

Note to the Inspector regarding mixed use availability – Stage 1 hearings, Item 18, Matter 4

Availability information has been obtained for the Local Plan's mixed use allocations as below. This has been gathered through contact with landowners and agents, with Council colleagues, and information available through planning applications, land sales and feasibility reports. Where no response was received as part of this latest availability exercise, the Council is basing the availability judgement on the most recent information held.

It should be noted that allocations, LP0327, LP0573, and LP1622 have not been included in this work due to changes to their designation and or allocation. Site LP0327 and LP0573 are now addressed through the Regeneration designation, and LP1622 is now purely an employment allocation.

LP0579 126-128 Bradford Road Brighouse

AVAILABLE: Submitted in Call for Sites in 2016 with message from agent indicating site available immediately.

LP0771 Firth's Carpets, 432 Bradford Road, Bailiff Bridge

AVAILABLE: Full permission in 2020 for 23 dwellings (20/00051/RES); 18 apartments also approved in outline (18/00017/OUT) on other section of site.

LP0509 Land and Buildings opposite B&M, Dewsbury Road, Elland

AVAILABLE: Landowner confirms site available. Tenancy agreements to existing users need to be terminated. 90 apartments approved on part of site (18/00815/OUT).

LP1088 West Vale Works, Stainland Road, West Vale

AVAILABLE: Site cleared with application pending for care home (18/01189/FUL).

LP1123 Kinnaird Close, Elland

AVAILABLE: Hearing statement from agent confirms availability.

LP0264 Car park between Well Lane / King Street, Halifax

UNCERTAIN: Owner is aware of site being in a development allocation but has no intentions to develop in the short term.

LP0289 Land off King Cross Street, Halifax

AVAILABLE: Site partly in use. Council has long-term aspirations for gainful development in the Hopwood Lane triangle and has already undertaken feasibility studies as part of town centre regeneration planning.

LP0370 Land off Armitage Road, King Cross, Halifax

AVAILABLE: Both landowners confirmed that land the land is available.

LP0749 Stoney Royd Mill Albion Mills, Bailey Hall Road, Halifax

AVAILABLE: Council is working with landowner and attempting to bring site forward within lifetime of plan.

LP1170 Mulcture Hall Road, Halifax

AVAILABLE: Capacity/feasibility study for “Minster View” completed for Council in 2021. Council and joint owner to market site for developers.

LP1287 Northgate House / Central Library, Northgate, Halifax

NEARING COMPLETION: Redevelopment for conversion to a college (18/00861/LAA) commenced and nearing completion.

LP1292 Cow Green Car Park, Halifax

AVAILABLE: Site cleared and sold. Site is included in the Council's Town Centre Delivery Plan, and is being actively considered for redevelopment for residential / commercial following a feasibility report.

LP1431 Former Mayfield Garage, Queens Road, King Cross, Halifax

AVAILABLE: Development approved and commenced (20/00462/FUL).

LP1632 Horton Street, Halifax

AVAILABLE: Relatively recent permission for redevelopment of shopping centre (15/01533/OUT). Remains in multiple ownership with new owner of part looking at development options.

LP0922 Former Hebden Bridge Fire Station

PART UNKNOWN: Application for townhouses (20/00412/FUL) on central section of site pending. Southern part of site is a council owned car park, whilst northern part of site is a telephone exchange. No information on telephone exchange availability.