

## Calderdale Local Plan Examination STAGE 2 - HEARINGS

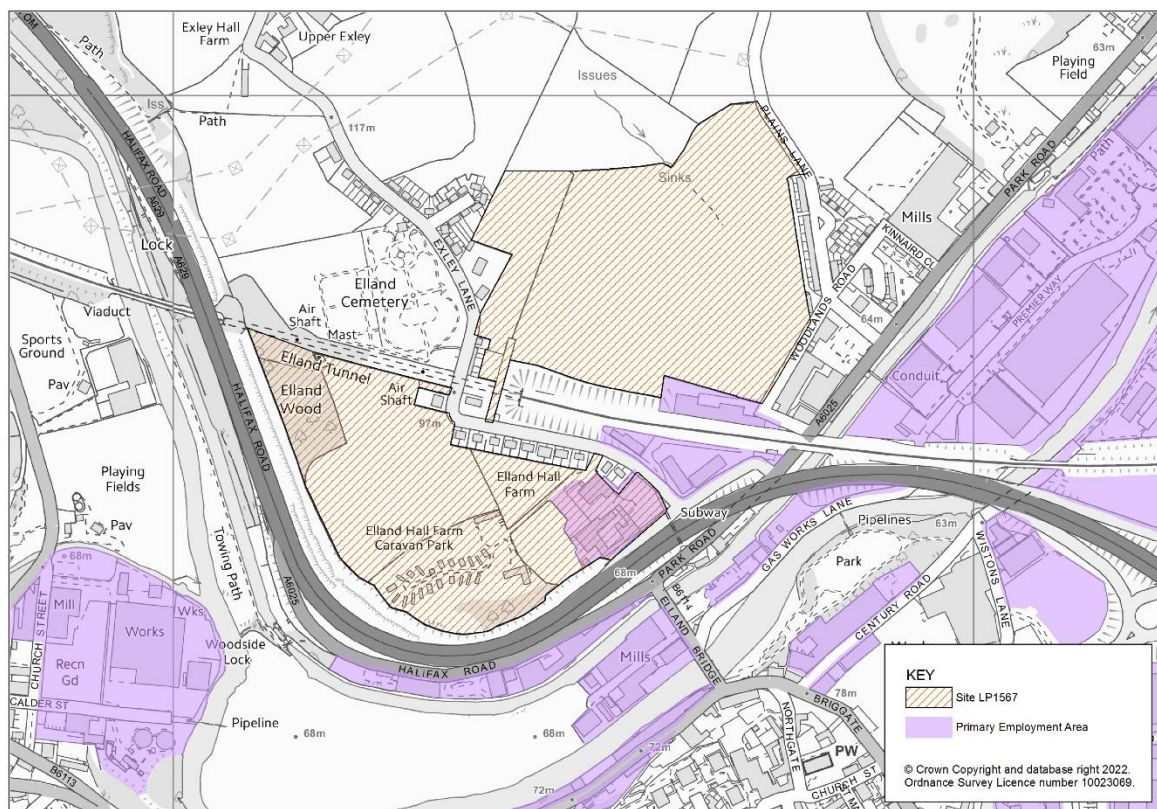
### Matter 17 Elland Housing Allocations

February 2022

This note provides a response to a task from the Inspector arising from the Matter 17 Hearing Session on the Elland Housing Allocations, with regards to LP1567 Land at Exley Lane, Elland.

On the proposed Policies Map, part of the proposed housing allocation also has a designation of Primary Employment Area (Map 1 below). The Inspector asked the Council to prepare a short note specifying the current use of the land covered by the Primary Employment Area, and set out justification for loss of PEA.

#### Map 1 – LP1567 and Primary Employment Area (HRUPS consultation 2020)



The Council has spoken to the agents acting for the landowner of this site, and they have confirmed that the area of LP1567 in question is currently in B8 storage use. It is the Council's understanding

that the landowner is intending to develop the site for housing in line with the proposed allocation, and to re-site the B8 storage use elsewhere.

The Primary Employment Area (PEA) designation was subject to a tidying up exercise during the preparation of the Local Plan taking into account the location of the proposed allocations. It seems to be the case that the overlap of LP1567 and PEA is an error leftover from this exercise.

The area in question is 0.998ha and is a very small proportion of the overall amount of Primary Employment Area in both Elland (0.67%) and Calderdale as a whole (0.17%) designated in the Local Plan. The Council considers that the impact on the amount of land available for employment activities is therefore negligible. Further to this, this site is not within an area of the borough where the availability of employment land is limited (away from Halifax and south east Calderdale). Given the need to find suitable, available and achievable housing sites to meet the borough's housing requirement, the Council considers that the loss of a very small area of PEA is outweighed by the need to find land to meet the housing requirement.

#### Further Consequential Changes

As a consequence of removing the area of PEA within LP1567, a very small area of PEA just outside the housing allocation remains (0.008ha). It has become apparent through undertaking this exercise, that this very small area of land is within the ownership of the landowners of LP1567.

In addition, it has also become apparent that a very small area of the northern part of LP1567 falls within PEA at Park Works (north of the railway line).

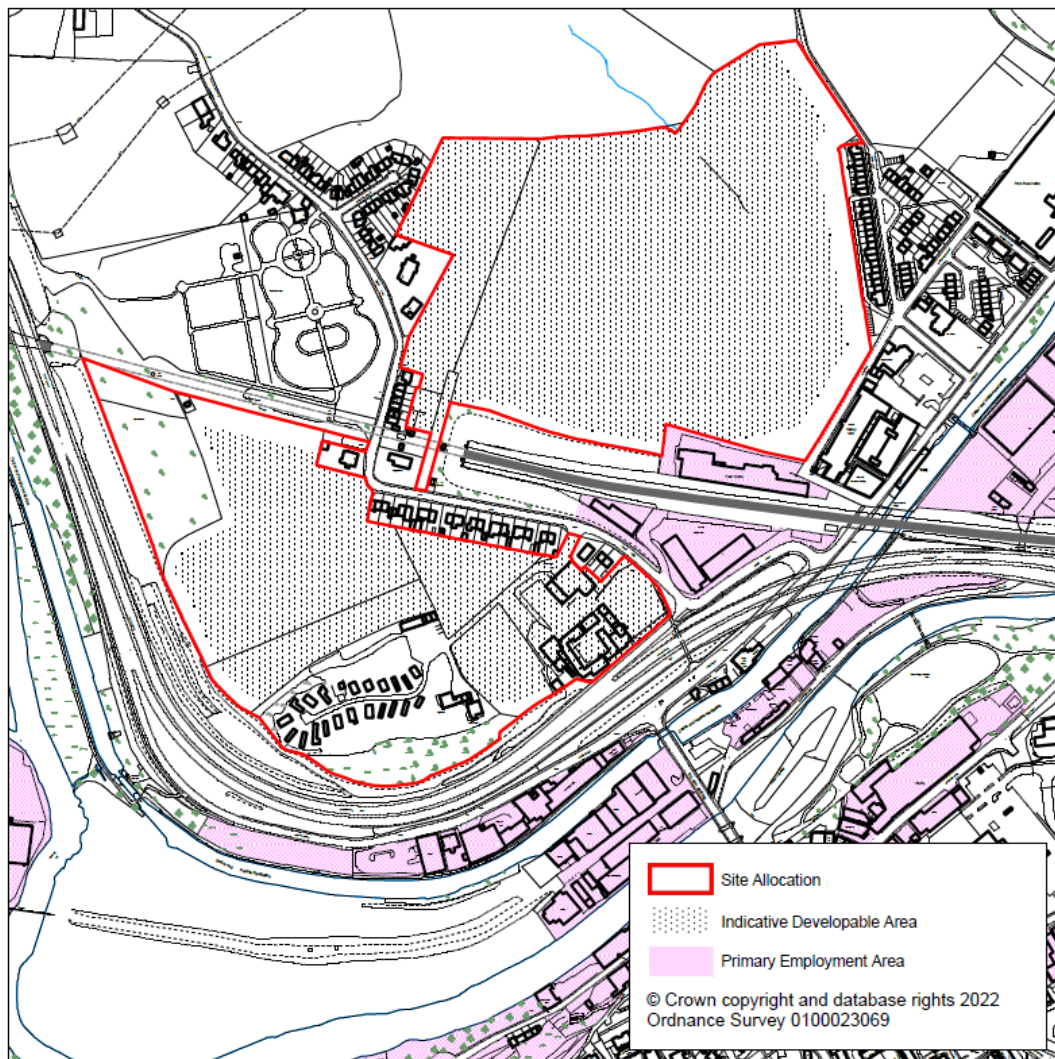
#### Proposed Modifications

The Council therefore wish to propose the following modifications:

- a) To amend Policy EE1 in terms of the extent of the Primary Employment Area shown on the Policies Map and remove the PEA currently within the boundary of LP1567.
- b) To remove the small area of land at the rear of 1 and 3 Exley Lane from PEA, and to extend the boundary of LP1567 to include this land.
- c) To reduce very slightly the extent of LP1567 to the north of Park Works where it currently overlaps with the PEA.
- d) LP1567 SD7 and Appendix 1
  - a. Site area ~~20.53~~ 20.62
  - b. Indicative developable area ~~15.50~~ 15.52

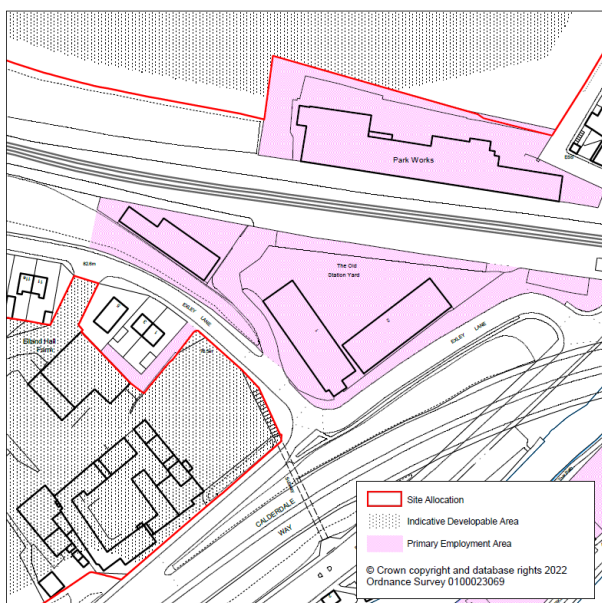
These are shown on Map 2 below.

**Map 2 – LP1567 and Primary Employment Area (proposed modifications)**



The two maps below are for information. Map 3 below shows that removal of the PEA *within* LP1567 leaves a very small “L” shaped PEA at the side and rear of 1 and 3 Exley Lane. It also shows that the boundary of LP1567 slightly overlaps PEA to the north of Park Works. Map 4 shows the detail of the Council’s proposed modifications.

**Map 3**



**Map 4**

