 15 sites were taken forward for a final reassessment as part of the Waste Sites Assessment 2021.

4 Assessment of potential Waste Site Allocations 2021

- 4.1 The details and assessment of the 15 sites submitted for a final stage assessment as part of the Waste Sites Assessment 2021 are these is set out in Appendix E. Of the sites that were considered for further consideration as a result of stages 2 and 3 above there are 4 possible waste site allocations put forward as part of this consultation. These sites are:

- Site Ref 129 – Wakefield Road Clifton

- Site Ref 133- Lowfields, Lacy Way, Elland
- Site Ref 127 – North of Holmfield Industrial Estate
- Site Ref 436 – Atlas Mill Road, Brighouse

- 4.2 Of the four sites above, two (Site Ref 129 and 127) are also proposed to be allocated as a large new employment sites and it is not expected that any waste allocation would occupy significant parts of either site, but as they would be suitable for B2 uses which include some waste management operations they are included in this waste sites assessment and put forward as suggested waste sites allocations.
- 4.3 It is important to note however, the council is still intending to allocate sites WLP1 (Sharneyford) and WLP2 (Swalesmoor) as waste sites in the Local Plan.
- 4.4 WLP1 (Sharneyford) is not in the Green Belt and is an existing Waste Management site and offers the potential of additional capacity, and does not require to demonstrate either very special circumstances nor exceptional circumstances for the land to be developed. The site offers additional potential to increase the waste management capacity of the borough on a site that also has the ancillary infrastructure necessary for the operation of a waste management facility.
- 4.5 WLP2, although currently in the Green Belt, offers existing waste management capacity and like WLP1 the potential for additional capacity on an existing site. Section 5 addresses the Green Belt issue in relation to WLP2.
- 4.6 The alternative sites put forward in this consultation report offer alternatives instead to the other green belt sites originally proposed through the draft Local Plan, WLP3 (Stainland Road) and WLP4 (Land /premises at Wakefield Road).

5 Removing Site WLP2 (Swalesmoor) from the Green Belt

- 5.1 With regards to WLP2 and the proposed waste allocation at Swalesmoor, the council wishes to provide a reasoned justification for removing the site from the Green Belt. Although there are four alternative sites suggested in this consultation set out in paragraph 4.1, it is not certain that they would definitely provide additional waste capacity, especially when compared to an existing waste management site.
- 5.2 According to the NPPF the green belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;*
 - b) to prevent neighbouring towns merging into one another;*
 - c) to assist in safeguarding the countryside from encroachment;*
 - d) to preserve the setting and special character of historic towns; and*
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*
- 5.3 The policy context for this matter is established by paragraph 136 of the National Planning Policy Framework (NPPF), which states that:

Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan

period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

Paragraph 137 of the NPPF states that

Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:

a) makes as much use as possible of suitable brownfield sites and underutilised land;

b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and

c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

5.4 In relation specifically to Waste, the National Planning Policy for Waste, paragraph 6 states that:

Green Belts have special protection in respect to development. In preparing Local Plans, waste planning authorities, including by working collaboratively with other planning authorities, should first look for suitable sites and areas outside the Green Belt for waste management facilities that, if located in the Green Belt, would be inappropriate development. Local planning authorities should recognise the particular locational needs of some types of waste management facilities when preparing their Local Plan.

5.5 The council's approach is to ensure that sufficient waste capacity is allocated in order to address the estimated waste arisings over the lifetime of the Local Plan. Removing the site from the Green Belt would offer certainty for the operator, whilst the proposed site boundary would still offer long term green belt protection as it is considered as well defined.

5.6 The proposed allocation WLP2 is an existing waste management site and in itself does not meet the five purposes of including land in the Green Belt. It provides existing waste management capacity which manages some wastes originating within Calderdale in line with the self-sufficiency and proximity principles, and offers opportunities to co locate with other complementary activities run by the same company. The provision of infrastructure necessary for sustainable communities includes waste management, and these matters in combination are considered to represent exceptional circumstances and warrant a removal from the Greenbelt.

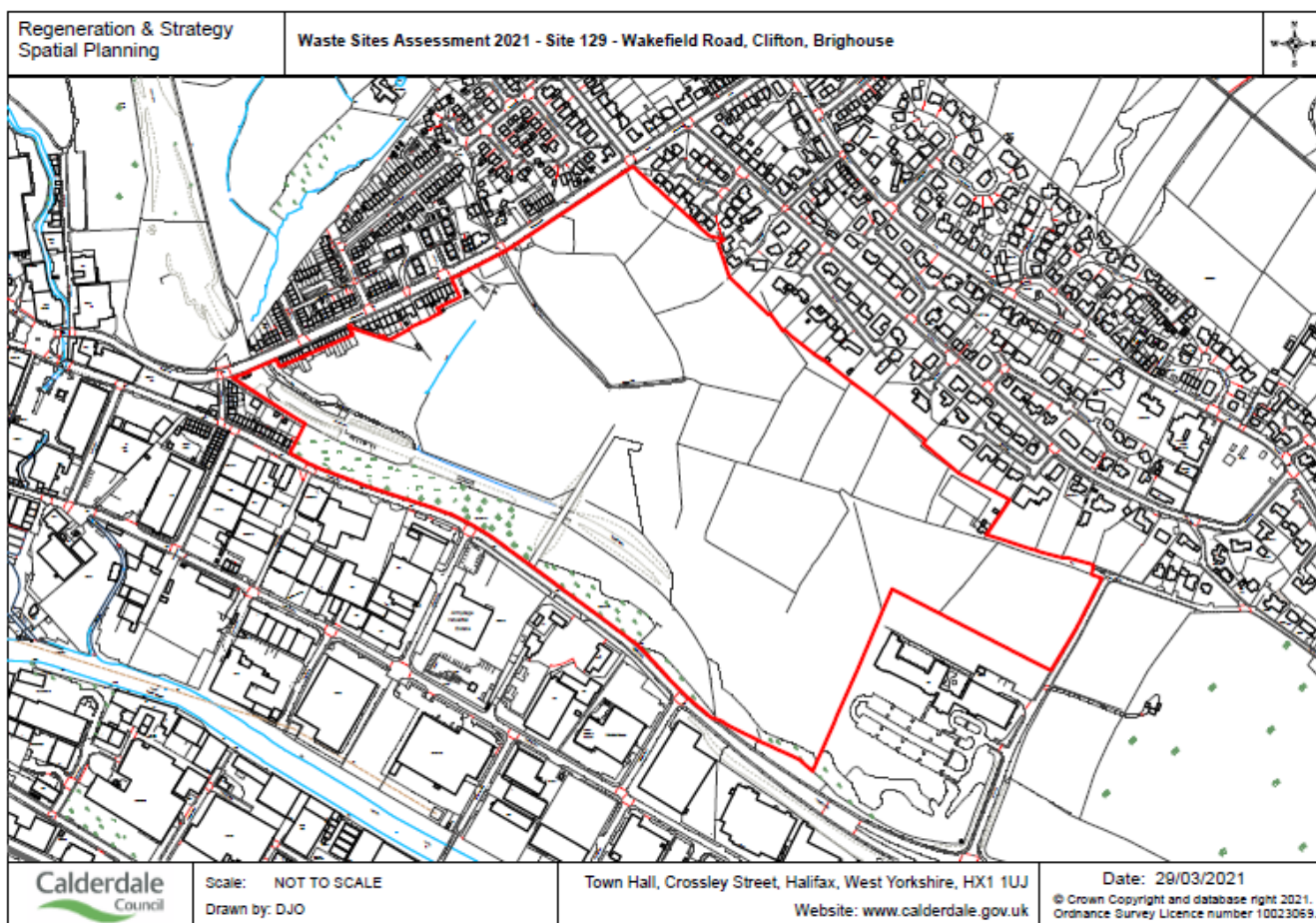
5.7 If the site were to remain in the Green Belt there could be a risk in the restricting of future redevelopment of the site which in turn would potentially reduce the waste management capacity of the borough, and in turn resulting in increased carbon emissions as waste travels further to be managed.

6 Sustainability Appraisal

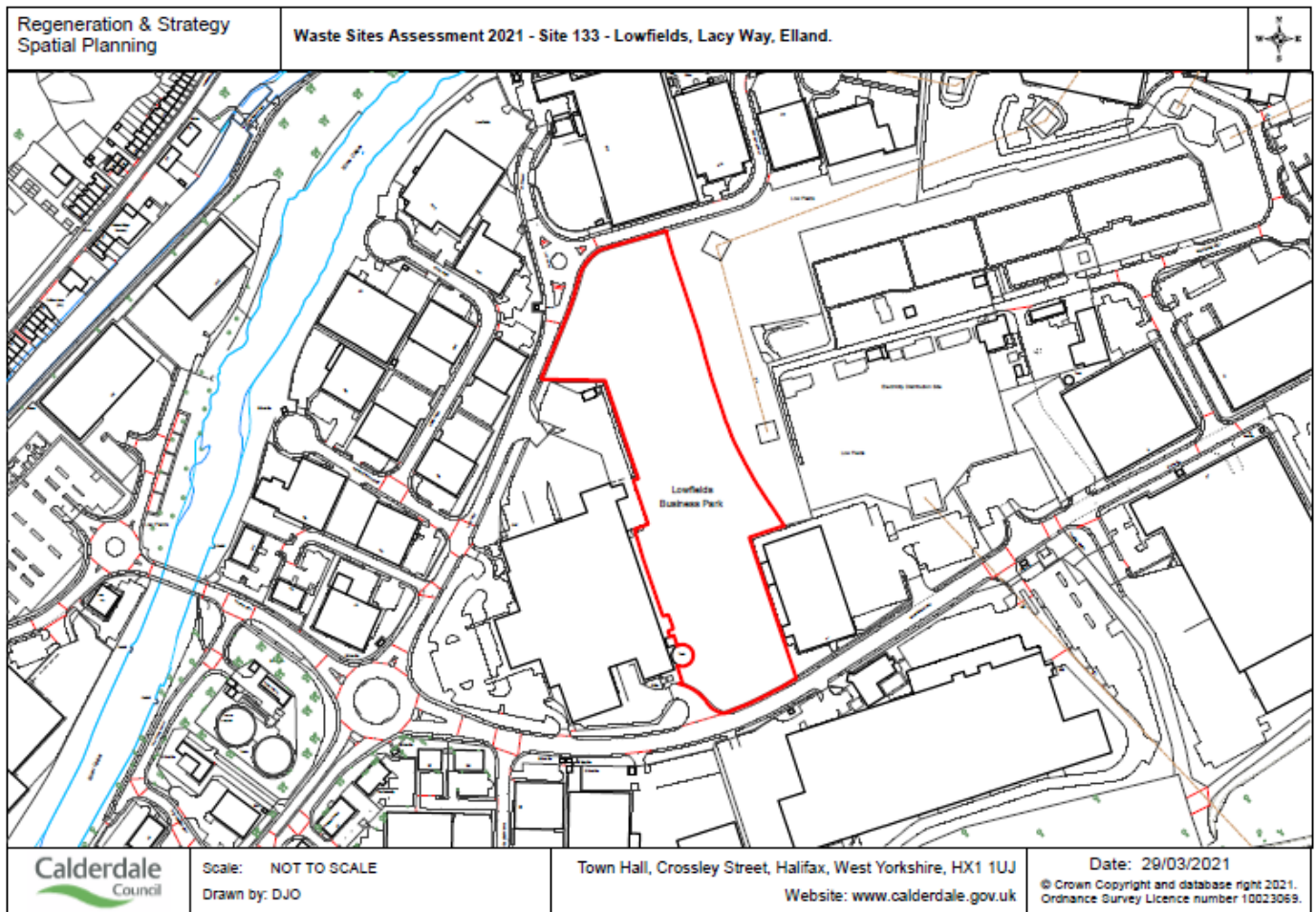
- 6.1 For those sites that are proposed as alternatives to WLP3 and WLP4, a Sustainability Appraisal (SA) was carried out. The results of the SA can be found in Appendix F.

7 Proposed Waste Sites 2021

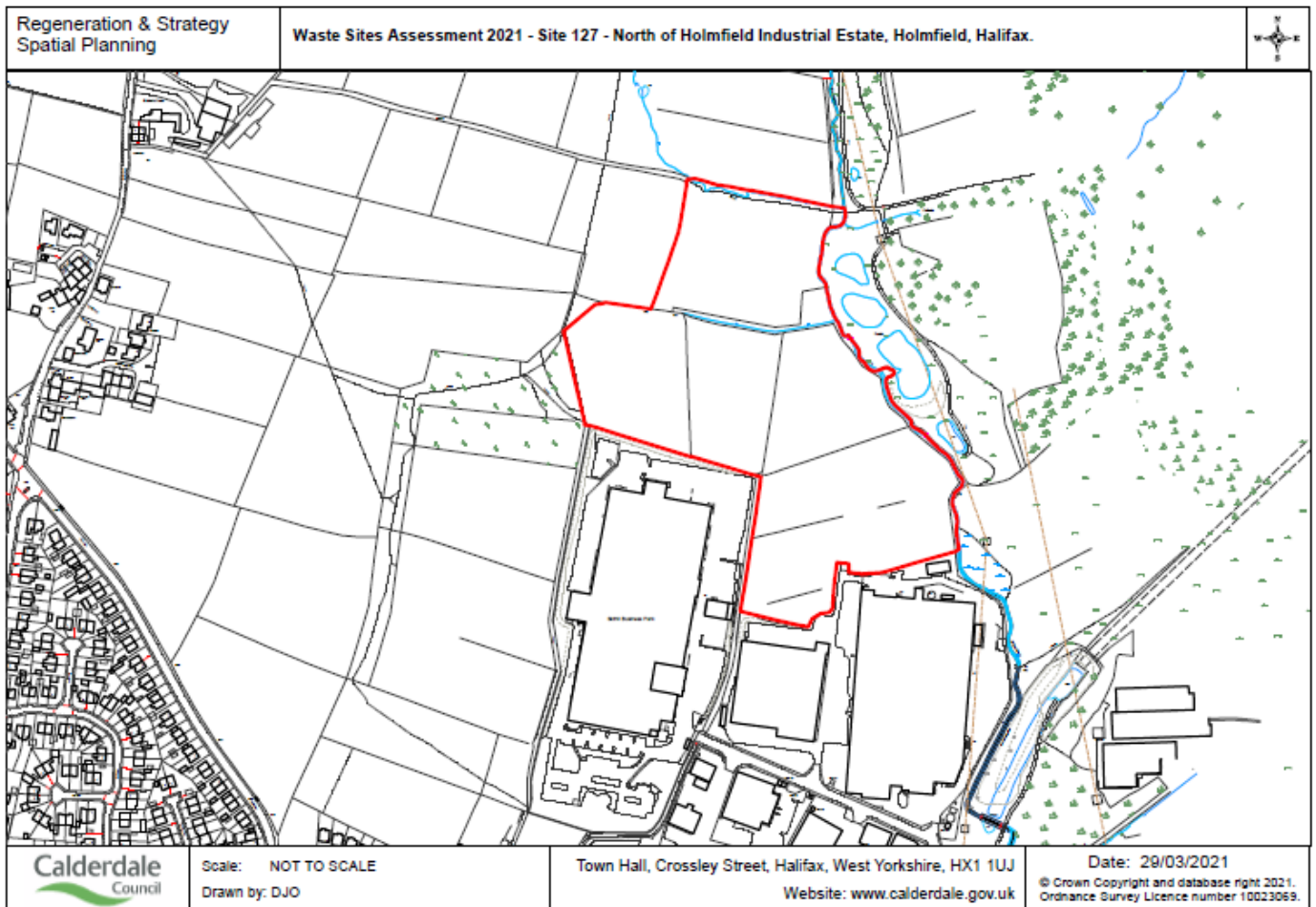
Site Ref	129		Site Specific Comments						
Address 1	Wakefield Road		Site has outline planning permission for B1a (office), B1b (research and development), B1c (light industrial), B2 (general industrial) and B8 (storage and distribution development) Uses and ancillary works, at land north of Wakefield Road and east of Clifton Common, Brighouse (Outline). Reserved Matters pending. Propose as an alternative to site WLP4 to serve the eastern part of the district in relation to new recycling waste management capacity, although any waste operation would only form a relatively small part of the site.						
Address 2									
Address 3									
Settlement	Clifton								
Town	Brighouse								
Postcode									
Area (Hectares)	25.48 (Entire site)								
Primary Constraints Score	440	Secondary Constraints Score	145	Additional Constraints Score	100	Positive Criteria Score	30	Total Score	715



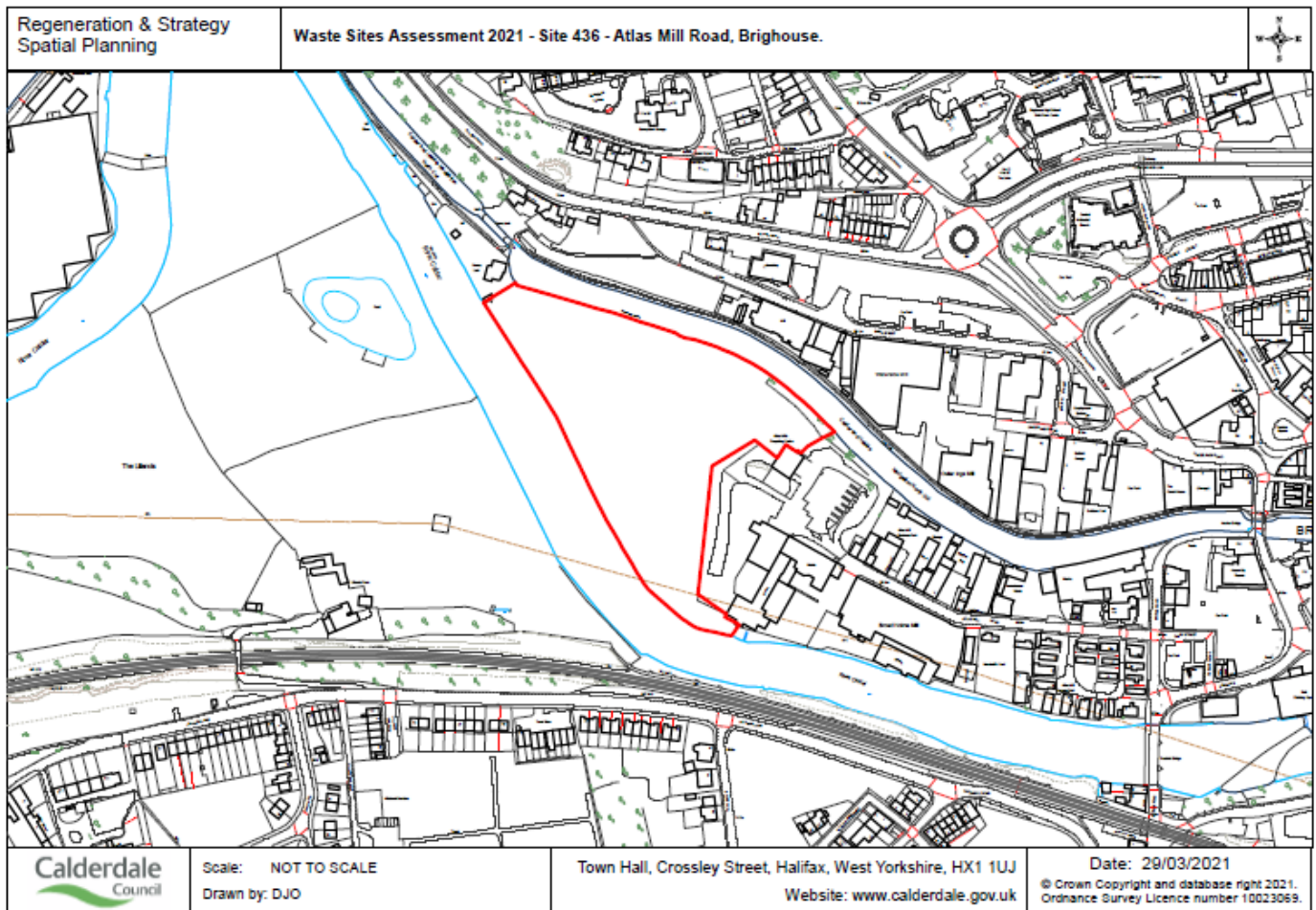
Site Ref	133		Site Specific Comments						
Address 1	Lowfields		Site is vacant land within the urban area on an established business park, although understood to be in several ownerships and also allocated as a new employment site in the draft Local Plan. Site boundary slightly different to initial Waste Sites Assessment in 2016. Site would be a suitable location for a waste management operation and would not have significant impacts on any sensitive receptors.						
Address 2	Lacy Way								
Address 3									
Settlement									
Town	Elland								
Postcode									
Area (Hectares)	2.26								
Primary Constraints Score	410	Secondary Constraints Score	145	Additional Constraints Score	100	Positive Criteria Score	30	Total Score	685



Site Ref	127		Site Specific Comments						
Address 1	North of Holmfield Industrial Estate		Considered in initial long list. ELS 2018 states that this is a large, relatively unconstrained greenfield site adjacent to an established industrial estate and would therefore offers long-term expansion space. The adjacent units appeared to be occupied and in decent condition. However, in order to bring the site forward an access route would need to be created. Site offers potential to accommodate a waste management site and is not in close proximity to sensitive receptors.						
Address 2									
Address 3									
Settlement	Holmfield								
Town	Halifax								
Postcode	HX2 9TN								
Area (Hectares)	6.1								
Primary Constraints Score	350	Secondary Constraints Score	170	Additional Constraints Score	90	Positive Criteria Score	30	Total Score	640



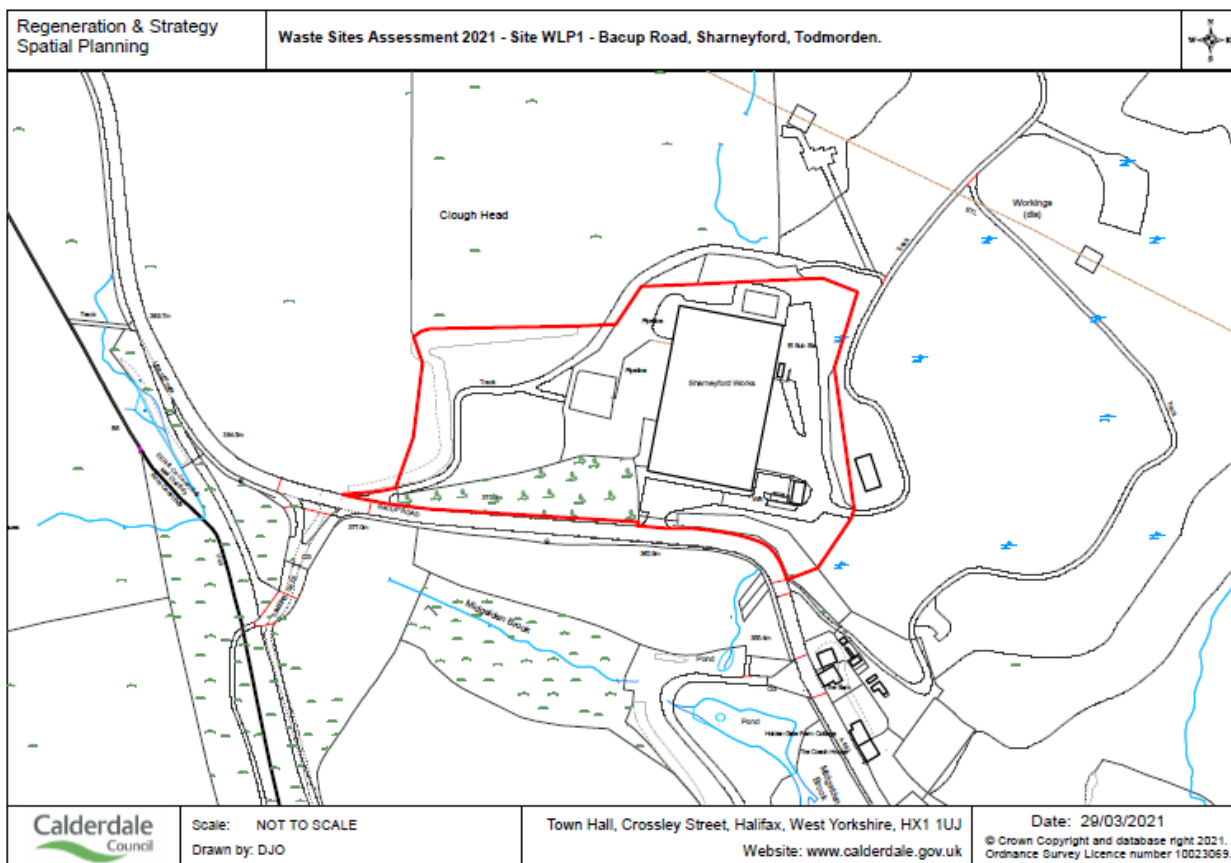
Site Ref	436		Site Specific Comments						
Address 1	Atlas Mill Road		Adjacent to an existing HWRS and therefore could offer potential as a waste site, flood risk issues in relation to access road but not to the site; retain in Waste Sites Assessment 2021 as location and adjacent uses would suggest the site is suitable for consideration as a waste management site. Allocation of the site would result in a loss of Open Space, and the Calder and Hebble Navigation Local Wildlife Site runs to the north of the site therefore some mitigation would be required should the site be allocated.						
Address 2									
Address 3									
Settlement									
Town	Brighouse								
Postcode									
Area (Hectares)	2.08								
Primary Constraints Score	390	Secondary Constraints Score	115	Additional Constraints Score	80	Positive Criteria Score	0	Total Score	585



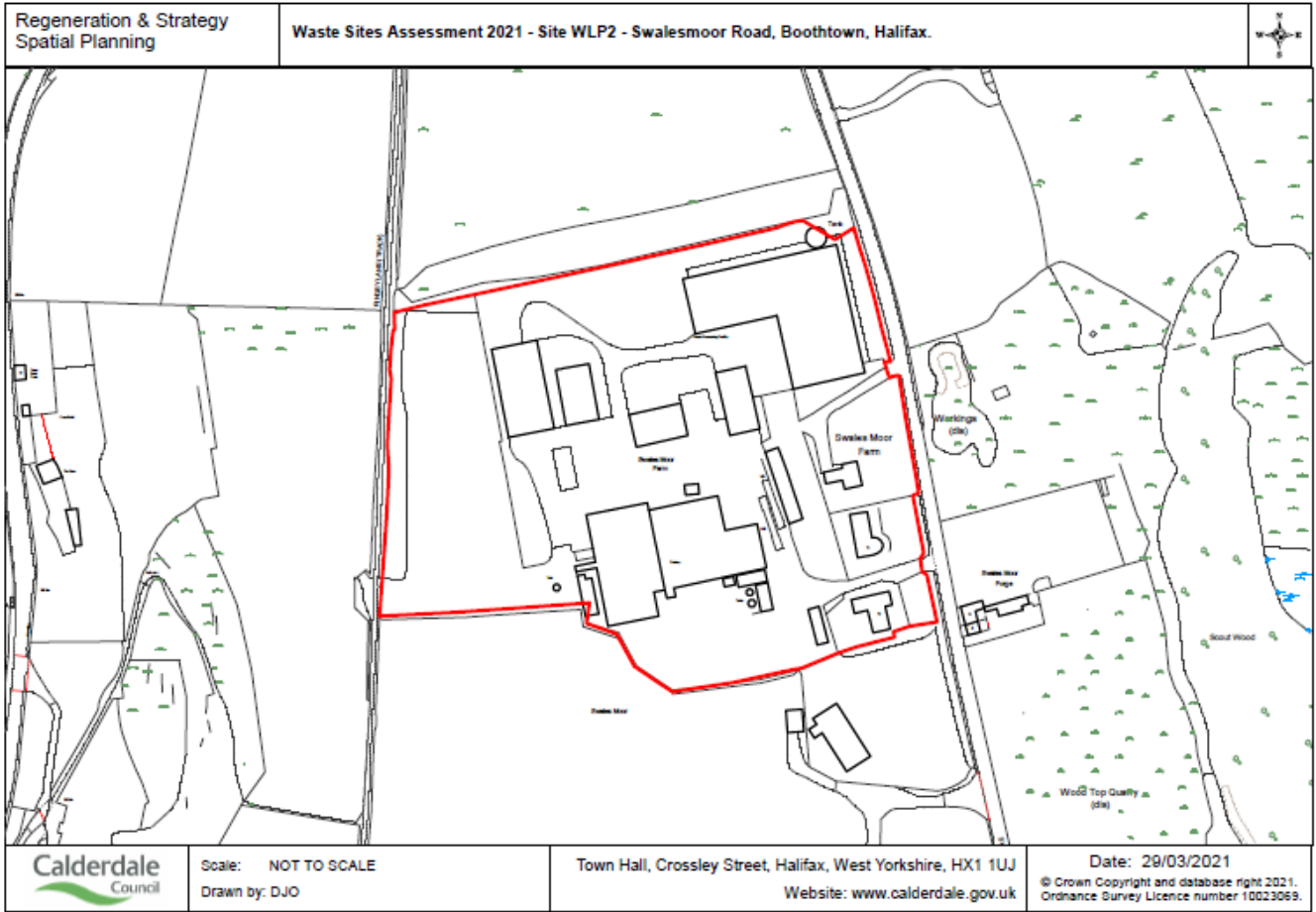
8 Proposed Waste Sites WLP1 and WLP2

8.1 The following two plans present the site boundaries for WLP1 and WLP2 that the council wishes to retain as allocations as waste sites in the Local Plan.

Map 8.1 WLP1 Sharneyford Site



Map 8.2 WLP2 Swalesmoor Site (Amended Boundary)



Site_Ref	Address_1	Address_2	Address_3	Settlement	Town	Ha	Primary Constraints Score	Secondary Constraints Score	Additional Constraints Score	Positive Score	Total scores	Original Waste Sites Assessment Comments	2021 Waste Sites Reassessment	Retain in 2021 Waste Sites Assessment
64	Clifton Mills	Bailliff Br		Bailliff Bridge	Brighthouse	1.12	430	165	100	60	755	The site did have a waste management licence however this ended in 1999. Sites location means that there would be significant impacts from a built waste facility and therefore is not considered.	Revisit the assessment as within an industrial location and is somewhat separated from residential development by hills and woodland.	Y
410	Hanson Brickworks			Lower Edge	Elland	41.59	460	125	80	15	680	Although the site is now vacant and no longer a Brick Works, the site lies adjacent to a School, and part of the site is subject to a planning application for residential use submitted by the owners. Previous applications for employment use have acknowledged constraints with regard to access.	Adjacent to Local Plan New Housing allocation - however given scale of site retain in reassessment	Y
58	Land/premises At		Mill Lane		Brighthouse	0.58	340	125	100	90	655	Scrap Yard with a waste management licence however no recorded inputs since 2011. Dependent on the scrap metal operation, could be a potential site for a built waste facility.	Reassess	Y
111	Holby Business Park		West Street	Sowerby Bridge	Halifax	0.39	340	120	90	90	640	Existing waste site, although no recorded inputs since at least 2011 according to the Waste Data Interrogator. Flooding is seen as the biggest constraint. Could potentially be suitable for a built waste facility providing flooding concerns can be overcome.	Application for Change of use from waste transfer building (sui generis) to general industrial (B2 and B8). Permitted back in 2014, check whether implemented. Retain in assessment	Y
167	Water Lane		Sedbergh Road		Halifax	2.99	330	140	90	60	620	Site submitted by CMBC Business and Economy (CFS-0265) proposing employment use, however ownership is not known. Former gas governor site, majority of the site is tree covered however sufficient brownfield land remains to consider for some form of industrial and or commercial use	Central part of the site has a permission for a waste transfer site. Re assess	Y
154	Tenterfields		Burnley Road	Luddendenfoot		0.99	360	135	90	30	615	Site was awarded permission for extension to existing factory (12/006512/REN) that manufactures parts for the automotive and industrial sectors, although this has now lapsed it is not considered the site is suitable for a built waste facility.	Reassess as could offer potential	Y
299	Hollins Mill		Hollins Mill Lane		Sowerby Bridge	0.67	340	110	90	60	600	Site is occupied by a demolition and stone sales company and is therefore filtered from the waste sites assessment.	Reassess as could offer potential	Y
153	Lowfields		Off Shaw Lane		Elland	2.96	440	155	100	60	755	Vacant site at Lowfields Industrial Estate, also submitted for employment uses through Call for Sites (CFS-0086). Located within a well established industrial location. Permission 13/00631/FUL granted for B8 storage unit which has been developed therefore unlikely to be available.	This site has a recent permission (20/00880/192) for energy storage plant that means the site is not available and therefore not considered further in the Waste Sites assessment 2021.	N
18	West Lane Works			Southowram	Halifax	20.94	450	160	90	90	790	This site is primarily a minerals extraction and processing site and is to be considered primarily as a minerals site in the new Local Plan.	The site is owned by Mrahalis and continue to operate as a minerals processing factory, therefore would not be considered as a reasonable option for a waste allocation.	N
289	Robinwood Mill		Burnley Road		Todmorden	1.21	440	180	110	60	790	Mill buildings, appears to be occupied by different users, such as Pet Food Store, Removals company. No indication that the site is available.	Situation appears to be the same as in the earlier assessment, therefore not available.	N
317	Frosthole Mill Cornholme Mill		Burnley Road	Cornholme	Todmorden	0.85	440	180	110	60	790	Furniture company operating from site therefore not available. Issues over suitability as well due to location.	Application to demolish part of the mill complex - determined that Prior Approval was not required 21.10.19. Demolition was to enable redevelopment to take place.	N
229	Land west of		Anchor Place		Brighthouse	0.63	460	160	100	30	750	Greenfield site at the edge of an established industrial park. Flooding and availability would appear to be the main constraints, although residential properties are adjacent as well.	Flooding and access constraints rule out the site	N
322	Computer Centre		Hays Lane	Mixenden	Halifax	3.32	410	175	100	60	745	Filtered as residential development proposed.	Site almost built out for residential	N
26	Brook Mills		Saddleworth Road	Greenland	Halifax	0.62	390	155	100	90	735	EA states waste management licence exists but no recorded WDI inputs during reporting period 2007-2014. The site consists of a number of smaller individual units and scored relatively poorly on the primary constraints therefore not considered for further assessment.	No change to the initial assessment.	N
152	Airleys Ind Estate				Elland	2.28	430	170	100	30	730	Site appears to be used partly for storage of lorries and a few skips, with approximately half the site vacant. Location is considered potentially suitable for a built waste facility.	Site has a permission for 17/00508/FUL for redevelopment of A Safe business. Therefore not available. In addition pending application made on behalf of A safe for further extension to buildings - therefore not available	N
423	Drakes Industrial Estate		Shay Lane	Illingworth	Halifax	2.27	390	170	100	60	720	Although identified in previous waste studies the site is made up of a number of different units and businesses therefore availability may be an issue. Could potentially be suitable for a built waste facility although availability and proximity to residential properties could be significant constraints.	Same constraints exist in relation to availability and lack of suitable vacant units	N
47	Land/ Premises At		Old Lane	Ovenden	Halifax	0.36	380	160	100	60	700	Some form of small scale scrap yard, location, size and shape of site is not considered suitable for a built waste facility.	No change to previous assessment	N
369	Firths Carpets (2)		Bradford Road	Bailliff Bridge	Brighthouse	0.89	400	155	100	30	685	Site was awarded planning permission on appeal for a mix of uses including retail, and outline permission for a 56 bed care home. Filter as not considered suitable or available for a built waste facility.	No Change - permission implemented for residential	N
373	Spa Field Mills		Dewsbury Road		Elland	0.40	390	135	100	45	670	Vacant industrial land, however residential area adjacent to the west of the site and mitigation would be difficult due to the size and shape of the site therefore filtered.	No Change as opposite dwellings	N
310	Victoria Mills Thrum Hall Industrial		Albert Road	Pellon	Halifax	2.10	350	160	100	60	670	Site appears occupied and no indication that it would be available, adjacent to a school to the south and therefore filtered.	No change to original assessment	N
357	Bradley Mill		Stainland Road	Greetland	Elland	0.81	400	140	90	30	660	Site not considered as suitable for a potential built waste facility, lies within 100metres of a school and flood risk issues. Owners have submitted two Call for Sites, (CFS-0085 and CFS-0207) for both residential and mixed use.	No change to original assessment	N
432	Hoime End Depot		Burnley Road	Hawks Clough	Mytholmroyd	0.80	390	140	100	30	660	Council Engineers depot, due to proximity of residential dwellings the site is not considered suitable for a built waste facility. Filtered.	No change to original assessment	N
72	Clifton Bridge Works		Wood Street		Brighthouse	0.46	350	115	100	90	655	Previously the site was used as a plastics recycling facility, lies with an established industrial estate. Prior use means that it could be a potential built waste facility. Flood risk flagged up as a potential constraint.	Now a Lidl store	N
361	Clarence Mill		Pellon Lane	Pellon	Halifax	0.63	350	140	100	60	650	The site is within a mixed residential and industrial area, however the location is not considered a suitable location for a built waste facility. Filter.	New employment allocation - adjacent to residential properties therefore not suitable	N
331	Land At		Bob Lane And Hubert Street	Highroad Well	Halifax	0.71	340	150	100	60	650	Site lies within a mixed industrial, residential, and school area and is not considered as a suitable location for a built waste facility.	New employment allocation - adjacent to residential properties and school therefore not suitable for a waste site	N

Site_Ref	Address_1	Address_2	Address_3	Settlement	Town	Ha	Primary Constraints Score	Secondary Constraints Score	Additional Constraints Score	Positive Score	Total scores	Original Waste Sites Assessment Comments	2021 Waste Sites Reassessment	Retain in 2021 Waste Sites Assessment
354	Land West Of Victoria Road		Victoria Road	King Cross	Halifax	0.53	340	140	100	60	640	Site is a vacant brownfield plot within an established industrial estate. Neighbouring uses include a scrap yard. Any built facility would be small scale, due to size of site. It is noted that the Park Ward Neighbourhood Forum have submitted the site as part of their Call for Sites proposal (CFS-0520).	Permission granted for 5 small industrial units therefore filter	N
293	Millwood		Pickthall Terrace		Todmorden	1.73	400	130	100	0	630	The vacant site is overlooked by a row of terrace houses, and is also across the road from Castle Hill Primary School and is not considered as a potential site for a built waste facility.	Now a car park for Wier Minerals Staff	N
304	Lowfields Business Park		Lowfields Way		Elland	0.93	390	120	90	30	630	Land between Calderdale Way and Rail line on the edge of Lowfields Business Park. Retain as could potentially be suitable for a built waste facility.	Filter as on review the land is incidental green space adjacent the highway and the slip road.	N
39	Lee Bridge Mills			Lee Bridge, Dean Clough	Halifax	2.01	330	130	100	60	620	Industrial estate made up of a number of different businesses and units. Appears to be occupied and is not considered available for a built waste facility.	No change to original assessment	N
119	Moorhall Plastics Ltd	Vale Mill	Stansfield Road		Todmorden	0.59	310	110	110	90	620	Although the site has a waste management licence this appears to have applied to the former company that occupied the building, and no inputs were recorded during 2007 to 2014. No longer a plastics recycling facility, site is a manufacturing facility.	No indication to suggest availability therefore no change to original assessment	N
37			Chapel Lane		Sowerby Bridge	0.83	330	90	100	60	580	Former gas works, now vacant, residential development adjacent to the site, significant flood risk issues. Filtered.	No indication to suggest availability or suitability has improved therefore no change to original assessment	N

Site_Ref	Address_1	Address_2	Address_3	Settlement	Town	Ha	Primary Constraints Score	Secondary Constraints Score	Additional Constraints Score	Positive Score	Total scores	Original Waste Site Assessment comments	2021 Waste Sites Reassessment	Retain in 2021 Waste Sites Assessment
124	Foseco	Holmfild Industrial Estate		Holmfild	Halifax	1.72	350	170	90	30	640	Owners have put in a Call for Sites (CFS-350) which proposes residential, although recent Local Plan sites assessment recommended retention as employment land. The site is however adjacent to a school and is not considered as a suitable location for a built waste facility.	Given owners intentions and location opposite a school no change to original assessment.	N
129	Wakefield road			Clifton	Brighouse	25.48	440	145	100	30	715	New Employment Allocation in RCUDP, owners submitted a Call for Sites (CFS-0143) proposing B1 office use. The proposed uses in the RCUDP were restricted to B1a Office uses and B1b Research and developments of products.	Recent outline planning permission granted proposing Outline planning application, with all matters reserved except for means of access for an employment park comprising B1a (office), B1b (research and development), B1c (light industrial), B2 (general industrial) and B8 (storage and distribution development) Uses and ancillary works, at land north of Wakefield Road and east of Clifton Common, Brighouse (Outline). Reseved Mattered pending	Y
133	Lowfields				Elland	5.07	410	145	100	30	685	Site appears to be a vacant plot on Lowfields Industrial Estate. Adjacent to electricity transformer therefore may be a constraint on the site coming forward. Apart from ownership, no other obvious constraints.	Site has planning permissions at the northern and southern end of the site, unclear as to whether these have commenced however retain in the 2021 reassessment	Y
135	East of Brighouse Road			Hipperholme	Halifax	3.16	420	145	100	30	695	Site is owned by Crosslee plc and was submitted through the Call for Sites (CFS-0163) proposing the retention of the employment designation, for future operational requirements of Crosslee plc or any other potential owners of the site. Not considered for further assessment as a potential built waste facility. Filtered.	Site is to the east of the now demolished Crosslee Local Plan position is to allocate as a mixed use site therefore not considered further	Y
139	Adjacent Stainland Road	North of River			Elland	2.51	430	115	90	30	665	Owner submitted an application 13/00488/REN that was approved for industrial use (B1 to B8 uses). The permission is still live. Also submitted through the Call for Sites (CFS-0261) for industrial or commercial. Given permission the site is not considered available.	Given recycling can be accommodated in B2/B8 allocations retain in the 2021 assessment for now	Y
140	Adjacent Halifax Building Society		Wakefield Road		Sowerby Bridge	4.02	430	125	90	30	675	New employment allocation in RCUDP, however not considered as a suitable location for a built waste facility as adjacent the HBOs data centre therefore more potentially suited to office development or light industry. Filtered	No change to previous assessment - also adjacent to residential to the west.	N
300	Opposite 52 To 74		Atlas Works		Elland	5.86	420	165	100	60	745	EA states the site has a waste management licence for a Household, commercial and industrial landfill but no recorded inputs during 2007 to 2014, and site is restored. Site lies within an established industrial area therefore could potentially be suitable for a built waste facility dependent on amongst other issues, the developability of the site.	Site has been beset by land stability issues in the past and is a covered landfill therefore not considered suitable or viable for a built waste facility	N
322	Computer Centre		Hays Lane	Mixenden	Halifax	3.32	410	175	100	60	745	Filtered as residential development proposed.	Developed for residential therefore no requirement to reassess in 2021	N
324	Site Of Tip		Shroggs Road	Wheatley	Halifax	6.61	350	150	90	30	620	Former landfill site, could be potentially suitable for a built waste facility, dependent amongst other issues as to whether the site is developable or not and contamination issues.	Constraints in relation land stability and contamination raise issues in relation to viability, as recognised by the Employment Land Study. Also potential site for open space in the Park Neighbourhood plan. No change from original assessment and filter from 2021 assessment.	N
406	Armitage Road				Brighouse	0.73	460	155	100	60	775	Site appears to be used by Car Auctions for car storage, although site is not developed. Suitable location, no availability information.	Car Auction customer car park therefore not available	N
422	Opposite Birds Royd Works		Birds Royd Lane		Brighouse	1.28	420	160	100	30	710	Previously vacant industrial site, recently developed and therefore unavailable. Filter	No change to previous assessment - Filter	N

Site_Ref	Address_1	Address_2	Address_3	Settlement	Town	ha	Primary Constraints Score	Secondary Constraints Score	Additional Constraints Score	Positive Score	Total scores	Original Waste Site Assessment comments	2021 Waste Sites Reassessment	Retain in 2021 Waste Sites Assessment?
129	Wakefield road			Clifton	Brighouse	25.4846	440	145	100	30	715	New Employment Allocation in RCUDP, owners submitted a Call for Sites (CFS-0143) proposing B1 office use. The proposed uses in the RCUDP were restricted to B1a Office uses and B1b Research and developments of products.	Recent outline planning permission granted proposing Outline planning application, with all matters reserved except for means of access for an employment park comprising B1a (office), B1b (research and development), B1c (light industrial), B2 (general industrial) and B8 (storage and distribution development) Uses and ancillary works, at land north of Wakefield Road and east of Clifton Common, Brighouse (Outline). Reserved Matters pending	Y
133	Lowfields				Elland	5.06835	410	145	100	30	685	Site appears to be a vacant plot on Lowfields Industrial Estate. Adjacent to electricity transformer therefore may be a constraint on the site coming forward. Apart from ownership, no other obvious constraints.	Site has planning permissions at the northern and southern end of the site, unclear as to whether these have commenced however retain in the 2021 reassessment	Y
139	Adjacent Stainland Road	North of River			Elland	2.50525	430	115	90	30	665	Owner submitted an application 13/00488/REN that was approved for industrial use (B1 to B8 uses). The permission is still live. Also submitted through the Call for Sites (CFS-0261) for industrial or commercial. Given permission the site is not considered available.	Given recycling can be accommodated in B2/B8 allocations retain in the 2021 assessment for now	Y
153	Lowfields		Off Shaw Lane		Elland	2.95633	440	155	100	60	755	Vacant site at Lowfields Industrial Estate, also submitted for employment uses through Call for Sites (CFS-0086). Located within a well established industrial location. Permission 13/00631/FUL granted for B8 storage unit which has been developed therefore unlikely to be available.	This site has a recent permission (20/00880/192) for energy storage plant that means the site is not available and therefore not considered further in the Waste Sites assessment 2021.	N
154	Tenterfields		Burnley Road	Luddendenfoot		0.994909	360	135	90	30	615	Site was aware permission for extension to existing factory (12/00612/REN) that manufactures parts for the automotive and industrial sectors, although this has now lapsed it is not considered the site is suitable for a built waste facility.	Part of site considered in initial long list and filtered, flood risk	Y
167	Water Lane		Sedbergh Road		Halifax	2.98704	330	140	90	60	620	Site submitted by CMBC Business and Economy (CFS-0265) proposing employment use, however ownership is not known. Former gas governor site, majority of the site is tree covered however sufficient brownfield land remains to consider for some form of industrial and or commercial use	Central part of the site has a permission for a waste transfer site. Re assess	Y
377	Callis Mill		Halifax Road		Todmorden	0.748713	420	115	90	30	655	Vacant brownfield site, potential constraints would primarily be flood risk and the small group of residential properties to the north east of the site, however due to the size of the site the impacts could be mitigated, however no availability information.	Reassess as could offer potential	Y
7	Upper Hazel Hurst Farm		Withens Road	Wainstalls	Halifax	4.76789	470	140	80	0	690	Although allocated as a waste site in RCUDP this was to facilitate the restoration of the site to agricultural grazing land, which has taken place. Part of site was submitted through Call for Sites (CFS-0084) with the owner proposing housing. Site is not considered suitable for a built waste facility.	No Change to previous assessment	N
124	Foseco	Holmfield Industrial Estate		Holmfield	Halifax	1.71659	350	170	90	30	640	Owners have put in a Call for Sites (CFS-350) which proposes residential, although recent Local Plan sites assessment recommended retention as employment land. The site is however adjacent to a school and is not considered as a suitable location for a built waste facility.	No Change to previous assessment	N
135	East of Brighouse Road			Hipperholme	Halifax	3.16032	420	145	100	30	695	Site is owned by Crosslee plc and was submitted through the Call for Sites (CFS-0163) proposing the retention of the employment designation, for future operational requirements of Crosslee plc or any other potential owners of the site. Not considered for further assessment as a potential built waste facility. Filtered.	Site is to the east of the now demolished Crosslee. Local Plan position is to allocate as a mixed use site therefore not considered further	N
140	Adjacent Halifax Building Society		Wakefield Road		Sowerby Bridge	4.02153	430	125	90	30	675	New employment allocation in RCUDP, however not considered as a suitable location for a built waste facility as adjacent the HBOs data centre therefore more potentially suited to office development or light industry. Filtered	No change to previous assessment - also adjacent to residential to the west.	N

Site_Ref	Address_1	Address_2	Address_3	Settlement	Town	ha	Primary Constraints Score	Secondary Constraints Score	Additional Constraints Score	Positive Score	Total scores	Original Waste Site Assessment comments	2021 Waste Sites Reassessment	Retain in 2021 Waste Sites Assessment?
152	Ainleys Ind Estate				Elland	2.27703	430	170	100	30	730	Site appears to be used partly for storage of lorries and a few skips, with approximately half the site vacant. Location is considered potentially suitable for a built waste facility.	Site has a permission for 17/00508/FUL for redevelopment of A Safe business. Therefore not available. In addition pending application made on behalf of A safe for further extension to buildings - therefore not available	N
161	Burrwood Way		Stainland Road	Holywell G	Elland	2.03112	420	120	90	0	630	Site is immediately adjacent to residential properties and is not considered as a potential built waste facility.	No change to previous assessment	N
164	Land at		Wakefield Road	Copley	Sowerby Bridge	2.6567	430	95	80	0	605	Owners have submitted a Call for Sites (CFS-0193) proposing B1 uses, the site also lies directly opposite residential properties and is heavily wooded. Not considered suitable for a built waste facility.	No change to previous assessment	N
165	Star Garage		Wakefield Road	Copley	Sowerby Bridge	0.475123	430	85	90	0	605	Site was submitted through the Call for Sites (CFS-0240) for either residential or commercial, its location and size are not considered to be suitable for a built waste facility.	No change to previous assessment	N
234	Drakes Industrial Es		Shay Lane		Halifax	2.03239	390	165	100	0	655	Part of site developed, remaining area of site would be within close proximity of residential properties, not considered as a suitable location for a built waste facility.	No change to previous assessment	N
300	Opposite 52 To 74		Atlas Works		Elland	5.86016	420	165	100	60	745	EA states the site has a waste management licence for a Household, commercial and industrial landfill but no recorded inputs during 2007 to 2014, and site is restored. Site lies within an established industrial area therefore could potentially be suitable for a built waste facility dependent on amongst other issues, the developability of the site.	Site has been beset by land stability issues in the past and is a covered landfill therefore not considered suitable or viable for a built waste facility	N
304	Lowfields Business Park		Lowfields Way		Elland	0.932606	390	120	90	30	630	Land between Calderdale Way and Rail line on the edge of Lowfields Business Park. Retain as could potentially be suitable for a built waste facility.	Filter as on review the land is incidental green space adjacent the highway and the slip road.	N
322	Computer Centre		Hays Lane	Mixenden	Halifax	3.32002	410	175	100	60	745	Filtered as residential development proposed.	Residential development almost completed	N
324	Site Of Tip		Shroggs Road	Wheatley	Halifax	6.61376	350	150	90	30	620	Former landfill site, could be potentially suitable for a built waste facility, dependent amongst other issues as to whether the site is developable or not and contamination issues.	Constraints in relation land stability and contamination raise issues in relation to viability, as recognised by the Employment Land Study. Also potential site for open space in the Park Neighbourhood plan. No change from original assessment and filter from 2021 assessment.	N
327	Land Off		South Parade		Halifax	2.97008	350	140	100	30	620	Site on edge of Halifax Town centre and adjacent to Eureka1. Not considered suitable for a built waste facility.	No change to previous assessment	N
406	Armitage Road				Brighouse	0.731268	460	155	100	60	775	Site appears to be used by Car Auctions for car storage, although site is not developed. Suitable location, no availability information.	Car Auction customer car park therefore not available	N
422	Opposite Birds Royd Works		Birds Royd Lane		Brighouse	1.28458	420	160	100	30	710	Previously vacant industrial site, recently developed and therefore unavailable. Filter	No change to previous assessment - Filter	N

Local Plan Site Ref	NLP reference	Waste Site Ref	Property Name/Number	Road/Street Name	Town	Employment Land Study NLP Recommendation	Site Area	Waste Sites Assessment 2021 Comment	Further consideration?
LP1018	NLP121	127	West of Holmfield Industrial Estate	west Holmfield Ind estate	Halifax	Allocated site - retain	6.10	Considered in initial long list , reassess in Waste Sites reassessment proximity to housing allocation on this side of the Holmfield industrial estate significant constraint.	N
LP1219	NLP098	127	North of Holmfield Industrial Estate	North Holmfield Ind estate	Halifax	Allocated site - retain	6.80	Considered in initial long list. ELS 2018 states that this is a large, relatively unconstrained greenfield site adjacent to an established industrial estate and would therefore offers long-term expansion space. The adjacent units appeared to be occupied and in decent condition. However, in order to bring the site forward an access route would need to be created. Site offers potential to accommodate a waste management site and isnot in close proximity to sensitive receptors.	Y
LP1232	NLP108	129	Land at	Wakefield Road/Clifton Common	Brighouse	Allocated site - retain	25.48	Considered in initial long list , retain in Waste Sites Assessment 2021	Y
LP1223	NLP101	133	Lowfields	Lowfields, Lacy Way	Elland	Allocated site - retain	5.07	Considered in initial long list originally filtered but retained in 2021 Waste Sites Assessment in terms of the western part of the site	Y
LP1410	NLP113	152	Land at Ainleys Industrial Estate	Ainley Bottom	Elland	Potential new Allocation	1.60	Considered in initial long list but filtered	Y
LP1133	NLP88	167	Land off	Sedbergh Road and Siddal New Road	Halifax	Existing site - retain	4.35	Considered in initial long list, reassess in 2021 Waste Sites Assessments	Y
LP1231	NLP107	234		Shay Lane , Ovenden	Halifax	Allocated MU site - retain	3.65	Considered in initial long list but filtered. Retain in Waste Sites assessment 2021.	Y
LP1251	NLP129		Atlas Mill Road		Brighouse	Potential site - do not allocate	2.08	New Site but constriant prevented the site being allocated in the draft Local Plan, however retain in waste Sites Assessment 2021	Y
LP1218	new	344		land to SE Holmfield Ind estate	Halifax		0.48	Proximity to school results in the site being filtered from WSA 2021.	N
LP1433	NLP114		Land off	Land off Old Lane,	Halifax	Existing site - retain	0.38	Developable area is 0.24ha therefore site is filtered from WSA 2021.	N
LP1183	NLP092	22	Grantham Works	Grantham Road	Halifax	Allocated MU site - retain	2.32	Considered in initial long list but filtered, adjacent to residential and close proximity to school.	N
LP1225	NLP103	23	CaldersideWorks	Off Burnley Road	Halifax	Existing site - retain	3.17	Considered in initial long list but filtered. In use.	N
LP0942	NLP055	24	Land off	Elland Road	Brighouse	Existing site - retain		Site considered in initial long list but filtered	N
LP0402	NLP026	37	Land off	Gas Works road	Sowerby Bridge	Existing site - release for MU	0.39	Filtered from initial list, No indication to suggest availability or suitability has iimproved therefore no change to original assessment.	N
LP0897	NLP049	70	Cooper Bridge Spares	Wakefield Road	Brighouse	Potential site - do not allocate	2.78	Put forward as a waste Site Allocation	N

Local Plan Site Ref	NLP reference	Waste Site Ref	Property Name/Number	Road/Street Name	Town	Employment Land Study NLP Recommendation	Site Area	Waste Sites Assessment 2021 Comment	Further consideration?
LP0332	NLP23	74	Brow Mills Industrial Estate	Brighthouse Road	Brighthouse	Existing site - retain	0.52	Filtered in initial long list , allocated as a new employment site but this would be adjacent residential therefore unsuitable for a waste site	N
LP1217	NLP097	124	Land and Premises	land and premises, Holmfield Ind estate	Halifax	Allocated site - retain	2.93	Considered in initial long list, Given owners intentions and location opposite a school no change to original assessment.	N
LP1562	NLP121	126	Land off Riley Lane	Holdsworth Road	Halifax	record under 1018	8.33	New site but adjacent residential area and Green Belt	N
LP1077	NLP076	132	Southedge Quarry	Brighthouse Road	Brighthouse	Allocated site - deallocate	15.07	Considered in initial long list but filtered - now allocated as a new housing site in draft Local Plan, and planning application for residential recently refused.	N
LP0032	NLP009	135	Crosslee PLC	Land/premises Crosslee	Brighthouse	Allocated site - safeguard land for long term		Considered in initial long list but filtered; now allocated as a mixed use site in the draft Local Plan, adjacent to residential therefore not considered further	N
LP1220	NLP099	140	Adjacent Lloyds	Wakefield Road	Halifax	Allocated site - retain	4.02	Considered in initial long list but filtered, no change to previous assessment - also adjacent to residential to the west.	N
LP0011	NLP003	142	Tenterfields	Burnley Road	Halifax	Allocated site - retain	2.48	New housing allocation and pending application	N
LP1224	NLP102	143	EM50	Halifax Road	Sowerby Bridge	Allocated site - retain	1.84	Considered in initial long list but filtered. New housing allocation in draft Local Plan	N
LP0002	NLP001	147	Land adjacent Friths Mill, Valley Works	Bacup Road	Todmorden	Allocated site - retain	0.61	Filtered in initial Long list, adjacent to residential properties	N
LP0289	NLP021	151	Land off	King Cross Street	Halifax	Potential Mixed Use site	0.45	Filtered in initial long list. Hopwood Lane Gateway Site, edge of town centre, mix of properties no availability	N
LP0355	NLP25	152	Ainleys Industrial Estate	Ainleys Industrial Estate	Elland	Potential new Allocation	0.38	Filtered in initial long list - Site has a permission for 17/00508/FUL for redevelopment of A Safe business. Therefore not available. In addition pending application made on behalf of A safe for further extension to buildings - therefore not available	N
LP0932	NLP054	154	Tenterfields Business Park	Off Burnley Road	Halifax	Existing site - retain	2.30	Part of site considered in initial long list and filtered	N
LP0915	NLP050	155	Callis Mill	Halifax Road	Hebden Bridge	Potential site - do not allocate	0.74	Filtered from initial long list , also flood risk issues	N
LP1078	NLP077	158	Land between	Dewsbury Road and New Hey Road	Brighthouse	Potential new Allocation	27.52	Considered in initial long list but filtered, now a new housing allocation in the draft Local Plan	N
LP0021	NLP4	159	Land at Ainley Top	Land at Ainley Top	Elland	Potential new Allocation	4.58	Filtered in initial long list, although new employment site it is adjacent to dwellings therefore in relation to waste not suitable	N

Local Plan Site Ref	NLP reference	Waste Site Ref	Property Name/Number	Road/Street Name	Town	Employment Land Study NLP Recommendation	Site Area	Waste Sites Assessment 2021 Comment	Further consideration?
LP0025	NLP6	160	Land at Dewsbury Road	south Dewsbury Road, Elland	Elland	Potential new Allocation	1.66	Filtered in initial long list - although proposed for employment in the draft Local Plan this involves removing it from the Green Belt. As the purpose of the WSA 2021 is to review non Green Belt Sites it is not considered further.	N
LP1088	NLP081	162	West Vale Works	Stainland Road, West Vale	Elland	Existing site - release for MU	0.80	Considered in initial long list but filtered, now allocated for mixed use and in centre of West Vale therefore unsuitable for waste.	N
LP1204	NLP096	164	Land at	Wakefield Road	Halifax	Potential site - do not allocate	2.66	Considered in initial long list, dwellings opposite	N
LP1203	NLP095	165	Star Garage	Star Garage, Wakefield Road, Copley	Halifax	Existing site - retain	1.72	Considered in initial long list but filtered, site in use as a storage and lorry trailer parking	N
LP0170	NLP016	166	Salterhebble Waste Water Treatment Works	Huddersfield Road	Halifax	Existing site - retain	2.85	Filtered in initial Long list	N
LP1042	NLP069	179	Clough Mills	Halifax Road	Halifax	Existing site - retain	0.33	Considered in initial long list but less than 0.35ha	N
LP1622	new	185	Top Land, Cragg Vale		Mytholmroyd		6.3	Considered in initial long list but filtered	N
LP0585	NLP41	229	Land west of	Anchor Place	Brighouse	Existing site - retain	0.63	Filtered from initial long list	N
LP1227	NLP104	234		Shay Lane	Halifax	Existing site - retain	0.29	Below 0.35ha	N
LP0187	NLP017	236	Elmwood Garage	Shaw Hill	Halifax	Existing site - retain	0.94	Filtered in initial Long list	N
LP1053	NLP071	251	Squire Hill Quarry		Brighouse	Safeguard for long term employment use	3.75	Considered in initial long list but filtered - now allocated as a new housing site in draft Local Plan	N
LP0523	NLP037	283	Land at	Furness Avenue	Halifax	Potential Mixed Use site	3.37	Filtered from initial list. Open Space surrounded by residential development	N
LP1068	NLP073	299	Land at	Hollins Mill Lane	Sowerby Bridge	Existing site - retain	0.28	Considered in initial long list but filtered - site below 0.35ha	N
LP0960	NLP58	300	Land off	off South Lane	Elland	Allocated site - retain	5.86	Site considered in initial long list but filtered	N
LP0264	NLP020	302	Car Park Between	Well Lane / King Street	Halifax	Allocated MU site - retain	0.39	Filtered in initial long list	N
LP1234	NLP109	308	Land off	King Street	Hebden Bridge	Allocated site - retain	2.12	Considered in initial long list but site has extant permission for hotel and retail.	N
LP1086	NLP079	309	Land between Crow Bottom	and Calder and Hebble Navigation	Elland	Existing site - retain	0.26	Considered in initial long list less than 0.35ha	N
LP1443	NLP115	311	Land between	Wistons Lane and Jubilee Way	Elland	Existing site - retain	0.50	Considered in initial long list but filtered, now allocated as a new employment Site in the draft Local Plan however preferred use is B1 therefore not suitable for a waste allocations	N
LP0973	NLP127	313	Land off	Alexander Terrace	Halifax	Potential site - do not allocate	0.71	Considered as part of initial long list but filtered, Open space in amongst residential area	N
LP0166	NLP015	324	Site of Tip	Shroggs Road	Halifax	Allocated site - deallocate	6.61	Filtered in initial Long list	N
LP1170	NLP090	330		Mulcture Hall Road	Halifax	Allocated MU site - retain	3.65	Considered in initial long list but filtered, now allocated for mixed use in draft Local Plan	N
LP0409	NLP30	331	Land off	Bob Lane/Hubert Street	Halifax	Existing site - retain	0.71	New employment allocation - adjacent to residential properties and school therefore not suitable for a waste site	N

Local Plan Site Ref	NLP reference	Waste Site Ref	Property Name/Number	Road/Street Name	Town	Employment Land Study NLP Recommendation	Site Area	Waste Sites Assessment 2021 Comment	Further consideration?
LP0579	NLP040	334	126- 128	Bradford Road	Brighouse	Existing site - retain	0.42	Filtered from initial long list, however now allocated as a mixed use site therefore remains filter	N
LP1116	NLP084	340		Brighouse Road	Brighouse	Existing site - retain	3.85	Considered in initial long list - Outline residential permission granted therefore filtered	N
LP1134	NLP89	345	Shaw Lodge Mill Complex	Shaw Lodge Mill, Shaw Lane	Halifax	Existing site - retain	1.41	Considered in initial long list but filtered,existing mills, unsuitable for a modern waste facilities needs also mills are occupied by a number of different businesses	N
LP1119	NLP085	358		Off Halifax Road	Brighouse	Potential site - do not allocate	0.56	Considered in initial long list but filtered as in use as a stone merchants yard.	N
LP0055	NLP011	364	Hope Street Mill	Hope Street	Todmorden	Existing site - retain	1.21	Lidl	N
LP1179	NLP091	365		Old Lane/Stable Lane	Halifax	Existing site - retain	0.60	Eastern part of site considered in initial long list but filtered. Greenfield site within urban area that has several major constraints to development. The site is considered unsuitable for allocation due to flooding issues, ecological pressures and site access with the respective consultees for the Local Plan Site Assessment recommending the site not be allocated.	N
LP1087	NLP080	371		Church Street	Elland	Existing site - retain	1.60	Considered in initial long list but filtered.	N
LP0059	NLP12	372	Site of Former Ing Wood Mills	west of Medical Centre, West Vale	Elland	Existing site - retain	0.29	Site filtered in initial long list, adjacent to a medical centre and residential	N
LP0509	NLP034	381	Land and Buildings opposite B & M	Dewsbury Road	Elland	Allocated MU site - retain	1.90	Filtered from initial list, now allocated as a mixed use site in draft Local Plan, Elland town centre site therefore unsuitable for a waste site.	N
LP0246	NLP019	386	Alma Mill	Alma Street	Todmorden	Existing site - release for housing	0.33	Filtered in initial Long list, less than 0.35ha	N
LP0971	NLP060	395	Land off	Adelaide Street	Halifax	Existing site - retain	0.28	New site but less than 0.35ha	N
LP1221	NLP100	406	EM62	ArmitageRoad	Brighouse	Existing site - retain	0.73	Considered in initial long list but filtered as existing use as Car Auction customer car park	N
LP1447	NLP116	410	Hanson Brickworks	Lower Edge Road	Elland	Safeguard for long term employment use	19.27	Considered in initial long list but filtered. Although the site is vacant and no longer a Brick Works, the site lies adjacent to a School, owners previous applications have been for residential. Previous applications for employment use have acknowledged constraints with regard to access.	N
LP1192	NLP094	416	The Railway Sidings	Stainland Road	Elland	Potential site - do not allocate	1.10	Proposed Waste Site	N
LP0925	NLP053	430	Land off	Burnley Road	Hebden Bridge	Potential site - do not allocate	1.69	Considered as part of initial long list but filtered, 96% of site in Flood Zone 3b	N
LP1522	NLP119	432	Land at	Calder Brook	Hebden Bridge	Existing site - retain	2.96	Holme End Depot in use	N

Local Plan Site Ref	NLP reference	Waste Site Ref	Property Name/Number	Road/Street Name	Town	Employment Land Study NLP Recommendation	Site Area	Waste Sites Assessment 2021 Comment	Further consideration?
LP0749	orig no employ	468	Stoney Royd Mill Albion Mills		Halifax			Partly assessed against Ref 468 in the waste sites assessment , however identified for mixed use in the draft Local Plan. The northern part of the site was not considered suitable for employment. Part of site under Nestle ownership therefore unlikely to be available for a waste site given availability and mixed use allocation.	N
LP1121	NLP086	350 305 52		Station Road	Brighouse	Existing site - retain	1.65	Considered in initial long list but filtered as in existing use	N
LP0976	NLP63	361 215	Clarence Mill	Clarence Mill, Pellon lane	Halifax	Existing site - retain	0.43	Considered in initial long list but both sites filtered	N
LP0022	NLP005	New	Hoyle House Farm	Smith House Lane	Brighouse	Potential site - do not allocate	7.31	New site but adjacent to school therefore unsuitable for a waste site.	N
LP0331	NLP022	New Site	Halifax Road	Lightcliffe	Brighouse	Potential site - do not allocate	1.96	New Site but adjacent to residential properties therefore not considered further	N
LP1618	NLP134			Land west of Huddersfield Road	Brighouse	Potential new Allocation	7.40	Although potential employment allocation in the draft Local Plan the site originally in the Green Belt, as the Waste Sites Assessment 2021 is focussed on non Green Belt Sites it is not considered further	N
LP0105	NLP13		Land at	Listers Road	Halifax	Potential new Allocation	0.30	New Site but 0.3ha	N
LP0138	NLP014		Calder Brook	Burnley Road	Hebden Bridge	Potential site - do not allocate	1.35	New site but 0.3ha and flood Risk	N
LP0216	NLP018		MSI Brearley Works	Brearley Lane	Halifax	Potential site - do not allocate	0.98	New Site but access would render a recycling facility impossible	N
LP0370			Land off	Armitage Road	Halifax			Incidental Amenity Space in residential / local centre , less than 0.35ha	N
LP0403	NLP027		Land off	Warley Road/Parkinson Lane	Halifax	Existing site - release for MU	0.26	New Site but less than 0.35ha and adjacent to residential	N
LP0405	NLP028		Mill Building	Dunkirk Lane	Halifax	Existing site - retain	0.46	New site, however surrounded on 3 sides by terraced housing	N
LP0406	NLP029		Land off	Mile Cross Road	Halifax	Existing site - retain	0.32	New site however less than 0.35ha and again in amongst a densely developed residential area	N
LP0468	NLP031		Land at	Berry Lane	Halifax	Potential site - do not allocate	0.29	New site - allocated as a mixed Use Site, opposite Halifax Minster therefore Heritage Issues in relation to a waste site	N
LP0481	NLP033		Land at	Stainland Road	Elland	Allocated site - retain	5.67	New site but flood risk and ecological issues resulted in filtering from Local Plan consideration	N

Local Plan Site Ref	NLP reference	Waste Site Ref	Property Name/Number	Road/Street Name	Town	Employment Land Study NLP Recommendation	Site Area	Waste Sites Assessment 2021 Comment	Further consideration?
LP0510	NLP035		Land at North End	South Lane	Elland	Existing site - retain	0.82	New Site. In light of the existing businesses currently operating from the site, it is considered most appropriate to continue the uses and not allocate for development in the Local Plan. This is reinforced by the assessment of the site within the Employment Land Study.	N
LP0520	NLP036		Land between Lowfields	Wistons Lane	Elland	Existing site - release for station	1.02	New site but identified for Elland Station	N
LP0571	NLP038		Site to the rear of 9A	Birds Royd Lane	Brighouse	Existing site - release	0.25	Site less than 0.35ha	N
LP0597	NLP042		Land adjacent Brighouse Water Treatment Works	Wakefield Road	Brighouse	Potential site - do not allocate	0.29	New site but less than 0.35ha	N
LP0649	NLP043		Former Adamroyd Mill	Victoria Street	Todmorden	Existing site - release for housing	0.57	New site but filtered from Local Plan consideration due to flood risk.	N
LP0706	NLP044		Stoney Royd Mill Albion Mills	Bailey Hall Road	Halifax	Existing site - retain	0.19	New site but less than 0.35ha	N
LP0805	prev filtered		Holmfield Railway Line	Holdsworth Road	Halifax			New site but less than 0.35ha	N
LP0827	NLP045		Former GB Oils Ltd Storage Depot	Cragg Road	Hebden Bridge	Existing site - retain	0.26	New site but less than 0.35ha and at risk of flooding	N
LP0849	NLP046		Ingham Lane Farm	Ingham Lane	Halifax	Potential site - do not allocate	3.09	New site but adjacent to school	N
LP0859	NLP047		Land west of Pinfold Lane	Upper Edge	Elland	Potential site - do not allocate	33.00	New site Green Belt Site	N
LP0893	MU not emp		Booth Royd Farm	Booth Royd Lane	Brighouse			New site, Green Belt, school adjacent, owner proposed mixed use with educational and residential uses	N
LP0894	NLP048		Thornhills Lane		Brighouse	Potential site - do not allocate	4.77	New site but Garden Suburb	N
LP0922	NLP052		Former Hebden Bridge Fire Station	Valley Road	Hebden Bridge	Potential Mixed Use site	0.37	New site but in the centre of Hebden Bridge therefore not considered further	N
LP0938	NLP126		Holme House	Holme House Lane	Sowerby Bridge	Existing site - release	0.53	New site but allocated as housing in draft Local Plan and adjacent to Rishworth Mill residential development	N
LP0949	NLP056		Carr House Farm		Halifax	Potential site - do not allocate	4.20	New site but ELS recommended that the site is not taken forward as an employment allocation in the Local Plan due to its location and adjoining sensitive uses, the site would be an urban extension to Shelf and as a waste allocation would not be logical	N
LP0950	NLP057		Beacon Lodge Quarry	Long Lane	Halifax	Potential site - do not allocate	5.95	New site but allocated as a draft housing allocation in the Local Plan therefore not considered further in the Waste Sites Assessment	N
LP0968	NLP059		Land at West End Golf Club	Paddock Lane	Halifax	Potential site - do not allocate	2.72	New site but allocated as a draft housing allocation in the Local Plan, with well established residential area on 3 sides adjacent to the site therefore not considered further in the Waste Sites Assessment	N
LP0974	NLP061		Land off	Lister Lane	Halifax	Existing site - retain	0.31	New site but less than 0.35ha and in a	N

Local Plan Site Ref	NLP reference	Waste Site Ref	Property Name/Number	Road/Street Name	Town	Employment Land Study NLP Recommendation	Site Area	Waste Sites Assessment 2021 Comment	Further consideration?
LP0975	NLP062		Land off	Arnold Street	Halifax	Existing site - retain	0.66	New site but in existing use	N
LP0978	NLP064		Land off	Lower Edge Road/Shaw Lane	Elland	Safeguard for long term employment use	8.28	New site but allocated as a new housing site in the draft local plan therefore filtered, adjacent to residential properties to south west.	N
LP0982	NLP065		Land off	Stainland Road and Burrwood Way	Elland	Potential new Allocation	2.04	New site but owner wished site to be developed for residential therefore not available	N
LP1004	NLP066		Land off	Burnley Road	Halifax	Existing site - retain	0.78	New site but allocated for housing in draft Local Plan	N
LP1012	NLP067		Land at	Ingham Lane and Ingham Close	Halifax	Potential site - do not allocate	2.28	New site but adjacent to village school and residential area	N
LP1056	NLP072		Rear of Calder Industrial Estate	West of Woolrow Lane, Bailiff Bridge	Brighouse	Safeguard for long term employment use	10.23	New site but due to part of the site being included in the Thornhills Lane Garden Suburb and the constraints identified by West Yorkshire Ecology Service the site is to be filtered and not allocated within the Local Plan.	N
LP1069	NLP074		Hollins Mill	Hollins Mill Lane	Sowerby Bridge	Existing site - retain	0.48	Considered in initial ling list but filtered	N
LP1082	NLP078		Land at	Whitwell Green Lane	Elland	Existing site - retain	3.10	New site, owners argue that the site should be considerd for housing in the Local Plan	N
LP1104	NLP083			Northedge Park	Brighouse	Potential site - do not allocate	1.89	New site but adjacent residential area and Green Belt	N
LP1123	prev housing			Kinnaird Close	Elland			New site but adjacent to residential	N
LP1132	NLP087		Bus depots	Skircoat Road	Halifax	Existing site - retain	1.30	New site but in use as a bus dept therefore not considered in the 2021 Waste Sites Assessment	N
LP1147	NLP128		Victoria Reservoir	Gibbet Street	Halifax	Potential site - do not allocate	1.67	New site but the site is currently a reservoir and faces constraints to development. The Local Plan availability survey established that the site was unavailable as the site will continue to be part of the public water supply network.	N
LP1248	NLP110			Bethel Street	Brighouse	Potential Mixed Use site	0.25	New site but less than 0.35ha	N
LP1287	NLP111		Northgate House / Central Library	Northgate	Halifax	Potential Mixed Use site	0.92	Town centre site not suitable for waste	N
LP1292	NLP112			Cow Green Car Park	Halifax	Potential Mixed Use site	0.34	Town centre site not suitable for waste	N
LP1427	NLP130		Watson Quarry	Brookfoot Lane	Halifax	Potential site - do not allocate	1.16	New site but green belt and detached from urban area and main highway network	N
LP1431	NLP131		Former Mayfield Garage	Queens Road	Halifax	Existing site - release for MU	0.87	New site but location along Queens Road local centre would be an unsuitable location for a waste site	N
LP1454	NLP117		Land to the West of	Elland Bridge	Elland	Potential site - do not allocate	6.62	New site but flood risk, highway and ecological issues resulted in filtering from draft Local Plan	N
LP1490	not employment			Mixenden Road	Halifax			Surrounded by established residential area in Mixenden	N
LP1502	NLP118		Victoria Works	Victoria Road	Hebden Bridge	Existing site - retain	0.97	Site in existing use and also adjacent to residential area	N

Local Plan Site Ref	NLP reference	Waste Site Ref	Property Name/Number	Road/Street Name	Town	Employment Land Study NLP Recommendation	Site Area	Waste Sites Assessment 2021 Comment	Further consideration?
LP1535	NLP120		Todmorden West Railway Curve	Stansfield Road	Todmorden	Potential site - do not allocate	1.01	New site but land between Todmorden Curve, access constraints therefore filtered from Local Plan	N
LP1567	NLP122		Adj Exley Lane,	Land to the North of Elland	Elland	Potential site - do not allocate	37.48	New site but considered as an urban extension Green Belt	N
LP1572	NLP123		Washer Lane Industrial Estate		Halifax	Potential site - do not allocate	2.50	New site but not in an existing employment / industrial area , Green Belt	N
LP1576	NLP124		Turley Cote Farm	2 Turley Cote Lane	Elland	Potential site - do not allocate	1.45	New site but not in an existing employment / industrial area , Green Belt	N
LP1612 (1103)	NLP82 see		Lumbrook Mills	Westercroft Lane	Halifax	Potential site - do not allocate	24.55	New site but Green belt and no existing waste operation or employment allocation adjacent to the site	N
LP1619	NLP133		NE J 24a	Land east of Huddersfield Road	Brighouse	Potential new Allocation		New sit but part of Garden Suburb	N
LP1632	new			Horton Street	Halifax			Halifax town centre site, allocated as a Mixed Use site in draft Local Plan, unsuitable location for a waste site	N
LP1640	new		adj Zodian House	Station Road	Sowerby Bridge		1.3	New site bur adjacent a health centre therefore not considered in the Waste Sites Assessment 2021	N
MLP20	NLP125		Ringsby Quarry	Swales Moor Road	Halifax	Potential site - do not allocate		Mineral Site	N
LP0026	NLP007		The Gate Farm	Saddleworth Road	Elland	Potential site - do not allocate	2.13	New site but allocated as a new housing site in draft Local Plan	N
LP0030	NLP008		Hough Mills	Bradford Road	Halifax	Existing site - retain	0.34	New Site but in employment use at present therefore not considered as a waste allocation	N
LP0034	NLP010		Land at	Hargreaves Head	Halifax	Potential site - do not allocate	10.47	New Site but would be detached from the urban area, in the Green Belt, with no existing waste uses on site or adjacent to the site, therefore not considered in Waste Sites Assessment 2021.	N
LP0057	NLP132		Sunside Service Station Ltd	Saddleworth Road	Elland	Existing site - retain	0.41	New Site, but occupied, and therefore not available as a waste site	N
LP0327	new		Land off	Halifax Road	Todmorden		0.33	New site but allocated as a mixed use site in the draft Local Plan therefore filtered.	N
LP0334	NLP024		Lightcliffe Works	Halifax Road	Brighouse	Existing site - retain	3.50	Nw site, but in use therefore not available	N
LP0472	NLP32		Land off	Lilly Lane	Halifax	Existing site - retain	0.78	New site - opposite Eureka Museum but on the eastern side of the railway - however given proximity to childrens museum unsuitable for a waste site	N
LP0573	NLP039		Land adjacent Mill Royd Street	Mill Royd Street	Brighouse	Allocated MU site - retain	3.09	New site but put forward for a mixed use scheme, site on edge of Brighouse town centre therefore not suitable for a waste site	N
LP0916	NLP051		Callis Bridge	Halifax Road	Todmorden	Potential site - do not allocate	0.97	Likely to have the same flood risk issues as Callis Mill Site, also sieved out from Local Plan at 1st stage therefore significant constraints.	N

Local Plan Site Ref	NLP reference	Waste Site Ref	Property Name/Number	Road/Street Name	Town	Employment Land Study NLP Recommendation	Site Area	Waste Sites Assessment 2021 Comment	Further consideration?
LP1046	NLP070		Land adjacent 44	Northowram Green	Halifax	Potential site - do not allocate	1.19	New site but filtered from Local Plan consideration due to Ecology and Green Belt issues, same would apply to any waste allocation.	N
LP1072	NLP075		Land at	St Giles Road, Lightcliffe	Brighouse	Potential site - do not allocate	9.33	New site, but greenfield and Green Belt; site has residential areas to the north an west, pp for residential to the south	N
LP1186	NLP093		Former Horses at Work	South Parade	Halifax	Allocated MU site - retain	1.74	New site but edge of Halifax town centre and would not be suitable for Waste	N
LP1228	NLP105		Drakes Industrial Estate	Blackmires/Shay Lane	Halifax	Existing site - retain	1.03	New site, however in employment use and owners have expressed a desire to develop for residential therefore not available to consider as part of Waste Sites Assessment 2021.	N
LP1229	NLP106			Near Royd	Halifax	Potential site - do not allocate	21.01	New site but allocated for housing in draft Local Plan therefore filtered	N
LP0009	NLP2	134	Lowfields	Land to the south of premises on Lowfields Way	Elland	Existing site - retain	3.03	This part of Lowfields is developed and would not appear to offer potential fro additional waste capacity comapred to other sites within Lowfields	N

Site_Ref	Address_1	Settlement	Town	Site_area_Hectares	Primary Constraints Score	Secondary Constraints Score	Additional Constraints Score	Positive Score	Total scores	Reassess?	Consider as Waste Site Allocation in Local Plan?	WSA 2021 Recommendation
129	Wakefield road	Clifton	Brighouse	25.4846	440	145	100	30	715	Recent outline planning permission granted proposing Outline planning application, with all matters reserved except for means of access for an employment park comprising B1a (office), B1b (research and development), B1c (light industrial), B2 (general industrial) and B8 (storage and distribution development) Uses and ancillary works, at land north of Wakefield Road and east of Clifton Common, Brighouse (Outline). Reseved Matters pending. Propose as an alternative to site WLP4 to serve the eastern part of the district in relation to new recycling waste management capacity, although any waste operation would only form a relatively small part of the site.	Y	Site has outline permission for B1a (office), B1b (research and development), B1c (light industrial), B2 (general industrial) and B8 (storage and distribution development) Uses and ancillary works, at land north of Wakefield Road and east of Clifton Common, Brighouse (Outline). Reseved Matters pending. Propose as an alternative to site WLP4 to serve the eastern part of the district in relation to new recycling waste management capacity, although any waste operation would only form a relatively small part of the site.
133	Lowfields		Elland	5.06835	410	145	100	30	685	Site has planning permissions at the northern and southern end of the site, unclear as to whether these have commenced. Considered in initial long list originally filtered but retained in 2021 Waste Sites Assessment in terms of the western part of the site	Y	Site is vacant land within the urban area on an established business park, although understood to be in several ownerships and also allocated as a new employment site in the draft Local Plan. Site boundary slightly different to initial Waste Sites Assessment in 2016. Site would be a suitable location for a waste management operation and would not have significant impacts on any sensitive receptors.
139	Adjacent Stainland Road		Elland	2.50525	430	115	90	30	665	Given recycling can be accommodated in B2/B8 allocations retain in the 2021. However, flooding risk and ecology are significant constraints to developing the site. A large proportion of the site lies with Flood Zone 3b, and the site is also at risk from surface water flooding. The site lies wholly within the Wildlife Habitat Network, and is adjacent to the Calder and Hebble Navigation Local Wildlife Site which contains Habitats and Species of Principal Importance. The site is in close proximity to the existing draft waste allocation WLP3.	N	Given recycling can be accommodated in B2/B8 allocations retain in the 2021. However, flooding risk and ecology are significant constraints to developing the site. A large proportion of the site lies with Flood Zone 3b, and the site is also at risk from surface water flooding. The site lies wholly within the Wildlife Habitat Network, and is adjacent to the Calder and Hebble Navigation Local Wildlife Site which contains Habitats and Species of Principal Importance. The site is in close proximity to the existing draft waste allocation WLP3.
153	Lowfields		Elland	2.95633	440	155	100	60	755	This site has a recent permission (20/00880/192) for energy storage plant that means the site is not available and therefore not considered further in the Waste Sites assessment 2021.	N	This site has a recent permission (20/00880/192) for energy storage plant that means the site is not available and therefore not considered further in the Waste Sites assessment 2021.
64	Clifton Mills	Bailliff Bridge	Brighouse	1.11957	430	165	100	60	755	Revisited the 2016 the assessment as within an industrial location and is somewhat separated from residential development by hillside and woodland. However, the site is a mill building and would not be suitable for the needs of a modern waste facility therefore filtered	N	Revisited the 2016 the assessment as within an industrial location and is somewhat separated from residential development by hillside and woodland. However, the site is a mill building and would not be suitable for the needs of a modern waste facility therefore filtered
410	Hanson Brickworks	Lower Edge	Elland	41.5853	460	125	80	15	680	Adjacent to Local Plan New Housing allocation - Although the site is vacant and no longer a Brick Works, the site lies adjacent to a School, owners previous applications have been for residential. Previous applications for employment use have acknowledged constraints with regard to access. however given scale of site retain in reassessment	N	Adjacent to Local Plan New Housing allocation - Although the site is vacant and no longer a Brick Works, the site lies adjacent to a School, owners previous applications have been for residential. Previous applications for employment use have acknowledged constraints with regard to access. Although the site is large, the presence of a housing allocation and school adjacent to the site, along with teh aforementioned access constraints it is considered the site would not be suitable for allocation as a waste site
58	Land/premises At		Brighouse	0.583722	340	125	100	90	655	Scrap Yard with a waste management licence however no recorded inputs since 2011. Still appears to be in use as a scrap yard therefore not considered further as part of 2021 Waste Sites Assessment.	N	Scrap Yard with a waste management licence however no recorded inputs since 2011. Still appears to be in use as a scrap yard therefore not considered further as part of 2021 Waste Sites Assessment.
111	Holby Business Park	Sowerby Bridge	Halifax	0.391063	340	120	90	90	640	Application for Change of use from waste transfer building (sui generis) to general industrial (B2 and B8). Permitted back in 2014, indicates the site would no longer be available.	N	Application for Change of use from waste transfer building (sui generis) to general industrial (B2 and B8). Permitted back in 2014, indicates the site would no longer be available.
167	Water Lane		Halifax	2.98704	330	140	90	60	620	Central part of the site has a permission for a waste transfer site. Although the ELS recommended B1 and B2 Light Industrial retain on the 2021 Waste Sites Assessment.	N	Central part of the site has a permission for a waste transfer site. The site is in multiple ownership and the intentions of owners are unknown. The Viability Study assessed the site as unviable under the 'developer led' approach, but viable under an 'end user' approach. The Council's Corporate Projects section will continue to consider opportunities to bring this site forward in the context of Town Centre regeneration opportunities, and any future funding sources, but to date no timescale or funding has been identified. The preferred use for the site is new Employment comprising B1 and B2 uses. Although the site has a permission for a waste transfer station, the site assessment for teh Local Pln suggests preference for alternative uses across teh wider site, and availability is uncertain therefore filter from Waste Sites Assessment 2021.
299	Hollins Mill		Sowerby Bridge	0.671554	340	110	90	60	600	Reassess as could offer potential	N	The local Plan Site assessment concluded that the majority of the site is within Flood Zones 2 and 3a. The Council has undertaken an Exception Test, which has concluded that owing to access restrictions, flood depths and hazards the recommendation for this site is to remove from the allocations process. Owners indicate their wish to allocate as residential in the draft Local Plan - however the site was filtered due to the issues outlined above. THE ELS 2018 considered that the site would need flood defences prior to redevelopment - therefore filter from WSA 2021
377	Callis Mill		Todmorden	0.748713	420	115	90	30	655	Reassess as could offer potential	N	100% of the site is in flood zone 3, therefore filtered from WSA 2021.
127	North of Holmfield Industrial Estate		Halifax	6.10	350	170	90	30	640	Considered in initial long list. ELS 2018 states that this is a large, relatively unconstrained greenfield site adjacent to an established industrial estate and would therefore offers long-term expansion space. The adjacent units appeared to be occupied and in decent condition. However, in order to bring the site forward an access route would need to be created. Site offers potential to accommodate a waste management site and isnot in close proximity to sensitive receptors.	Y	Considered in initial long list. ELS 2018 states that this is a large, relatively unconstrained greenfield site adjacent to an established industrial estate and would therefore offers long-term expansion space. The adjacent units appeared to be occupied and in decent condition. However, in order to bring the site forward an access route would need to be created. Site offers potential to accommodate a waste management site and is not in close proximity to sensitive receptors.

Site_Ref	Address_1	Settlement	Town	Site_area_H ectares	Primary Constraints Score	Secondary Constraints Score	Additional Constraints Score	Positive Score	Total scores	Reassess?	Consider as Waste Site Allocation in Local Plan?	WSA 2021 Recommendation
234			Halifax	3.65	390	165	100	0	655		N	Large unit developed in the central part of the site reduces developable area and this would now be to the west of the site which is closest to the existing residential dwellings, given these concerns it is proposed to filter from the WSA 2021.
436 (New Site)	Atlas Mill Road		Brighouse	2.08	390	115	80	0	585	New Site but constraints prevented the site being allocated in the draft Local Pla	Y	Adjacent to an existing HWRS and therefore could offer potential as a waste site, flood risk issues in relation to access road but not to the site; retain in Waste Sites Assessment 2021 as location and adjacent uses would suggest the site is suitable for consideration as a waste management site. Allocation of the site would result in a loss of Open Space, and ther Calder and Hebble Navigation Local Wildlife Site runs to the north of the site therefore some mitigation would be required should the site be allocated.
152	Land at Ainleys Industrial Estate		Elland	1.60	430	170	100	30	730	Considered in initial long list but filtered	N	This greenfield site lies to the rear of the Ainleys Industrial Estate and is steeply sloping Ecology issues as well, the New employment Allocation in the draft Local Plan is below 0.35ha developable area. Given topography constraints it is proposed to filter from WSA 2021.

Waste Sites Assessment 2021 Appendix F – Sustainability Appraisal

Site Reference	Site Location	SA Summary
129	Wakefield Road, Clifton, Brighouse	<p>The site is a large greenfield site to the east of Brighouse town centre proposed for a mix of employment uses. The site records a positive impact on several SA Objectives. In relation to SA5 and accessibility to essential services, facilities and employment, the impact is positive impact on this SA Objective as it meets most of the accessibility criteria. It does however record a negative impact on the distance to a train station.</p> <p>Positive impacts were returned in relation to SA12 and natural resources and energy, reducing the amount of waste produced (SA14), and the economic objectives relating to provision of employment opportunities (SA15) and achieving sustainable economic growth and continued investment (SA16).</p> <p>Provision of a suitable network of waste infrastructure should also contribute to a reduction in fly tipping, which is an element of SA2 relating to safety and security.</p> <p>Any impact on SA6 and the locally distinctive built environment will be dependent on the design of any future development.</p> <p>Although the site is not considered to be at risk of flooding itself, the site's greenfield status and impact of development on run off rates results in an uncertain impact on SA7 and flood risk.</p> <p>Overall the impact on the SA Objective 9 is uncertain, as although the site lies in excess of 7km from the SPA / SAC and over 800m from a SSSI, the lower part of the site lies within the Wildlife Habitat Network, between 400m and 800m of two LWS, (Calder and Hebble Navigation Canal, and Clifton Lagoon), and is within an area where priority habitats and or species are at a potential medium vulnerability to climate change.</p> <p>Other issues to note are the potential impacts on SA10 and reducing pollution levels and CO2 emissions to target levels as the site, although the overall impact is uncertain, there</p>

		<p>could be positive effects in relation to greenhouse gas emissions through provision of recycling capacity, although this is tempered as the operation of a waste site involves road transport and the site is adjacent to the AQMA in Brighouse Town Centre.</p> <p>The impact on SA 13 is uncertain as although a vacant greenfield site and would not lead to the reuse of previously developed land or bring disused buildings back into use, the land is identified as having potential contamination issues and therefore offers the potential for land remediation.</p> <p>The site recorded one overall negative impact, against SA11 and the landscape, as although the site is within the existing urban area, the site includes deciduous woodland and is Grade 3 agricultural land.</p>
133	Lowfields, Lacy Way, Elland	<p>Site is vacant land on an established business park. The site records a positive impact on several SA Objectives.</p> <p>In relation to SA5 and accessibility to essential services, facilities and employment, the impact was positive overall since the site meets a number of the accessibility criteria; although the site is proposed for employment it is important the site is close to existing services.</p> <p>Positive impacts were returned in relation to SA12 and natural resources and energy, reducing the amount of waste produced (SA14), and the economic objectives relating to the provision of employment opportunities (SA15) and achieving sustainable economic growth and continued investment (SA16).</p> <p>Provision of a suitable network of waste infrastructure should also contribute to a reduction in fly tipping, which is an element of SA2 relating to safety and security.</p> <p>Any impact on SA6 and the locally distinctive built environment will be dependent on the design of any future development, however the location of the site within an established business park would be likely to mitigate any impacts on the wider built environment.</p>

		<p>Overall, the impact on the SA Objective 9 is positive as the site is in excess of 7km from the SPA/SAC and over 800m from a SSSI. In addition, the site is outside of the Wildlife Habitat Network. However, there are uncertain elements as the site is between 400m and 800m of two LWS (Cromwell Bottom & Calder & Hebble Navigation) and is within an area where priority habitats are at a medium vulnerability to climate change impacts.</p> <p>In relation to SA13 there is an overall positive impact, as the site is brownfield, it is within an area that would be expected to accommodate a high density of development and offers the opportunity to remediate potentially contaminated land.</p> <p>In terms of SA11 the overall impact is positive as the site is within the existing urban area and is not predicted to have a significant impact on the priority habitats, the only uncertainty relates to the potential impact on the River Calder.</p> <p>Other issues to note are the potential impacts on SA10 and reducing pollution levels and CO2 emissions to target levels as the site, although the overall impact is uncertain, there could be positive effects in relation to greenhouse gas emissions through provision of recycling capacity, although this is tempered as the operation of a waste site involves road transport.</p> <p>Part of the site lies within flood risk zone 2 and results in an uncertain impact on SA7 and flood risk.</p>
127		<p>Site is greenfield land designated as Primary Employment Area in the current local Plan, adjacent an established business park. The site records a positive impact on several SA Objectives.</p> <p>In relation to SA5 and accessibility to essential services, facilities and employment, the impact was positive overall. The negative impacts relate to elements concerning the distance to train stations and it is over 400m from a bus stop.</p>

		<p>Positive impacts were returned in relation to SA12 and natural resources and energy, reducing the amount of waste produced (SA14), and the economic objectives relating to the provision of employment opportunities (SA15) and achieving sustainable economic growth and continued investment (SA16).</p> <p>Provision of a suitable network of waste infrastructure should also contribute to a reduction in fly tipping, which is an element of SA2 relating to safety and security.</p> <p>The site records a positive impact against SA9 and protection and enhancing bio and geodiversity. The site is in excess of 800m from a SSSI and a LWS, in addition it is not within the Wildlife Habitat Network. There are however uncertain elements relating to the site lying within 7km of the SPA/SAC and the site is within an area where priority habitats are at a medium vulnerability to Climate Change. The site is not predicted to have a significant impact on the priority habitats. The uncertain elements relate to the impact on rivers and streams, and the impact on National Character Areas, but overall there is a positive impact against SA11 and protection and enhancement of the landscape.</p> <p>Any impact on SA6 and the locally distinctive built environment will be dependent on the design of any future development, however unlike other sites, this location is on the edge of the urban area and therefore could be more prominent than other sites.</p> <p>Issues to note regarding flood risk and SA7, are that although the site lies outside of flood risk zones 2, 3 3ai & 3b, it is greenfield and therefore development has the potential to increase run off rates.</p> <p>In terms of SA8 and the impacts of traffic on the environment, this would be dependent on the levels of traffic accessing the site, and the offsetting of emissions as a result of sustainable waste management. The site is a 16-30 minute public transport journey from a town centre.</p>
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		<p>In terms of SA10 and reducing pollution levels and CO2 emissions to target levels although the overall impact is uncertain, there could be positive effects in relation to greenhouse gas emissions through provision of recycling capacity, although this is tempered as the operation of a waste site involves road transport.</p> <p>There is one negative impact recorded against SA13 and the efficient use of land as the site is a vacant greenfield site, and would not offer the potential to bring disused buildings and or spaces back into use; nor is the site within a location that would reduce the amount of derelict or degraded land.</p>
436	Atlas Mill Road Brighouse	<p>Site is greenfield land designated as Public Open Space in the current local Plan, adjacent an established Household Waste Site and . The site records a positive impact on several SA Objectives.</p> <p>In relation to SA5 and accessibility to essential services, facilities and employment, the impact was positive overall. The negative impacts relate to elements concerning the distance to train stations and it is over 400m from a bus stop.</p> <p>Positive impacts were returned in relation to SA12 and natural resources and energy, reducing the amount of waste produced (SA14), and the economic objectives relating to the provision of employment opportunities (SA15) and achieving sustainable economic growth and continued investment (SA16).</p> <p>Provision of a suitable network of waste infrastructure should also contribute to a reduction in fly tipping, which is an element of SA2 relating to safety and security.</p> <p>The loss of an open space designation results in a negative impact on SA3, although the site itself is one of an enclosed area of land and adjacent to existing waste facilities.</p> <p>The site records an uncertain impact against SA9 and protection and enhancing bio and geodiversity. The site is less than 100m from a Local Wildlife Site and is adjacent the River Calder and the Calder and Hebble.</p>

		<p>Any impact on SA6 and the locally distinctive built environment will be dependent on the design of any future development.</p> <p>Issues to note regarding flood risk and SA7, are that although the site lies outside of flood risk zones 2, 3 3ai & 3b, it is greenfield and therefore development has the potential to increase run off rates; in addition the access road which is the only means of access to the road is in flood risk zone 3.</p> <p>In terms of SA8 and the impacts of traffic on the environment, this would be dependent on the levels of traffic accessing the site, and the offsetting of emissions as a result of sustainable waste management. The site is a 16-30 minute public transport journey from a town centre.</p> <p>In terms of SA10 and reducing pollution levels and CO2 emissions to target levels although the overall impact is uncertain, there could be positive effects in relation to greenhouse gas emissions through provision of recycling capacity, although this is tempered as the operation of a waste site involves road transport.</p> <p>There is one negative impact recorded against SA13 and the efficient use of land as the site is a vacant greenfield site, and would not offer the potential to bring disused buildings and or spaces back into use; nor is the site within a location that would reduce the amount of derelict or degraded land</p>
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Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
31			Shay Lane	Holmfield	Halifax	0.63	Deleted from assessment as the site was developed as a car park for a new employment facility and is not available.
134	Elland Power Station				Elland	8.77	New employment allocation, developed, therefore filter.
141	Shay Lane			Illingworth	Halifax	0.60	Existing business park, developed and in use therefore filtered.
144	Burnley Road			Mytholmroyd	Hebden Bridge	0.72	Existing employment site. Developed. Filter.
157	Blackley Brickworks		Blackley Road		Elland	5.39	Developed for Residential use. Also includes site ref 292. Filtered.
171	Heywoods Ind Park		Birds Royd Lane		Brighouse	0.13	Existing industrial unit - unlikely to come forward in the short to medium term. Filter
172	Burrwood Way Ind		Rawroyds Road	Holywell G	Elland	0.94	Existing industrial units - unlikely to be available in the short term to medium term. Filter.
173	Black Brook Way		Stainland Road	Greetland	Elland	0.52	Existing industrial units - unlikely to be available in the short term to medium term. Filter.
176	Waterside		Water Lane		Halifax	0.34	Hargreaves Foundry therefore filter.
179	Clough Mills		Halifax Road		Shelf	2.13	Site is owned and operated by Lightcliffe VW dealership. Filter
185	Top Land Country Par		Cragg Road		Mytholmroyd	1.74	Site already developed for commercial and industrial use. Uncertainty due to location and access as to whether it could perform a waste management role in the future, therefore filtered.
189	Bridge Royd House				Todmorden	0.77	Brisbane Moss Cordorouy factory, in use therefore filtered
224	Land to side car par		Bank Street		Brighouse	0.50	Car Park in Brighouse Town Centre therefore filtered.
236	Elmwood Bus Station		Shaw Hill		Halifax	1.23	Occupied at present by First group. Unlikely to offer potential in the short to medium term. Filtered.

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
281	Canal Mills		Wakefield Road		Sowerby Bridge	0.60	Planning permission 08/00585/FUL lapsed for the majority of site - other PP (00/01657) implemented but this was for one dwelling at the east of the site. Planning application 12/01069 permitted for a car park to service an existing employer - therefore filter from assessment.
282	Stanningley Green Junior School		Clough Lane	Mixenden	Halifax	1.52	Planning permission 95/01528 for 38 dwellings on site lapsed. Site is adjacent a Primary School and surrounded by housing therefore filtered.
283	Land		Furness Avenue	Illingworth	Halifax	2.01	Planning permission 95/01857 for 77 dwellings on site and additional land lapsed. Site within a densely populated residential area therefore filtered.
285	Adj 4		Wakefield Gate		Halifax	0.43	Planning permission 92/02914 for 12 dwellings on site lapsed. Planning Permission 14/00062 granted for residential development therefore filtered.
291	Monoplas Site		Badger Lane	Hipperholme	Halifax	1.81	Policy constraint - Green Belt, detached from urban area. Planning permission 00/00556 for 29 dwellings on site lapsed but recent Planning Application 14/00218/OUT for a retirement village is permitted subject to a legal agreement therefore filtered.
296	Adj To Stone Lea		Brookfoot Lane		Brighouse	0.88	Outline Planning Permission 03/02318 for 24 dwellings on site approved 2007. Reserved Matters permission lapsed but outline was part implemented therefor stays live indefinitely therefor the units revert back to outline indefinitely. Site is therefore filtered from waste assessment.

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
301	Drakes Industrial Estate		Shay Lane		Halifax	1.32	MU8 allocation in RCUDP. Adjacent to site reference 234. Site was part of CFS-0075 which proposed residential. Given owners apparent intentions, filtered.
302	Adj Honda Garage		King Street		Halifax	0.39	MU2 allocation in RCUDP & SHLAA00158. Impact on Halifax Minster and adjacent uses would be a major constraint therefore filtered.
303	Car Park Of Wool Merchant Hotel		Mulcture Hall Road		Halifax	0.49	MU2 allocation in RCUDP. Impact on Halifax Minster and ownership would be a major constraint therefore filtered.
306	Portsmouth Mill		Burnley Road	Cornholme	Todmorden	0.44	Site vacant. The site is located at the western edge of the district therefore there may be access issues however retain in assessment. Planning permission 13/01274 granted for conversion to apartments therefore filtered.
308	Mytholm Works		King Street		Hebden Bridge	1.92	Allocated employment site. Planning permission 07/02224 for 58 houses covers approximately a third of site. Site expanded to include all of vacant land 2012. Recent planning permission 12/01003 awarded for retail and hotel therefore filtered. Also recorded against site ref 208 (filtered).
316	Tipside		Hall Royd Crescen		Todmorden	1.56	Amenity Open Space in RCUDP. Site is within Todmorden town centre therefore any significant waste related development would have significant impacts therefore filtered.
322	Computer Centre		Hays Lane	Mixenden	Halifax	3.32	Site used for offices at present. Part of site forms allocation EM64. Remainder of site is PEA. Has been office development for last 20 years. Also recorded against site ref 125 and 191. Outline Planning permission 15/00590 awarded therefore filtered.

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
325	South Side		Dewsbury Road		Elland	1.24	MU5 allocation in RCUDP. New factory / Industrial Unit developed and occupied therefore filtered.
328	Elizabeth Shed		Shroggs Road	Lee Bridge	Halifax	4.09	Retail Park therefore filtered
333	Land Between		Cinderhills And Siddal Lane	Siddal	Halifax	0.53	Full PP for residential development lapsed . Given owners past desire to develop for residential site does not appear to be available for potential waste use therefore filtered.
334	126 To 128		Bradford Road		Brighouse	0.57	Majority of site is also submitted as CFS-0618 for mixed use including residential element therefore filtered.
338	Land North Of Millbrook House		Rochdale Road		Todmorden	0.73	HS3-2 allocation in RCUDP. Site status changed from Category C to A in 2009. Density taken from SHLAA in 2010. Status changed to F in 2012 due to flood relief works taking up majority of site. Filter from waste site assessments due to flood relief works resulting in a much smaller developable area.
342	Land Off The Newlands		Dean Lane	Sowerby	Sowerby Bridge	0.77	Site adjacent to residential development, no ownership details , identified as a potential housing allocation in the Local Plan consultation therefore filtered.
344	Land Adjacent To		Brow Lane	Holmfield	Halifax	3.09	Previously developed land or buildings that have been redeveloped or where construction has started - planning permission 08/00654 for employment and housing commenced. Retain in assessment at present until a site survey has been conducted. Given owners intentions and proximity to school filter.

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
345	West Of		Shaw Lodge Mills	Boyes Lane	Halifax	1.25	Outline planning permission 07/02146 granted on site. PP renewal 11/00192 for mixed use scheme. Not yet implemented however given owners expressed desire to develop the site for mixed of uses such as residential , leisure and employment the site is filtered from the waste site assessment.
347	Adj Prospect Mill		Church Street	West Vale	Elland	0.57	Packaging company has acquired the site and applied to develop two new industrial units for their use therefore filtered.
349	Land Adjacent To		Workhouse Lane And Nabb End Lane	West Vale	Elland	1.26	Identified through NLUD - has been undeveloped/allotments therefore removed from NLUD-PDL. Site forms open space in amongst housing. Western end awarded planning permission 15/00001/FUL for residential development - remainder of site also identified as a potential housing allocation. Given the pending residential development on the western half of the site it is filtered from the waste sites assessment.
353	Kebroyd Mill		Off Halifax Road	Triangle	Sowerby Bridge	2.80	Planning permission 08/01764/FUL. 2008 PP now lapsed but buildings demolished. Southern half of site has a significant tree cover and TPO, northern part of site identified as a potential housing allocation. Given owners previous successful applications for residential development site is filtered.
360	Land At		Furness Avenue	Illingworth	Halifax	0.78	HS2-6 New Housing Allocation site in RCUDP. Also identified as a potential housing allocation in the recent Local Plan consultation. Surrounded by residential development therefore filtered

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
364	Hope Street Mill		Hope Street	Halifax Road	Todmorden	1.18	PP refused for supermarket on site and appeal unsuccessful. Planning application for retail unit and additional unit flexible for a range of uses pending therefore filtered from assessment.
365	Old Lane Dyeworks		Old Lane	Boothtown	Halifax	1.90	Original Planning permission Lapsed. Subsequent Planning application 08/01329 permitted for 64 dwellings therefore filtered.
371	Adj Prospect Mill (2)		Church Street	West Vale	Elland	0.61	Packaging company has acquired the site and applied to develop two new industrial units for their use therefore filtered.
372	Black Brook Way (2)		Off Stainland Road	Greetland	Elland	1.93	Permission 13/00185 granted for storage and distribution building with small business starter units therefore filtered.
378	Southfield Works		Dodgson Street		Elland	0.42	Residential permission in 2012 12/00586 /FUL therefore filtered from assessment.
381	Land Off Dewsbury Road & Elland-Riorg		Dewsbury Road		Elland	1.72	Remainder of MU5 allocation in RCUDP - Now Morrisons therefore filtered
383	Former Adamroyd Mill		Victoria Road		Todmorden	0.57	PP 08/02020 granted for 45 dwellings, mill demolished so permission extant, therefore filtered.
389	Land Off		River Street		Brighouse	0.49	Permission 14/00939 granted for warehouse and offices therefore filtered.
394	Land Off		Claremount Road	Claremount	Halifax	0.25	Residential permission 13/00896/RES therefore filtered.
396	Former Windsor Mills		Ryburn Terrace	Queens Road	Halifax	0.39	PP 06/01898 for 18 dwellings now lapsed. Recent permission 14/01011 for small starter business units therefore filtered.
397	Former Works Btw		Turney St & Lentilfield St	Ovenden	Halifax	1.06	The site has a planning permission for residential development -13/01498 therefore filtered.
398	Land At		Ovenden Green	Ovenden	Halifax	0.52	PP now lapsed for housing on site. However given site is open space surrounded by residential properties it is filtered.

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
404	Rosemount Works		Huddersfield Road		Elland	3.72	Identified in ELR. Also a new employment allocation in the RCUDP. Also recorded against site ref 136 and site ref 203 which have been filtered in order to avoid duplication. Approximately half of site developed for residential therefore filtered.
407	Armitage Road				Brighouse	1.70	Land at Armytage Road industrial estate. Also in ELR. Planning permission 15/00299 granted for extension to existing steel company therefore filtered.
409	Lowfields Business Park				Elland	2.45	Electricity substation/ transformer therefore filtered
411	Land adjacent	Yorkshire Water Incinerator		Cooper Bridge	Brighouse	7.69	Yorkshire Water Sewerage works at Cooper Bridge therefore filtered.
412	Land adjacent	Yorkshire Water Incinerator		Cooper Bridge	Brighouse	10.06	Yorkshire Water Incinerator at Cooper Bridge. Filter.
431	Walkleys Mill		Burnley Road		Mytholmroyd	0.21	Owner submitted land for consideration in Local Plan for residential and a Park and Ride facility therefore filtered.
433	Former Gas Works Site		Burnley Road		Todmorden	0.92	Former Gas Holder Station. Significantly constrained by location as immediately opposite a school. Remediation works carried out on site in 2014. Filtered.
29	Carlton Mills		South Street		Halifax	0.03	EA state the waste licence was surrendered in 2008. Site is below 0.1ha therefore filtered.
71				Mytholmroyd	Halifax	0.63	EA states the waste site was closed. Access would be a significant constraint therefore filtered.
85			South Lane		Elland	4.29	EA data states the waste licence was surrendered (no date given). Restored landfill , topography would prevent the site being developed therefore filtered.
181	Asquith Bottom Mills		Asquith Bottom		Sowerby Br	0.34	Mill buildings occupied by various businesses therefore filtered.
186	Dean Hey		Cragg Road		Mytholmroyd	5.12	Established business park occupied therefore filtered.

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
216	Land Adjacent		Brow Lane	Shelf	Halifax	0.07	Checked on EA website for details, polygon based on information from EA website, as no polygon available in the ELR dataset. Site is below 0.1ha therefore filtered.
225	Adjacent 25		Rastrick Common		Brighouse	0.44	No polygon related to ELR. Polygon information gained from EA website. Filtered as site appears to be a buffer between residential development and manufacturing facility.
235	Skircoat Road Bus St		Skircoat Road		Halifax	1.65	First Bus Depot therefore filtered.
18	West Lane Works			Southowram	Halifax	20.94	EA Permitted waste site (Industrial Landfill)
21	Land/ Premises At		Park Road			60.91	Allocated as a mineral and waste site in the RCUDP therefore retain in assessment. Also recorded against site refs 11 and 264 which have been filtered to avoid duplication.
24			Elland Road	Brookfoot	Brighouse	0.86	EA state that waste licence surrendered in 2004 therefore filtered. However retain in assessment for further analysis.
26	Brook Mills		Saddleworth Road	Greenland	Halifax	0.62	Further checks required to establish potential - desktop search indicates some form of skip hire / haulage firm. EA confirms waste licence exists but no recorded inputs during reporting period 2007-2014
28	Land/ Premises At		Off Shibden Hall Road	Hipperholme	Halifax	0.32	Lloyd Loaders - EA confirms waste management licence but no recorded inputs since 2011 therefore placed in other sites.
37			Chapel Lane		Sowerby Bridge	0.83	EA states waste licence surrendered in 2002 and residential development now completed. However the eastern part of the site is still vacant and therefore retained in the assessment against this site record.
39	Lee Bridge Mills			Lee Bridge, Dear	Halifax	2.01	Industrial units retain for further assessment. Also in as site ref 178 which has been filtered to avoid duplication.

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
40	Land/ Premises At		Exmoor Street		Halifax	0.18	The site has a EA WML therefore retain in assessment
41			Swalesmoor Road	Queensbury	Bradford	1.19	EA states the sites waste licence expired (2001?) - however retain in assessment due to location and neighbouring uses
42			Norcliffe Lane	Southowram	Halifax	2.60	Allocated in RCUDP as a mineral site therefore retain in assessment. Also recorded against site ref 261 which has been filtered to avoid duplication.
44	Ringby Quarry		Swalesmoor Road	Swalesmoor	Halifax	3.68	Former landfill site, allocated in RCUDP as a waste site. Submit for further assessment due to location and neighbouring uses. Also recorded against site ref 16 which has been filtered to avoid duplication.
47	Land/ Premises At		Old Lane	Ovenden	Halifax	0.36	Retain in assessment for further consideration
51	Browside Farm		Medley Lane	Northowram	Halifax	1.03	Existing WML according to EA therefore retain in assessment.
58	Land/premises At		Mill Lane		Brighouse	0.58	Operational scrap yard but no recorded inputs since 2011
60	Scotland Quarry		Radcliffe Lane	Midgley	Halifax	1.90	EA states the waste licence was surrendered in 2007, however, submit for further assessment
62	Land/ Premises At Only House Quarry		Forest Hill Road	Holywell Green	Elland	4.04	Allocated in RCUDP as a mineral and waste allocation therefore retained in assessment. Has a waste management licence for landfill but no recorded inputs during reporting period 2007-2014Also recorded against site refs 3 and 270.
63	Land/ Premises At		Bradford Old Road	Swalesmoor	Halifax	2.72	Site has a WML according to EA and is also allocated in RCUDP as a waste disposal site therefore retain in assessment.
64	Clifton Mills	Bailiff Br		Bailiff Bridge	Brighouse	1.12	EA states the waste licence was surrendered in 1999. Retain in assessment at present dependent on further site analysis
66	Office 1		Lucy Street	New Bank	Halifax	0.31	EA states the waste licence for the site was revoked in 2011. Retain in assessment at present.

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
68	Phoebe Mills	Unit 15a	Phoebe Lane	Siddal	Halifax	0.08	EA state the site is operated by T H Holroyd - (Asbestos removal). Submit for further assessment.
70	Land/ Premises At		Wakefield Road		Brighouse	0.98	Operational Scrap Yard, therefore submit for further assessment. Placed in Other Sites as no recorded inputs since 2012.
72	Clifton Bridge Works		Wood Street		Brighouse	0.46	Operating as a plastics recycling facility therefore retain in assessment. Has a waste licence but placed in other sites list as no recorded inputs since 2012.
78	Woodbottom		Ellen Holme Lane	Luddendenfoot	Halifax	1.29	Down as J Jagger and sons, but their address is reported as unit 12, station road industrial estate, which is further north east of this site. There does however appear to be some form of waste transfer operation occurring on this site, therefore retain.
79			Elland Road	Elland	Halifax	14.00	Cromwell Bottom. Former Landfill now restored and part of a nature reserve therefore filter
80	Land/premises At		Blackley Road	Blackley	Elland	24.47	Also recorded against site ref 242 (filtered). Mineral allocation in RCUDP therefore retain in assessment at present.
96			Green Lane	Sowood	Halifax	0.93	Existing waste allocation (not in use?) in RCUDP and former mineral site therefore retain in assessment. Also recorded against site ref 4 which has been filtered.
104		1	Rough Hey Wood	Triangle	Sowerby Bridge	0.06	Pet Crematoria, EA data indicates waste licence still operational. Retain in Assessment
111	Holby Business Park		West Street	Sowerby Bridge	Halifax	0.33	EA states the site has a WML therefore retain in assessment.
112	Thorn Tree Farm, Brighouse		Denholme Road	Northowram	Halifax	18.20	EA states the site has a WML therefore retain in assessment
119	Moorhall Plastics Ltd	Vale Mill	Stansfield Road		Todmorden	0.59	EA data states the site has a waste management licence. Uncertainty as to which company this relates to (Moorhall Plastics is still in existence). No recorded inputs during reporting period 2007-2014. However retain in assessment.

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
123			Bacup Road		Todmorden	1.40	N&R Todmorden Limited. Existing Waste Management Licence, although no recorded inputs since 2007 therefore placed in other sites list. Also recorded against site ref 9 which has been filtered to avoid duplication.
124	Foseco	Holmfield Industrial Estate		Holmfield	Halifax	1.72	Site is adjacent to existing warehousing and industrial units, also existing RCUDP new employment allocation; therefore retain in assessment. Also recorded against site ref 190 which is filtered.
129	Wakefield road			Clifton	Brighouse	25.48	New employment allocation undeveloped. Retain in assessment. Also recorded against site ref 197 which is filtered to avoid duplication.
133	Lowfields				Elland	5.07	Existing employment allocation, partly developed but retain in assessment due to location. Also recorded against site reference 201 which has been filtered in order to avoid duplication.
135	East of Brighouse Road			Hipperholme	Halifax	3.16	Part of site mapped, remainder of site awarded permission for residential (12/00497). Retain in assessment at present. Also recorded against site ref 202 which is filtered to avoid duplication.
139	Adjacent Stainland Road	North of River			Elland	2.51	Existing employment allocation undeveloped. Retain in assessment.
140	Adjacent Halifax Building Society		Wakefield Road		Sowerby Bridge	4.02	New employment allocation adjacent to HBOS undeveloped.
152	Ainleys Ind Estate				Elland	2.28	
153	Lowfields		Off Shaw Lane		Elland	2.96	Site submitted as part of call for sites proposing employment land. Adjacent to existing industrial units. Retain in assessment.
154	Tenterfields		Burnley Road	Luddendenfoot		0.99	Site could be an extension to the existing industrial / business park therefore retain in assessment.

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
161	Burrwood Way		Stainland Road	Holywell G	Elland	2.03	Retain in assessment for further consideration
164	Land at		Wakefield Road	Copley	Sowerby Bridge	2.66	Retain in assessment for further consideration
165	Star Garage		Wakefield Road	Copley	Sowerby Bridge	0.48	Retain in assessment for further consideration
167	Water Lane		Sedbergh Road		Halifax	2.99	Former Gas works site
229	Land west of		Anchor Place		Brighouse	0.63	Although ELR assessment did not consider the site as deliverable in the plan period, retain in assessment at present. Access could be a major constraint.
234	Drakes Industrial Es		Shay Lane		Halifax	2.03	Site forms extension to site reference 301. Retain at present but proximity to residential likely to be a major constraint
238	Cross Platts	North of Birks Royd		Southowram	Halifax	8.40	Currently a mineral allocation in the RCUDP therefore retain in assessment. Also recorded against site ref 252 which has been filtered in order to avoid duplication.
239	Sunny Bank Farm			Southowram	Halifax	3.01	Mineral allocation in the RCUDP therefore retain in the assessment.
241	Pepper Hill	Nashville Works				1.61	Allocated as a mineral site in the RCUDP therefore retain in the assessment.
243	Spaniard Hall			Shelf		18.66	Allocated as a mineral site in the RCUDP therefore retain in the assessment.
247	Sunny Bank Quarry			Southowram	Halifax	1.83	Allocated in RCUDP as a mineral allocation therefore retain in assessment.
248	Rock End Moor Delph				Todmorden	0.54	Allocated as a mineral site in RCUDP therefore retain in assessment.
251	Squire Hill Quarry			Southowram	Halifax	3.72	Allocated in RCUDP as a mineral site therefore retain in assessment at present.
255	Pasture House Farm			Southowram	Halifax	9.78	Allocated in RCUDP as a mineral site therefore retain in assessment.
256	Birks Royd Quarry			Southowram	Halifax	0.40	Mineral allocation in RCUDP therefore retained in assessment.
258	Fly Flatts Delph Quarry			Warley	Halifax	3.36	Allocated in RCUDP as a mineral site therefore retain in assessment.

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
259	Little Crow Hill			Cragg Vale	Hebden Bridge	0.33	Allocated in RCUDP as a mineral site therefore retain in assessment.
260	Spring Hill Quarry			Greetland	Elland	0.92	Allocated in RCUDP as a minerals site therefore retain in assessment.
262	Pinnar Lane Quarry			Southowram	Halifax	8.14	Mineral allocation in RCUDP therefore retain in assessment.
263	West Lane Quarry			Southowram	Halifax	1.36	Allocated in RCUDP as a mineral site therefore retain in assessment. Also part of West Lane works which does have a waste management licence, but this is an additional piece of land therefore do not score this site as well.
266	Springfield Clay Mine			Shibden	Halifax	3.72	Allocated in RCUDP as a mineral site therefore retain in assessment.
267	Quarry off Lee Lane			Swalesmoor	Halifax	3.33	Allocated in RCUDP as a mineral site therefore retain in assessment.
268	Upper Pule/Scout Quarry			Swalesmoor	Halifax	3.21	Allocated in RCUDP as a mineral site therefore retain in assessment. Also recorded against site ref 2 which is filtered to avoid duplication. Site has a waste management licence but no recorded inputs during reporting period 2007 to 2014 therefore listed in other sites.
269	Ringby Quarries			Swalesmoor	Halifax	3.60	Allocated in RCUDP as a mineral site therefore retain in assessment. Part of site (western) has a Waste Management Licence but no recorded inputs during reporting period 2007 to 2014 therefore in other sites list
271	White Rock Quarry			Stainland	Elland	3.52	Mineral allocation in RCUDP therefore retain in assessment.
274	Park Farm			Mount Tabor	Halifax	0.94	Allocated in RCUDP as a mineral site therefore retain in assessment.
275	Mount Tabor Quarry	Balkram Edge		Mount Tabor	Halifax	0.66	Allocated in RCUDP as a mineral site therefore retain in assessment.

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
276	Hunters Hill Quarry		Withens Road	Wainstalls	Halifax	7.29	Allocated in RCUDP as a mineral site therefore retained in assessment.
277	Soil Hill Quarry			Causeway Foot	Halifax	5.51	Allocated in RCUDP as a mineral site therefore retained in assessment. Site also had a WML that expired according to the EA. Site also recorded against site ref 36 which has been filtered to avoid duplication.
278	The Hut	Soil Hill Farm		Causeway Foot	Halifax	3.29	Allocated in RCUDP as a minerals allocation therefore retain in assessment. Also recorded against site ref 34 which has been filtered to avoid duplication.
279	Soil Hill Pottery			Causeway Foot	Halifax	0.89	Allocated in RCUDP as a mineral site therefore retain in assessment.
289	Robinwood Mill		Burnley Road		Todmorden	1.21	River runs under mill - Housing potential on western section only. Employment development currently. Could offer some potential for waste management therefore retain in assessment.
293	Millwood		Pickthall Terrace		Todmorden	1.73	Land identified as access land to gas holder station, through SHLAA - owned by Northern Utilities Gas - currently Open Space in RCUDP.
299	Hollins Mill		Hollins Mill Lane		Sowerby Bridge	0.67	Planning Permission 06/02125 for 81 units (conversion) lapsed therefore retain for 2nd stage assessment.
300	Opposite 52 To 74		Atlas Works		Elland	5.86	EM11A allocated site in RCUDP. Part of site mapped against 46, but retain as part of site falls outside of 46. This part of the site also has a waste management licence but no recorded inputs during reporting period 2007 to 2014 therefore placed in other sites list.
304	Lowfields Business Park		Lowfields Way		Elland	0.93	
310	Victoria Mills Thrum Hall Industrial		Albert Road	Pellon	Halifax	2.10	Potential for a small scale facility but would need to be located away from the neighbouring school and residential properties.

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
313	Alexander Terrace		Hanson Lane		Halifax	0.71	Amenity Open Space in RCUDP. Also recorded against site ref 427. CFS-0520 refers.
317	Frosthole Mill Cornholme Mill		Burnley Road	Cornholme	Todmorden	0.85	
319	Land To East Of Blakeboroughs Athleti		St Giles Road	Lightcliffe	Halifax	4.56	Existing minerals allocation in RCUDP therefore retain in assessment. Amend boundary to include site ref 35. Also includes site refs 10 and 249. Full boundary taken from RCUDP Mineral site details (Site ref M23). Site also has a waste management licence but no recorded inputs during reporting period 2007-2014 therefore placed in other sites list.
320	Gannex Mill		Dewsbury Road		Elland	0.92	Also recorded against site ref 210 (filtered). New mixed use scheme under development therefore filtered.
324	Site Of Tip		Shroggs Road	Wheatley	Halifax	6.61	EM53 allocation in RCUDP, also includes site ref 128, 194 and 417. Former Landfill Site.
327	Land Off		South Parade		Halifax	2.97	MU3 allocated site in RCUDP. Housing density taken from SHLAA00168. Also recorded against site ref 213 which has been filtered to avoid duplication.
331	Land At		Bob Lane And Hubert Street	Highroad Well	Halifax	0.71	Planning permission 07/01572 for B2 employment granted but work not started. 11/00583 renews permission. 2012 updated to suitable for employment use following comments from Business Economy dept. Retain in assessment but mindful of site location adjacent to Wellesley Park School.
332	Land East Of Haigh Lane		Haigh Lane	Siddal	Halifax	0.89	Also in as site refs 77 and 99. Mapped against site ref 332. Filter 77 and 99 to avoid duplication. EA data states one waste licence expired. Legal issues relating to the site but retain in assessment as aerial photo's clearly show waste operation.

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
337	Land Adjacent 35		Bar Lane	Ripponden	Sowerby Bridge	0.43	Site is identified as a potential housing allocation but constrained by flood risk. No ownership details therefore uncertainty regarding availability.
341	Land Off		Jubilee Road	Siddal	Halifax	0.83	Open space, residential area therefore filter.
354	Land West Of Victoria Road		Victoria Road	King Cross	Halifax	0.53	PP 11/00031 change of use to builders merchants depot, ELR site visit confirmed site is now vacant.
357	Bradley Mill		Stainland Road	Greetland	Elland	0.81	Site lies within green belt. Identified through NLUD. CFS-0207 proposes either residential or employment.
361	Clarence Mill		Pellon Lane	Pellon	Halifax	0.63	Planning permission 08/00558 to convert mill to business centre valid until July 2011 - ELM173. PP lapsed. Site expanded 2012 to include additional vacant land around former mill building.
368	Site Of Queens Road J And I School (2		Arundel Street	Queens Road	Halifax	0.91	Permission awarded for a cemetery 15/00904 therefore filtered.
369	Firths Carpets (2)		Bradford Road	Bailiff Bridge	Brighouse	0.89	PP for retail and care home as at 19/9/12. Lapsed. Retain in assessment
373	Spa Field Mills		Dewsbury Road		Elland	0.40	Sites either side recently converted to housing. Identified as NLUD site through SHLAA. Retain in assessment at present.
375	Cinderhill Mills		Halifax Road		Todmorden	0.47	Identified as NLUD site. proposed residential use via a number of planning applications. Last planning permission was 01/01306/FUL.- Lapsed. Therefore retain in assessment until 2nd stage.
377	Callis Mill		Halifax Road		Todmorden	0.75	Identified as NLUD site and SHLAA. CFS-0151 submitted for mixed use site but retain in waste site assessments for further consideration.
406	Armitage Road				Brighouse	0.73	Also recorded against site ref 130 and 198.

Site_Ref_C	Address_1	Address_2	Address_3	Settlement	Town	Ha	Original Assessment
410	Hanson Brickworks			Lower Edge	Elland	41.59	Allocated as a mineral site in the RCUDP therefore retain in assessment. Also recorded against site ref 253 which has been filtered in order to avoid duplication.
416	Stainland Road			Salterhebble	Halifax	1.55	Originally identified through previous waste site assessments.
422	Opposite Birds Royd Works		Birds Royd Lane		Brighouse	1.28	Allocated as an employment site in the RCUDP. Retain in assessment due to location. Also recorded against site ref 232 which has been filtered to avoid duplication.
423	Drakes Industrial Estate		Shay Lane	Illingworth	Halifax	2.27	Originally identified in previous waste site assessments.
7	Upper Hazel Hurst Farm		Withens Road	Wainstalls	Halifax	4.77	Allocated as a waste site in the RCUDP therefore retain in assessment.
13	Common Woodhead Quarries					2.94	Allocated in RCUDP as a waste site therefore retain in assessment.
432	Holme End Depot		Burnley Road	Hawks Clough	Mytholmroyd	0.80	Council Engineers depot. Retain in assessment.
30	Land/premises At		Cow Hill Gate Lane	Bradshaw	Halifax	0.29	EA states the waste licence expired in 2010. Checked on google maps and the site appears to be vacant.
32			Off Lilland Lane		Brighouse	1.06	EA states the waste licence was surrendered. Time limited planning permission granted to National Rivers Authority.
73			Lower Hambleton Hill	Wainstalls	Halifax	0.36	EA states waste licence surrendered.