

Calderdale Local Plan Examination

STAGE 2 - HEARINGS

Matter 13 Brighouse Employment Allocations

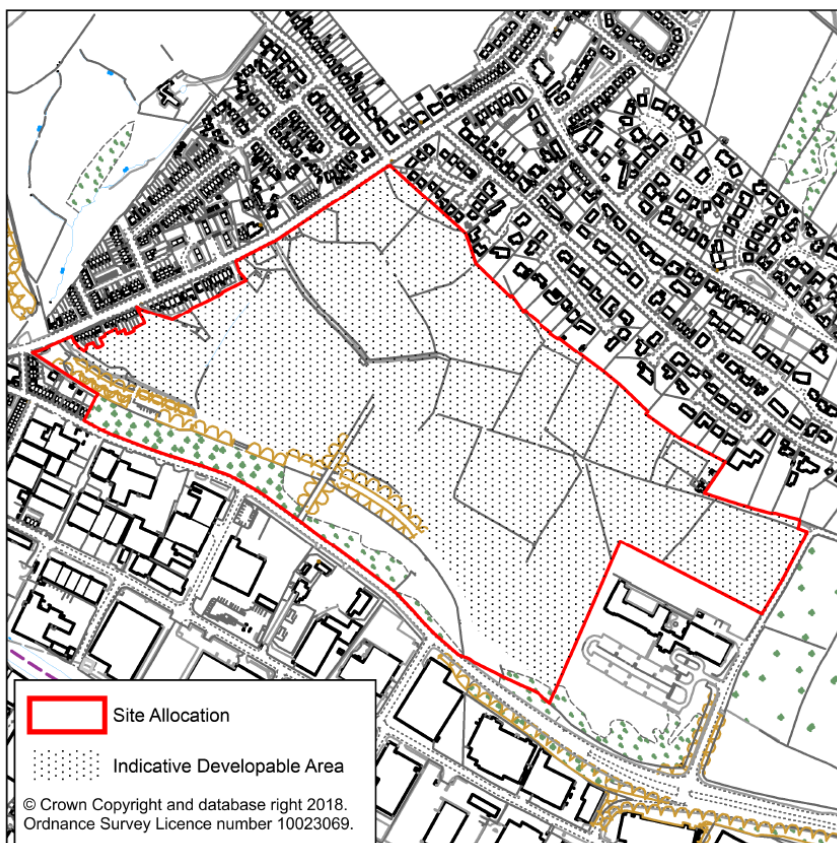
March 2022

Item 79 on the Stage 2 Task List (CC85) is regarding modifications to LP1232 - the Employment Site on Wakefield Road/Clifton Common in Brighouse.

At the Hearing session, the Inspector requested the following main modifications to Appendix 1:

- Amend LP1232 Appendix 1 - Constraints, Reports Required and SSC to include mitigation measures from the Planning Application, EIA and Masterplanning, relating to landscaping and residential amenity,
- Amend indicative developable area (map and text) and B floorspace to reflect outline planning permission including any implications of UCO amendments.

The indicative developable area put forward in Appendix 1 ([SD 01.2a](#)) shows that the majority of the site is capable of being developed. The only part of the site excluded from the indicative developable area is the UK BAP Priority Habitat of Alegg Bank Wood to the south and adjacent to Wakefield Road. No other areas were recommended for removal from the indicative developable area by consultees during the Local Plan preparation.



The masterplan for the recent planning permission ([20/01354/LAA](#)) shows the location of the proposed buildings, landscaping and internal roads, and this corresponds favourably with the indicative developable area that the Council has included in the Local Plan.



The Council therefore do not consider it necessary to propose a main modification to amend the indicative developable area within Appendix 1.

However, the Council will be proposing a main modification to Appendix 1 in terms of 'Total Employment Floorspace' and 'Appropriate Uses' in light of the planning application and the changes to the Use Class Order.

The Council will also be proposing main modifications to the Constraints, Reports Required and Site Specific Considerations for this site as requested by the Inspector. This will ensure that issues related to impact on landscape and residential amenity identified in the masterplan, planning application documents and Environmental Impact Assessment have been included in Appendix 1. It is therefore considered that should this application lapse, Appendix 1 contains sufficient detail to ensure landscaping and residential amenity issues are addressed in a manner consistent with that employed in determining the existing permission, should there be any future planning application.