

CALDERDALE LOCAL PLAN

ADDITIONAL INFORMATION ON STAGE 6 OF THE COUNCIL'S SITE ASSESSMENT PROCESS

Calderdale Metropolitan Borough Council

September 2020



Pre-hearing Note 3 from Inspector to the Council - 11 December 2019

Question 4 - The Inspector has requested the Council to prepare a Note which provides additional information on stage 6 of the Council's site assessment process (further to the Site Allocations Assessment Methodology Statement (SAAMS)). In particular it should:

- Clarify what refinement criteria were used at stage 6.
- In the case of sites in the Green Belt, explain how the refinement criteria were prioritised/weighted, and how preferred sites were ranked and selected for allocation.
- Confirm whether the same refinement criteria and process of weighting/ranking was applied to the 'ring-fenced' comparison of Sustainable Urban Extension (SUE) options at stage 6?
- Confirm whether the refinement process at stage 6 involved revisiting site suitability, availability and achievability criteria from stages 2-5; and if so, why.
- Provide an update to Appendix 12 in the SAAMS which summarises the reasons that each Green Belt site option was filtered at stage 6 (focusing on the refinement criteria rather than site constraints). SUE options should be grouped together for ease of reference.

1. Clarify what refinement criteria were used at stage 6; and, In the case of sites in the Green Belt, explain how the refinement criteria were prioritised/weighted, and how preferred sites were ranked and selected for allocation.

1.1 The aim of Stage 6 of the Site Allocations Assessment Methodology (SAAM) was to identify and select the most suitable sites for allocation in the Local Plan. For those sites which were not rejected based on the factors in stage 2-5 of the SAAM and had the potential to be allocated, a refinement criteria was adopted based on a "sequential approach". This approach was used to refine the selection and prioritise the most suitable sites first, giving precedence to brownfield sites in the Urban Area, and only using the most sensitive Green Belt sites when all suitable alternative sites were used first. This refinement was tempered by the Planning Officers' consideration of a site's strategic significance and its ability to deliver wider regeneration and infrastructure benefits, in particular reflecting the factors highlighted in paragraph 5.99 of the SAAMS and expanded in paragraph 1.5 of this Note.

1.2 The sequential approach consisted of first ranking the sites using the following categories:

1. Brownfield Site, Within Urban Area
2. Mixed Brownfield/Greenfield Site, Within Urban Area
3. Greenfield Site, Within Urban Area

1.3 Sites which were suitable (based on Stage 2-5 of the SAAM), fell within the categories above and had no deliverability constraints were selected as allocations. The remaining Green Belt sites were then ranked using the following categories:

4. Brownfield Site, Within Green Belt
5. Green Belt Site (Meets 0-2 of the identified purposes¹), Outside SLA², GF/BF³

¹ The Green Belt Site categories were based on the individual Green Belt Site Assessment, which should not be confused with the assessment of larger parcels of land in the Green Belt Review.

² Special Landscape Areas

³ Greenfield/Brownfield

6. Green Belt Site (Meets 0-2 of the identified purposes), Within SLA, GF/BF
7. Green Belt Site (Meets 3-5 of the identified purposes), Outside SLA, GF/BF
8. Green Belt Site (Meets 3-5 of the identified purposes), Within SLA, GF/BF

1.4 Each of the sites in the categories above were then assessed by a focus group of three to four Planning Officers. To assist the Planning Officers' understanding of the constraints of the sites, within each of the above categories, the sites were also ranked by the results of the Site Assessment factors (from Stage 2b –Suitability of the SAAM). A score was attributed to each of the Red (1), Amber (2), and Green (3) outcomes. This way it was possible to observe the sites with the fewest constraints within each of the sequential categories.

1.5 The Planning Officers went through each site one by one and considered whether the site should be allocated using the qualitative factors in paragraph 5.99 of the SAAM, which are listed below:

- The role and character of the area
- The need to promote the vitality of the main urban areas
- The need to protect Green Belt
- Recognising the intrinsic character of countryside
- Conserving and enhancing the natural environment
- Reducing pollution
- Preferring land of lower environmental value
- Utilising previously developed land if it is not of high environmental value
- Conserving heritage assets
- Managing patterns of growth – public transport, walking, cycling – locations which can be made sustainable

1.6 The qualitative factors had a pivotal role in selecting the most suitable sites for allocation. It was the process of assessing the qualitative factors which ensured that the most sustainable sites were selected. Although some sites had quantitatively less constraints (identified with the RAG score), some of these constraints could compromise the principle of housing or employment development (e.g. ecology, heritage, environmental health).

1.7 Further clarification of the qualitative factors taken into consideration when selecting the location of preferred sites is as follows:

- In order to protect the internationally important wildlife and habitat sites of the SPA/SAC it is necessary to allocate sites away from them as far as possible.
- To support the Settlement Hierarchy the focus of development should be located around the main towns of Halifax (Sub-regional Town) and Brighouse (Principal Town) where employment, housing and other infrastructure is concentrated. Following this, sites should be developed in or near the Local Towns of Elland, Hebden Bridge, Sowerby Bridge and Todmorden which although smaller are significant in the Calderdale context, and which also provide housing, work and services for the local area.
- To ensure the viability and vitality of the town centres in particular Brighouse, Elland and Sowerby Bridge, allocations in and close to these centres would improve footfall and create the critical mass that these centres need to thrive.
- The improved transport infrastructure programmed for the A641, A644 and A629 corridors will improve capacity of these routes allowing for further development in these areas. A new

railway station has been approved for Elland which will create capacity in the public transport network which would support an increase in the local population.

- Green Belt release is required to meet the Borough's housing need. However, to protect the Green Belt as far as possible the least sensitive Green Belt sites were considered first. If there is a specific Green Belt purpose which is seriously significantly undermined, for example, the allocation would merge towns or there would be unrestricted sprawl, then this is further taken into consideration. The aim being to create a strong, defined and defensible boundary.

1.8 Other key considerations include:

- Allocation of site delivering public benefits including: school provision, affordable housing, sport and recreation facilities, and opportunities for Self Build, etc.
- Supporting other Council programmes and initiatives/corporate aims and objectives, for example Clifton Enterprise Zone, Eastern Gateway, Calderdale Together Housing Partnership, North Halifax Transformation Project, Weaves Homes – CMBC Housing Delivery Company, etc.
- Confidence in a site's deliverability and assurance that a site's constraints can be overcome is essential. Sites with marginal viability still need to be considered in the light of more secure sites elsewhere as there may be other benefits of allocating such sites.

2. Confirm whether the same refinement criteria and process of weighting/ranking was applied to the 'ring-fenced' comparison of Sustainable Urban Extension (SUE) options at stage 6?

2.1 Before the sequential approach was applied to the list of potential site allocations it was agreed that the spatial distribution would focus development on areas in the east of the Borough to reduce the potential negative impacts on the European designated wildlife habitats and to be able to take advantage of the larger towns' infrastructure, capacity improvements to the A641, A644 and strategic Clifton Enterprise Zone. The methodology therefore built on the assumption that two Garden Suburbs (sites LP1451 and LP1463) were included within the final list of sites due to the opportunity for sustainable and transformational growth as well as the opportunity to plan effectively for the provision of infrastructure.

2.2 The use of two Garden Suburbs sites compared with multiple smaller sites with no Garden Suburbs included was assessed through the Sustainability Appraisal which concluded that the use of the large strategic sites was the most sustainable method. The approach of larger strategic sites being included was discussed at Local Plan Working Parties (17/8/16 and 7/12/16) and it was agreed at Cabinet on 2nd December 2017 that emphasis placed on SE Calderdale was soundly based. At Cabinet on 19th June 2017 it was agreed the consultation would take place on the proposed sites which included the Garden Suburbs and at Cabinet on 12th February 2018 it was resolved that the most sustainable way forward was to include the growth in SE Calderdale including the Garden Suburbs.

2.3 The justification for the southeast Calderdale Garden Suburbs is set out in EV40 of the Examination Library. Individual sites within the Garden Suburbs (LP1451 and LP1463) have not been assessed on their own merits but as part of the strategic site. Each of the alternative rejected SUEs have been assessed, either as an individual site or where the larger sites had individual 'Call for Sites'/willing

land owners these were assessed using the large site's constituent parts. Further reasons for the rejection of the alternative SUEs are summarised in the updated Appendix 12 attached to the end of this Note.

3. Confirm whether the refinement process at stage 6 involved revisiting site suitability, availability and achievability criteria from stages 2-5; and if so, why.

3.1 It was at times necessary to revisit the site suitability, availability and achievability criteria from stages 2-5 of the SAAM to refine the site selection at Stage 6 (as set out in Paragraph 5.100 of the SAAM). In terms of suitability:

- As the suitability factors and refinement criteria were not weighted in the process it was important to assess whether the low suitability scores for each site were due to factors from fundamental constraints such as ecology, flooding, access or less crucial constraints in terms of overall likelihood of delivery including topography, minerals and agricultural land classification.
- The assessment from the Council's Employment Service and Housing Service needed to be taken into consideration at this refinement stage. This is based on the different service objectives, depending on whether the site was more suitable for employment or affordable housing and therefore needing more land for these uses.
- The suitability constraints and the response from owners, agents and developers to those constraints through consultations and further evidence submissions assisted in determining whether a constraint had been suitably addressed and whether the site was deliverable. If it was thought that a site constraint had not been addressed, for example where third party land is required for access or the request for an Ecological Report had not been taken up, then the site was rejected and a more suitable site was chosen. (Paragraph 021 of the PPG)

3.2 Availability was also revisited. As this is an iterative process, details on availability may change over time therefore it was important to review the latest position.

3.3 It was important to revisit achievability to ensure the sites selected were still viable and deliverable in the Plan period (Paragraph 020 of the PPG). For example, sites with marginal viability, and no developer/agent on board were seen as less preferable to a viable site with a developer on board if the site was equally suitable for allocation. Some sites with marginal viability which contribute to public benefits including the reuse of Brownfield land and with a willing land owner/developer were considered favourable.

4. Provide an update to Appendix 12 in the SAAMS which summarises the reasons that each Green Belt site option was filtered at stage 6 (focusing on the refinement criteria rather than site constraints). SUE options should be grouped together for ease of reference.

Table 1 to 10 contain the update to Appendix 12 in the SAAMS which summarises the reasons that each Green Belt site option was filtered at Stage 6. The reasons have been grouped under the following headings with the focus on the refinement criteria labelled "Stage 6" and highlighted pink in the tables:

- Show-stopped
- Unsuitable – (and the reason why)
- Unavailable
- Unviable
- Stage 6 – (and the reason why)

Filtered (Rejected) Green Belt Sites by Local Plan Area

Table 1 - Brighouse

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0006	Land at 164, Huddersfield Road and Toothill Lane, Rastrick, Brighouse, HD6 3RT	High sensitive Green Belt Potential for increased surface water run-off Grade II Listed Buildings (Toothill Hall and Toothill Court) Tree Preservation Orders Noise Pollution (M62)	Site Report	Unsuitable - The site falls below the site size threshold for allocation once heritage constraints are taken into consideration.
LP0013	Land at, Badger Lane, Hipperholme, Brighouse, HX3 8PN	Disconnected from the Urban Area Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped
LP0022	Hoyle House Farm, Smith House Lane, Lightcliffe, Brighouse, HD6 2LH	Significant and demonstrable detrimental impact on the A58 / A644 junction. Potential for increased surface water flooding Impact on Wood Pasture and Parkland (a UK BAP Priority Habitat) Contamination AQMA (Hipperholme) Listed buildings (3 Grade II Listed Buildings at The Old Coach House)	Site Report	Show-stopped
LP0028	Disused railway embankment Wyke Old Ln, Lower Wyke Ln, Bailiff Bridge, Brighouse, HD6 4EH	Majority of the site is outside the Calderdale Borough	Site Report	Unsuitable - The majority of the site is outside the Calderdale Borough boundary.
LP0033	Land at, Leeds Lane and Whitehall Road, Lightcliffe, Brighouse, HX3	Potential for increased surface water run-off Access onto the A58 Disconnected from the Urban Area Significant and demonstrable detrimental impact on the A58 / A644 junction	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0302	Land off, Village Street, Norwood Green, Brighouse, HX3 8Q	Disconnected from Urban Area	Site Report	Show-stopped
LP0314	Land off, Cam Lane, Clifton, Brighouse, HD6 4JD	The site is subsumed within the Thornhills Lane Urban Extension	Site Report	The site is subsumed within the Thornhills Lane Garden Suburb (LP1463)
LP0331	Halifax Road, Lightcliffe, Hipperholme, Brighouse, HX3 8BW	Significant and demonstrable detrimental impact on the A58 / A644 junction. Land currently provides stand off between working stone site/quarry and residential	Site Report	Show-stopped
LP0348	Crow Nest Park Golf Club, Hove Edge, Brighouse, HD6 2LN	Significant and demonstrable detrimental impact on the A58 / A644 junction. Potential to harm Giles House a Grade II* Listed Building UK BAP Priority habitat on site Designated Open Space	Site Report	Show-stopped
LP0536	Land to rear of 103-117, Lower Edge Road, Brighouse,	Proximity to quarry Site disconnected from the Urban Area.	Site Report	Show-stopped
LP0538	Land off, Brookfoot Lane, Brighouse,	Potential for increased surface water run-off Site Access Deciduous Woodland (UK BAP Priority habitat) Noise (HGVs on Brookfoot Lane) Encroachment into the Green Belt	Site Report	Stage 6 - The site meets 0-2 of the identified Green Belt purposes, however, the allocation would create an illogical encroachment into the Green Belt and not suit the role and character of the area. The site would not retain a strong defensible Green Belt boundary. Development of the site is unlikely to promote sustainable travel patterns, consequently increasing pollution. There are particular environmental health concerns from the large

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
				operating minerals processing works to the south.
LP0541	Land Adjacent, 12 St Annes in the Grove, Brighouse, HX3 9S2	Illogical extension to the Urban Area Potential for increased surface water run-off Lowland acid grassland and lowland mixed deciduous woodland UK BAP Priority Habitats Adjacent Marshalls Quarry Powerlines cross the site	Site Report	Stage 6 - The site meets 0-2 of the identified Green Belt purposes, however, the allocation would create an illogical encroachment into the Green Belt and not suit the role and character of the area. The site would not retain a strong defensible Green Belt boundary. Development of the site is unlikely to promote sustainable travel patterns, consequently increasing pollution. There are particular environmental health concerns from the large operating minerals processing works to the south.
LP0545	Rear of Blakeboroughs Athletic FC off, St. Giles Road, Hipperholme, Brighouse,	Significant and demonstrable detrimental impact on the A58 / A644 junction. UK BAP Priority habitat on site Disconnected from the Urban Area	Site Report	Show-stopped
LP0577	Land adjacent Thornhills Lane, Clifton, Brighouse, HD6	The site is subsumed within the Thornhills Lane Urban Extension	Site Report	The site is subsumed within the Thornhills Lane Garden Suburb (LP1463)
LP0597	Land adjacent Brighouse Water Treatment Works, Wakefield Road, Cooper Bridge, Brighouse,	Disconnected from the Urban Area Part within Flood Zone 3b	Site Report	Show-stopped
LP0795	Thornhills Lane, Clifton, Brighouse, HD6	The site is subsumed within the Thornhills Lane Urban Extension	Site Report	Show-stopped
LP0851	Land to the South, Whitehall Road, Lightcliffe, Brighouse,	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0857	Land off, Sowden Lane, Norwood Green, Brighouse, HX3 8QP	Disconnected from the Urban Area	Site Report	Show-stopped
LP0862	The Gatehouse, Huddersfield Road, Brighouse,	Non designated Heritage Asset. Potential for increased surface water run-off. Mature trees with requirement of bat survey and amphibian survey.	Site Report	Unsuitable - Based on the results of Council's Conservation (Heritage) Officer
LP0869	Land off, Leeds and Whitehall Road, Bailiff Bridge, Brighouse,	Disconnected from Urban Area	Site Report	Show-stopped
LP0871	Land off, Well Lane and Green Lane, Clifton, Brighouse,	Illogical encroachment into the Green Belt	Site Report	Stage 6 - The site meets 3-5 of the identified Green Belt purposes and would create a significant illogical encroachment into the Green Belt which would not suit the role and character of the area. The site would not retain a strong defensible Green Belt boundary. Deliverability of the site is questionable as 3rd party land required for access has not been demonstrated.
LP0893	Boothroyd Farm, Boothroyd Lane, Rastrick, Brighouse, HD6 3JW	Potential risk of surface water flooding Potential impact on Strategic and Local road networks PROW crosses the site Adjacent to Strangstry Wood Local Wildlife Site UK BAP Priority habitat Historic Environment Record PRN9769 Possible land contamination on part of site. No mains drainage TPOs within and in close proximity	Site Report	Stage 6 - The site meets 0-2 of the Green Belt purposes, however, the site has multiple constraints which have not been addressed. The deliverability of the site is questionable as representation indicates the owners intention is to "remove the onerous policy (of the Green Belt) and to provide certainty and clarity" for their future needs of a school not necessarily for allocating housing.

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
				Recognising the high level of Green Belt already released for the Garden Suburbs, further Green Belt release needs to be explored in other parts of the borough.
LP0894	Thornhills Lane, Brighouse, HD6	The site is subsumed within the Thornhills Lane Urban Extension	Site Report	The site is subsumed within the Thornhills Lane Garden Suburb (LP1463)
LP0895	Land at, Thornhills Lane, Brighouse, HD6 4JQ	The site is subsumed within the Thornhills Lane Urban Extension	Site Report	Show-stopped
LP0896	Land at, Thornhills Lane, Brighouse, HD6 4JQ	The site is subsumed within the Thornhills Lane Urban Extension	Site Report	Show-stopped
LP0897	Cooper Bridge Spares, Wakefield Road, Cooper Bridge, Brighouse, WF14 0BU	Disconnected from the Urban Area	Site Report	Show-stopped
LP0943	Land off, Brookfoot, Brighouse, HX3	Site is in active use as minerals processing and storage	Site Report	Unavailable
LP0966	Land off, Toothill Bank, Brighouse,	Site filtered for ecology reasons Ecology acid grassland UK BAP Priority Habitat & lowland mixed deciduous woodland BAP habitat Surface water run off	Site Report	Show-stopped
LP1049	Land Off, Station Road, Norwood Green, Brighouse,	Disconnected from Urban Area	Site Report	Show-stopped
LP1055	Thornhills Farm, 328 Thornhills Lane, Clifton, Brighouse, HD6 4JQ	The site is subsumed within the Thornhills Lane Urban Extension	Site Report	Show-stopped
LP1056	Rear of Calder Industrial Estate, West of Woolrow Lane, Bailiff Bridge, Brighouse, HD6	Ecology (Species rich semi-improved grassland, lowland mixed deciduous woodland and Clifton Beck are all UK BAP priority habitats.) Access would required 3rd party land Potential for increased surface water run-off Heritage Assets (Grade II Woolrow and Woolrow Farmhouse)	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1061	Land at, Ripley Street, Lightcliffe, Brighouse,	Council Owned Allotments	Site Report	Unavailable - Council owned allotments
LP1070	Land off, Wakefield Road, Lightcliffe, Brighouse, HX3	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped
LP1071	Land at, Coach Road/Wakefield Road, Lightcliffe, Brighouse, HD6 2LH	Significant and demonstrable detrimental impact on the A58 / A644 junction. Disconnected from the Urban Area	Site Report	Show-stopped
LP1072	Land at, St Giles Road, Lightcliffe, Hove Edge, Brighouse, HX3	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped
LP1073	Stoneworks, St. Giles Road, Lightcliffe, Hipperholme, Brighouse, HX3	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped
LP1076	Land East of, Park View, Lightcliffe, Brighouse, HD6 2LH	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped
LP1094	Halifax Road, Hove Edge, Brighouse,	Impact on lowland mixed deciduous woodland Disconnected with the Urban Area	Site Report	Show-stopped
LP1104	Northedge Park, Hipperholme, Brighouse, HX3 8JW	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped
LP1105	The Grove, Hipperholme, Brighouse,	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped
LP1107	Bramley Lane, Hipperholme, Brighouse,	Significant and demonstrable detrimental impact on the A58 / A644 junction. Disconnected from Urban Area	Site Report	Show-stopped
LP1108	Land adjacent, 27 Syke Lane, Lightcliffe, Brighouse, HX3 8SY	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped
LP1109	Land South of Northedge Lane, Northedge Lane, Hipperholme, Brighouse, HX3 8JN	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped
LP1110	Langlea Terrace, Hipperholme, Brighouse, HX3 8LG	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1111	Woodhead, Denholme Gate Road, Hipperholme, Brighouse, HX3 8HX	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped
LP1113	Land Adjacent, Northedge Lane, Hipperholme, Brighouse, HX3 8JY	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped
LP1117	Land off, Halifax Old Road, Hipperholme, Brighouse, HX3 8HW	Significant and demonstrable detrimental impact on the A58 / A644 junction. Significant impact on an ecological asset	Site Report	Show-stopped
LP1118	Station Road, Hipperholme, Brighouse,	Significant and demonstrable detrimental impact on the A58 / A644 junction. Significant impact on an environmentally sensitive area	Site Report	Show-stopped
LP1119	Off Halifax Road, Hipperholme, Brighouse, HX3	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped
LP1120	Halifax Old Road, Hipperholme, Brighouse, HX3 8PJ	Significant and demonstrable detrimental impact on the A58 / A644 junction. Disconnected from the Urban Area	Site Report	Show-stopped
LP1243	Clifton Lagoon, Wakefield Road, Clifton, Brighouse,	Wildlife Habitat Network Potential surface water flooding Disconnected from the Urban Area	Site Report	Show-stopped
LP1334	Halifax Road (Tuck Royds Quarry), Hove Edge, Brighouse,	Significant and demonstrable detrimental impact on the A58 / A644 junction Loss of Open Space Disconnected from the Urban Area	Site Report	Show-stopped
LP1351	Carr Green Recreation Ground, Carr Green Lane, Rastrick, Brighouse,	Site is in use as a playing field and childrens play ground. Disconnected from the Urban Area	Site Report	Show-stopped
LP1378	North Loop Cromwell Bottom, Off Elland Road, Brighouse, HD6	Restored landfill site Cromwell Bottom Local Nature Reserve Flood Zone 3a, 3ai and 3b Access through Employment Land	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1404	Land at the Manor House Nursing Home, Wakefield Road, Lightcliffe, Brighouse, HX3 8TH	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Unsuitable - Impact on Local Road Network
LP1411	Land at Pear Tree Farm, Wakefield Road, Lightcliffe, Brighouse, HX3	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped
LP1427	Watson Quarry, Brookfoot Lane, Southowram, Halifax, HX3 9SZ	Illogical encroachment into the Green Belt	Site Report	Stage 6 - The site meets 3-5 of the identified Green Belt purposes, would create an illogical encroachment into the Green Belt and not suit the role and character of the area. The site would not retain a strong defensible Green Belt boundary. Development of the site is unlikely to promote sustainable travel patterns, consequently increasing pollution. There are particular environmental health concerns from the large operating minerals processing works to the south.
LP1472	Land west of, Ridge Hill, Brighouse,	Most sensitive Green Belt Potential for increased surface water run-off Access (require another access other than Reins Road) Adjacent to Strangstry Wood LWS and ancient woodland. Lowland mixed deciduous woodland within the site.	Site Report	Stage 6 - The site meets 3-5 of the identified Green Belt purposes and has a number of constraints. Recognising the high level of Green Belt already released for the Garden Suburbs, further Green Belt release needs to be explored in other parts of the borough.
LP1473	Rear of Blakeboroughs Athletic FC off, St Giles Road, Hipperholme, Brighouse,	Significant and demonstrable detrimental impact on the A58 / A644 junction. Disconnected from the Urban Area	Site Report	Show-stopped
LP1483	Land between, Bradley Wood and Woodhouse Lane, Rastrick, Brighouse,	The site is subsumed within the Woodhouse Urban Extension	Site Report	The site is subsumed within the Woodhouse Lane Garden Suburb (LP1451)

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1484	Land between, Bradley Wood and Woodhouse Lane, Rastrick, Brighouse,	The site is subsumed within the Woodhouse Urban Extension	Site Report	The site is subsumed within the Woodhouse Lane Garden Suburb (LP1451)
LP1485	Land between, Bradley Wood and Woodhouse Lane, Rastrick, Brighouse,	The site is subsumed within the Woodhouse Urban Extension	Site Report	The site is subsumed within the Woodhouse Lane Garden Suburb (LP1451)
LP1541	Land off, Wakefield Road, Lightcliffe, Brighouse, HX3 8UF	Significant harm to heritage asset (Grade II Holme House) Access not suitable	Site Report	Show-stopped
LP1555	Birkdale Farm, Birkhouse Road, Bailiff Bridge, Brighouse, HD6 4JL	Disconnected from the Urban Area	Site Report	Show-stopped
LP1579	Land at Lower Edge Road, Church Lane, Elland	Within a Mineral Site designation Adjacent active quarry	Site Report	Unsuitable/Unavailable - Site boundary within an Existing Minerals Site.
LP1581	Land north of, Bramley Lane, Hipperholme, HX3 8NS	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report	Show-stopped
LP1592	Land at, Cromwell Bottom, Elland,	Disconnected from the Urban Area	Site Report	Show-stopped
LP1606	Land at, Hartshead Moor, Brighouse,	Disconnected from the Urban Area	Site Report	Show-stopped
LP1619	Land to east of, Huddersfield Road, Brighouse,	The site is subsumed within the Woodhouse Urban Extension	Site Report	The site is subsumed within the Woodhouse Lane Garden Suburb (LP1451)
LP1633	Carr Lane Playing Fields, Rastrick, Brighouse, HD6 3LT	Open space, sports and recreation fields which can not be replaced	Site Report	Unsuitable/Unavailable - Well used open space owned by the Council

Table 2 - Elland

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0018	Wham Leigh Quarry, Clay Pit Lane, Sowood, Elland, HX4 9JL	Disconnected from Urban Area.	Site Report	Show-stopped
LP0020	Crawstone Hall Wood Farm, Dog Lane, Greetland, Elland, HX4	Disconnected from the Urban Area.	Site Report	Show-stopped
LP0026	The Gate Farm, Saddleworth Road, Greetland, Elland, HX4 8NW	High sensitive Green Belt Potential for increased surface water flooding Semi-improved grassland Tree Preservation Orders Road traffic noise Unknown availability (small section) Right of Way (Elland 052)	Site Report	<i>Additional New Housing Site</i>
LP0041	Land to the south of, Stainland Road, Stainland, Elland, HX4 9EH	Stainland Conservation Area Bat alert Steeply sloping site	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment
LP0078	Hard Platts Farm, Hard Platts Lane, Stainland, Elland,	Disconnected from urban area.	Site Report	Show-stopped
LP0079	Land at Wilderness Farm, Gosport Lane, Outlane, Elland, HD3	Wilderness Farm (grade II listed structure) Outside Green Belt area of search.	Site Report	Stage 6/Unsuitable - Unsustainable location as the site is in an isolated area and outside Green Belt Area of search of the Green Belt Review. Development of the site is unlikely to promote sustainable travel patterns, consequently increasing pollution. There are likely to be other sites which would contribute to the vitality of the main urban areas.
LP0095	Land adjacent to Gate Head, Gate Head Lane, Greetland, Elland, HX4 8NP	Disconnected from urban area.	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0142	Land at, Hame, Stainland, Elland, HX4	Illogical settlement extension. Stainland Conservation Area.	Site Report	Unsuitable - The allocation of this site would have a significantly adverse impact on the character and the setting of the Stainland Conservation Area.
LP0143	Mill Paddock, 10 Town Ing Way, Stainland, Elland, HX4 9EE	Stainland Conservation Area. Land drainage. Access. Restrictive covenant.	Site Report	Show-stopped
LP0144	Town Ing Field Cliffe Manor, Stainland Road, Stainland, Elland, HX4 9HF	Access. Stainland Conservation Area. Land drainage.	Site Report	Show-stopped
LP0177	Land adjacent Ellistones Place, Saddleworth Road, Greetland, Elland, HX4 8LG	Most sensitive Green Belt. Flood Zone 3a Sunny Bank Clough and Daleside Clough watercourses Archaeological Site PRN4249 Bradley Hall Farmhouse (Grade II) Wildlife Habitat Network. Black Brook (UK BAP priority habitat). Sensitive adjacent uses (school, camp site, farm, industry). Elland 036 (Right of Way)	Site Report	<i>Additional New Housing Site</i>

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0220	Land off, Lower Edge Road, Elland, HX5 9PL	Erosion of Green Belt gap between Elland and Rastrick Fluvial and Pluvial Flood Risk from Shaw Lane Dyke and Lodge Drive Drain Wildlife Habitat Network. Strangsty Wood LWS and Cromwell Bottom LNR/LWS. Right of Way (Elland 020). Elland New Hall Grade I Listed Building (50m from west boundary of site). Barn to Appleyard Farm Grade II Listed Building (In the northern edge of the site). Contaminated land. Appleyard Farm Working farm. Unstable Land. Surface water flooding. Unstable land.	Site Report	Stage 6 - The site meets 3-5 of the identified Green Belt purposes and has numerous constraints. The site would form an illogical settlement extension which does not recognise the character of the area or countryside. The allocation of this site would directly erode the Green Belt gap between Elland and Rastrick
LP0247	Land between, Lindley Road and South Lane, Blackley, Elland, HD3 3SZ	Detached from Urban Area.	Site Report	Show-stopped
LP0283	Land north, John Street/Coronation Street, Greetland, Elland,	Land leased by the Council for recreational purposes	Site Report	Unsuitable/Unavailable - Well used open space owned by the Council
LP0497	Land between Crawstone Knowl Farm & 346, Rochdale Road, Greetland, Elland,	Site access	Site Report	Show-stopped
LP0498	Land east of 17, Rochdale Road, Greetland, Elland,	Disconnected from the Urban Area.	Site Report	Show-stopped
LP0503	Allotments, Jagger Green Lane, Jagger Green, Elland,	Allotment site	Site Report	Show-stopped
LP0515	Factory, Dewsbury Road, Elland,	Detached from urban area. In current employment use.	Site Report	Show-stopped
LP0518	Marshall Hall, Elland Lane, Elland,	Surface Water Flood Risk. Environmental Health objection (inappropriate use)	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0625	Land between 5 - 9 Moor Hey & Glen View Cottages, Moor Hey Lane, Sowood, Elland,	Detached from urban area	Site Report	Show-stopped
LP0820	Land off, Dewsbury Road, Elland,	Heritage New Hall, Grade I Listed Building Surface water run off Access Land contamination	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment
LP0859	Land west of Pinfold Lane, Upper Edge, Elland,	Disconnected from the Urban Area	Site Report	Show-stopped
LP0951	Land off Stainland Road, Holywell Green, Holywell Green, Elland, HX4 9	Topography. Stainland Conservation Area. Burnall Bank (Grade II listed building) Laneside, 9-13 Stainland Road (Grade II listed building) Holywell Hall (Grade II listed building)	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment
LP0952	Land at New Gate Farm, Saddleworth Road, Greetland, Elland,	Crawstone Clough water course Risk of surface water flooding Rights of Way (Elland 052) Industrial site to south (Sia Fibral) Wildlife Habitat Network. Deciduous woodland (UK BAP priority habitat)	Site Report	<i>Additional New Housing Site</i>
LP0953	Land off, Ellistones Lane, Greetland, Elland, HX4 8NJ	Site in existing use Disconnected from the Urban Area	Site Report	Show-stopped
LP0954	Land off, Stainland Road, Greetland, Elland, HX4	Disconnected from the Urban Area	Site Report	Show-stopped
LP0955	Little Bradley, Stainland Road, West Vale, Elland, HX4 8BH	Very limited relationship with the Urban Area	Site Report	Show-stopped
LP0957	Land off, Hammerstones Road, Elland,	Existing sports facility (Brooksbank Cycle Circuit)	Site Report	Unavailable/Unsuitable - Well used open space

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0959	Land off, Blackley Road, Blackley, Elland,	Most sensitive Green Belt. Blackley Baptist Church; Blackley Chapel House; and Prospect View 3 listed buildings 150m southeast of site (All Grade II listed buildings) Land contamination. Risk of surface water flooding. Hollywell Brook water course. Crawstone Clough water course.	Site Report	Stage 6 - The site meets 3-5 of the Green Belt Purposes and has multiple constraints including Heritage which would reduce the developable area.
LP0961	Land off, Stainland Road, Holywell Green, Elland, HX4 9AJ	Site access	Site Report	Show-stopped
LP0979	Land off, Hammerstone Leach Lane, Blackley, Elland, HX5 0TA	Most sensitive Green Belt 1 in 30 year surface water flood risk Potential to increase surface water run off Adjacent to Wildlife Habitat Network	Site Report	Stage 6 - The site meets 3-5 of the Green Belt Purposes and has multiple constraints including flooding and accessibility. Limited connectivity with the Urban Area and illogical encroachment to the Green Belt.
LP0981	Land off, Greetland, Elland, HX4 8NR	The site is disconnected from the existing Urban Area	Site Report	Show-stopped
LP0982	Land off, Stainland Road and Burrwood Way, Holywell Green, Elland, HX4	Wildlife Habitat Network Grade II listed railway viaduct at Rawroyds Road Holywell Green village	Site Report	Stage 6 - The site meets 3-5 of the Green Belt Purposes and has multiple constraints including Heritage and Environmental Health (adjacent and abattoir) which would reduce the developable area.
LP1029	Land North of, Johns Lane, Elland,	Former landfill site which is gassing Noise issues from nearby industrial estate	Site Report	Unsuitable - Environmental Health - Former landfill site which is gassing
LP1192	The Railway Sidings, Stainland Road, Greetland, Elland, HX4 8LP	Disconnected from the Urban Area	Site Report	Show-stopped
LP1358	Park Lane, Sowood, Halifax,	Disconnected from the existing Urban Area	Site Report	Show-stopped
LP1360	Park Road, Elland,	Recreation Ground	Site Report	Show-stopped
LP1410	Land at Ainleys Industrial Estate, Ainley Bottom, Elland, HX5	Lowland mixed deciduous woodland Wildlife Habitat Network	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1441	The Railway Sidings - Site 2, Stainland Road, Greetland, Elland, HX4 8LP	Significant fluvial and pluvial flood risk Site acts as extension to the adjacent ancient woodland North Dean Wood over the railway line to the south west. Development likely to create disturbance	Site Report	Show-stopped
LP1445	The Railway Sidings - Site 3, Stainland Road, Greetland, Elland, HX4 8LP	Disconnected from the Urban Area	Site Report	Show-stopped
LP1447	Hanson Brickworks, Lower Edge Road, Elland, HX5 9PU	Mineral Allocation MLP3	Site Report	Show-stopped
LP1470	Land behind, West View, Stainland, Elland,	Right of Way (Elland 057). Local Geological Site and Local Wildlife Site Fall Spring Wood. Past drainage issues / winter flood storage. Most sensitive Green Belt	Site Report	Stage 6 - The site meets 3-5 of the Green Belt Purposes and has a number of constraints. Access would be very difficult and would require third party land which has not been demonstrated. The development would be prominent on the ridgeline with views from Greetland. The site would create an illogical encroachment into the Green Belt.
LP1542	Park View Barn, Sowood, Halifax, HX4 9JY	Disconnected from the Urban Area	Site Report	Show-stopped
LP1546	Land off, Lindley Road, Blackley, Elland,	Disconnected from the Urban Area	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1567	Land adjacent to Exley Lane, North of Elland, Elland,	Potential to increase surface water flooding Plains Lane Drain and Wood Nook Drain Wildlife Habitat Network Right of Way Elland 011 (outside developable area) Elland Park Wood Ancient Woodland and Local Wildlife Site Archaeological Site PRN395 (Elland Park – Medieval Deer Park) Archaeological Site PRN10978 (Farm buildings associated with Elland Old Hall) Park Wood Crematorium (a locally important Historic Park and Garden) Noise from industrial and commercial uses / road traffic noise	Site Report	<i>Additional New Housing Site</i>
LP1568	Land to the West of Elland Bridge, Elland,	Fluvial and pluvial flood risk River Calder and lowland mixed deciduous woodland UK BAP priority habitats Rochdale Canal Local Wildlife Site Bats and otters both European protected species on neighbouring canal and river	Site Report	Show-stopped
LP1585	Land West of Scarr Bottom Lane, East of Syke House Lane, Greetland, HX4 8PQ	Detached from urban area.	Site Report	Show-stopped
LP1587	Land at, Scholes Road, Greetland, Elland,	Overhead Powerlines Proximity to North Dean Wood Local Wildlife Site Grade II Listed Scholes Farmhouse and Scholes Farm Cottage to the north east Special Landscape Area Illogical Green Belt encroachment	Site Report	Stage 6 - The site meets 3-5 of the Green Belt Purposes, has multiple constraints and is located within the Special Landscape Area. The allocation would create an illogical encroachment into the Green Belt and would not retain a strong defensible Green Belt boundary.

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1616	Land at Ainley Top, South West of the Junction of the A643/New Hey Rd, Ainley Top, Elland,	Potential risk of increase surface water flooding Gernhill Wood Ancient Woodland Castle Hill (Scheduled Ancient Monument) Park Gates and Pair of Lodges to Fixby Hall (Grade II) Road Traffic Noise Most sensitive Green Belt	Site Report	<i>Additional New Housing Site</i>
LP1625	Land to the west of, Silverdale Terrace, Greetland, Elland, HX4 8NQ	Risk of surface water flooding. Site of archaeological interest (SWYOR-6B3838). Most sensitive Green Belt.	Site Report	<i>Additional New Housing Site</i>
LP1647	Land at, Blackley Baptist Church, Blackley, Elland, HX5 0TD	Disconnected from Urban Area. Blackley Baptist Church; Blackley Chapel House; and Prospect View (grade II listed buildings).	Site Report	Show-stopped

Table 3 - Halifax

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0024	Rake Bank Quarry, Crag Lane, Wheatley, Halifax, HX2	Remains filtered for Highways, Ecology & Open Space reasons Within MSA Wildlife corridors Lowland mixed deciduous woodland UK BAP priority habitat Surface water flooding Contaminated Land Steep slope	Site Report	Show-stopped
LP0027	Land east of Whitegate North, Whitegate, Illingworth, Halifax, HX2	Filtered as the site is considered to be disconnected from the urban area and an important open space Within MSA Steeply sloping Unstable land Surface water run off	Site Report	Show-stopped
LP0042	Land at, Green Hill, Warley, Halifax, HX2 7SF	Filtered for Highways/Conservation/Open Space issues Conservation Area Warley Conservation Area Access Within MSA Surface water run off	Site Report	Show-stopped
LP0045	Land at, Break Neck, Hipperholme, Brighouse, HX3 8PJ	Significant and demonstrable detrimental impact on the A58 / A644 junction and disconnected from the Urban Area Access Land contamination Within MSA Surface water run off High Voltage Power Lines Wildlife corridor Red Beck UK BAP priority habitat Special Landscape Area	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0050	10, Howcans Lane, Boothtown, Halifax, HX3 6UD	Site would not form a logical settlement boundary Steeply sloping land Surface water run off Within MSA	Site Report	Show-stopped
LP0051	Beacon Hill, Shibden Hall Road, Shibden, Halifax, HX3 6AQ	Site is filtered for heritage, open space and ecology reasons. Heritage Shibden Hall Ecology Mixed Deciduous Woodland UK BAP Priority habitat Within MSA Surface water flooding Access	Site Report	Show-stopped
LP0072	Land at Littlemoor, Butts Green Lane, Warley, Halifax, HX2	Filtered as site would not form logical settlement boundary Within MSA Surface water flooding	Site Report	Show-stopped
LP0088	Land at, Boy Lane, Wheatley, Halifax, HX2	Site filtered Contaminated Land/Highways Surface water run-off Access Contaminated Land Steeply sloping Within MSA	Site Report	Show-stopped
LP0092	Land at Lane Head Farm, Roils Head Road, Norton Tower, Halifax, HX2 0SU	Illogical encroachment into the Green Belt Access Within MSA Surface water flood risk	Site Report	Stage 6 - The site meets 3-5 of the Green Belt Purposes and has a few constraints. The site would form an illogical encroachment into the Green Belt harming the rural character of the area and would not retain a strong defensible Green Belt boundary. Development of the site is unlikely to promote sustainable travel patterns, consequently increasing pollution.

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
				There are likely to be other sites which would contribute to the vitality of the main urban areas.
LP0094	Land opposite Reservoir, Paddock Lane, Highroad Well, Halifax,	Illogical encroachment into the Green Belt Potential for increased surface water run-off Loss of Open Space	Site Report	Stage 6/Unsuitable -The Open Space Study recommended retention of the site. In addition, development would create an illogical settlement extension and development of the site would harm the rural character of the area. Development of the site is unlikely to promote sustainable travel patterns, consequently increasing pollution. There are likely to be other sites which would contribute to the vitality of the main urban areas.
LP0100	Land at Junction of, Parsonage Street/Turner Lane, Claremount, Halifax,	Site filtered as Open Space study recommends retention of site. Access unachievable. Open Space Access Surface water run off Within MSA	Site Report	Show-stopped
LP0106	Land at Stump House Farm, Godley Lane, Stump Cross, Halifax, HX3 6XG	Site filtered as detached from the urban area and unstable land Wildlife Corridors Special Landscape Area Shibden Valley Within MSA Steeply sloping Unstable Land Surface Water Run-off	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0108	Land at Stoney Brow, Whitegate Top, Siddal, Halifax, HX3 9JW	site filtered as unstable land and no relationship to urban area/illogical extension surface water run off Public footpath Within MSA Ecology Lowland mixed deciduous woodland UK BAP Priority habitat Unstable land Contaminated Land Heritage Stoneyroyd Cemetery	Site Report	Show-stopped
LP0122	Hebble Brook House, Wood Lane, Wheatley, Halifax, HX2 0TH	Adjacent to Hebble Brook, a UK BAP Priority Habitat Wildlife Habitat Network Mitigation for ecological constraints reduces the site to below the size threshold Surface water flood risk	Site Report	Show-stopped
LP0124	Grange Farm, Doctor Hill, Ovenden, Halifax, HX2 0TG	Site filtered as it is considered to be disconnected from the Urban Area & Ecology concerns over deciduous woodland Ecology Lowland mixed deciduous woodland UK BAP priority habitat Tree Preservation Order Surface water run off Within MSA	Site Report	Show-stopped
LP0151	Land off, Hambleton Drive, Mixenden, Halifax, HX2	Illogical encroachment into the Green Belt Wildlife Habitat South Pennine Moors SPA Access Landscape Within MSA	Site Report	Stage 6 - The site meets 3-5 of the Green Belt Purposes, has multiple constraints and is within the SLA. The site would form an illogical encroachment into the Green Belt. Based on the adjacent site (LP0152) which has the same properties the Viability would be difficult as the Minimum Land Value Benchmark would not be exceeded.

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0236	Land to east of Mixenden Reservoir, Clough Lane, Mixenden, Halifax,	Special Landscape Area Well used recreation space	Site Report	Unsuitable - Well used open space
LP0248	Land off, Beechwood Road, Illingworth, Halifax, HX2 9BU	Surface water run off Access – Private Drive Wildlife site Beechwood Park LWS/LNR Public footpath Within MSA	Site Report	Stage 6/Availability - The site would not contribute to the Council's Housing requirement as the owners intention is for only one dwelling to be used for the family.
LP0318	Land off, Per Lane, Illingworth, Halifax, HX2 8XG	Allocation of the site would result in an illogical extension to the urban area. South Pennine Moors SPA/SAC/SSSI Within MSA	Site Report	Stage 6 - The site meets 3-5 of the Green Belt purposes and has a few constraints. Development would create an illogical settlement extension and development of the site would harm the rural character of the area. The site would not retain a strong defensible Green Belt boundary. West Yorkshire Ecology has noted mitigation may be required for the impact on the SPA/SAC from recreational pressures.
LP0415	Land at, Stocks Lane, Warley, Halifax,	Warley Conservation Area Grade II Listed Warley Edge Farmhouse to the north and Stock Lane House to the south Special Landscape Area	Site Report	Unsuitable - The development of this site would constitute substantial harm to the Warley Conservation Area.

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0417	Land at, Windle Royd Lane/Stocks Lane, Warley, Halifax,	Most sensitive Green Belt Footpath running adjacent to western boundary Surface water flood risk and drainage issues Adjacent to Warley Conservation Area, and Church of St John The Evangelist (Grade II L listed Building) Site access improvements to visibility required at Church Bank/Windle Royd Lane Adjacent to Wildlife Habitat Network	Site Report	Stage 6 - The site meets 3-5 of the Green Belt Purposes and has a number of constraints including Heritage. The HIA reduces the developable area by over half which would make access more difficult. Third party land would be required to access the site which has not been demonstrated.
LP0481	Land at, Stainland Road, West Vale, Elland, HX4 8LS	Fluvial and Pluvial Flood Risk Wildlife Habitat Network Proximity to major roads and industrial use operating 24 hours a day	Site Report	Show-stopped
LP0483	Old Rishworthians, Copley Lane, Copley, Halifax,	Fluvial and pluvial flood risk Rugby pitches	Site Report	Show-stopped
LP0528	Land Adjacent, Whitehill Road, Illingworth, Halifax,	Site not available for allocation	Site Report	Unavailable
LP0684	Land adjacent The Bradshaw Tavern, Bradshaw Lane, Bradshaw, Halifax,	Disconnected from the main urban Area	Site Report	Show-stopped
LP0685	Land south of Tennis Courts, Bradshaw Lane, Bradshaw, Halifax,	Open Space to be retained Parks and Gardens Disconnected from the Urban Area	Site Report	Show-stopped
LP0686	Land off, Gibb Lane, Mount Tabor, Halifax,	Disconnected from the Urban Area	Site Report	Show-stopped
LP0703	Land to rear of Green Hall, Wheatley, Halifax, HX2 8TU	Biodiversity whole site is lowland mixed deciduous woodland UK BAP Priority Habitat Open Space Open Space Study recommends this area be retained as amenity open space Environmental Health land contamination, relationship with planning approval for rugby club outdoor facilities (potential of noise and light disturbance).	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0773	Land Adjacent, Green Lane, Illingworth, Halifax, HX2 9HZ	Most sensitive Green Belt Erosion of Green Belt gap between Halifax and Bradshaw Surface water drainage. Access location and design. Heritage Grade 2 listed North Scausby Farm and Grade 2 listed Scausby Hall. Public Right of Way (Halifax 225). Ecology Semi-improved grassland. Proximity to Working Farm	Site Report	Stage 6 - The site meets 3-5 of the Green Belt Purposes and has a number of constraints. The allocation would erode the gap between Halifax and Bradshaw. West Yorkshire Ecology has noted on adjacent sites, mitigation may be required for the impact on the SPA/SAC from recreational pressures.
LP0781	Land off, Raw Lane/Abbey Park Road, Illingworth, Halifax,	Access gradient of site Surface water management Ecology Wildlife Habitat Network developable area reduced Heritage Grade II listed church developable area reduced	Site Report	Stage 6 - The site meets 0-2 of the identified purposes, however, the deliverability of the site is questionable due to significant level differences, ecological and historical constraints would reduce the developable area. The residual developable area is much smaller and on its own would not form a logical extension to the urban area, particularly given the elevated location of the site.
LP0819	Land Adjacent, Keswick Close, Siddal, Halifax,	Access not clear how to be achieved Topography and prominence in landscape Flooding surface water management Woodland UK BAP priority habitat Potential land contamination	Site Report	Stage 6/Availability - The site meets 3-5 of the Green Belt purposes. Access is particularly difficult and has not been demonstrated how this would be achievable. The deliverability of the site is questionable as the ownership and therefore availability of the site is unknown.

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0834	Pinnar Lane, Southowram, Halifax, HX3 9QH	Noise and dust from quarry Poor relationship with existing urban area boundary	Site Report	Stage 6/Suitability - The site meets 3-5 of the Green Belt Purposes and has a few constraints. The site would form an illogical encroachment into the Green Belt and would not retain a strong defensible Green Belt boundary. There are serious concerns regarding the suitability of the site due to its proximity to the adjacent Quarry.
LP0841	Land to North, Blackwall Lane, Sowerby Bridge,	Site filtered for ecological reasons Ecology Lowland mixed deciduous woodland Surface Water run off Access Within MSA	Site Report	Show-stopped
LP0849	Ingham Lane Farm, Ingham Lane, Bradshaw, Halifax, HX2 9PE	Disconnected from the Urban Area	Site Report	Show-stopped
LP0856	Land off, West Lane, Southowram, Halifax,	Potential to increase surface water run off Adequacy of road network Impact on local and strategic road network Noise and disturbance from nearby industrial and commercial sources Possible land contamination Public Rights of Way (Halifax 711 & 712)	Site Report	Stage 6 - The site meets 0-2 of the identified purposes, however, the site has a number of constraints including proximity to Marshalls and Pinnar Lane Quarry. A stand off would be required for the quarry. The residual developable area is much smaller and on its own would not form a logical extension to the urban area and would not retain a strong defensible Green Belt.
LP0858	Land off, Coley Road, Northowram, Halifax, HX3 7	Disconnected from the Urban Area	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0864	Adj Copley Viaduct, Wakefield Road, Copley, Halifax,	Access not achievable Site of important ecological value Contamination Noise from railway Disconnected from the Urban Area	Site Report	Show-stopped
LP0870	Junction of, Keighley Road and Cow Hill Gate Lane, Halifax, HX2 9PB	Disconnected from the Urban Area	Site Report	Show-stopped
LP0983	Land at, Maltings Road, Wheatley, Halifax,	Most sensitive Green Belt Historic land drainage issues UK BAP Priority habitat on site Deciduous woodland Potential for contaminated land Noise in relation to nearby depot Visual amenity for users of open space in vicinity Impact on setting of listed building (The Old Maltings)	Site Report	<i>Additional New Housing Site</i>
LP0985	Land off, Wheatley, Halifax, HX3 5AF	Habitat of Principal Importance	Site Report	Show-stopped
LP0986	Land at Greystones Barn, Crag Lane, Wheatley, Halifax, HX2 8TX	Access difficult/impossible to achieve Heritage need HIA in relation to Walt Royd Farmhouse (Grade II Listed Building)	Site Report	Show-stopped
LP0987	White House, Walt Royd, Wheatley, Halifax, HX2 8TY	Most sensitive Green Belt Potential for increased surface water run-off Access (gradient) Setting of Walt Royd Farmhouse (Grade II Listed Building)	Site Report	Stage 6 - The site meets 3-5 of the Green Belt Purposes and has a number of constraints. Deliverability of the site is questionable as the minimum land value benchmark is not exceeded which would be compounded by the reduction of the developable area due to earthworks required for access.

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0988	White House, 12 Walt Royd, Wheatley, Halifax, HX2 8TY	Most sensitive Green Belt Potential for increased surface water run-off Fluvial and Pluvial Flood Risk Access evidence of third party land control required (LP0987) Heritage Setting of Walt Royd Farmhouse (Grade II Listed Building)	Site Report	Stage 6 - The site meets 0-2 of the identified Green Belt purposes, however, the allocation would create an illogical encroachment into the Green Belt and not suit the role and character of the area. The site would not retain a strong defensible Green Belt boundary. Deliverability of the site is questionable as the minimum land value benchmark is not exceeded.
LP0989	Land off, Denfield Lane, Wheatley, Halifax, HX3	Ecological value semi-improved acid grassland and heathland	Site Report	Show-stopped
LP1001	Land at, Whitty Lane, Warley, Halifax,	Warley Town Conservation Area Special Landscape Area Poor relationship with existing urban boundary	Site Report	Unsuitable - The development of this site would constitute substantial harm to the Warley Conservation Area.
LP1002	Land at Field House Farm, Burnley Road, Warley, Halifax,	Potential for increased surface water run-off New access required Part of site within Warley Conservation Area and remainder adjacent Poor relationship with existing urban area	Site Report	Unsuitable - The development of this site would constitute substantial harm to the Warley Conservation Area.
LP1003	Land off, Binns Hill Lane, Warley, Halifax,	Warley Town Conservation Area Special Landscape Area	Site Report	Unsuitable - The development of this site would constitute substantial harm to the Warley Conservation Area.
LP1010	Land at Cockhill, Pavement Lane and Cow Hill Gate Lane, Bradshaw, Halifax	Disconnected from the Urban Area	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1011	North Cockhill Farm, Cow Hill Gate Lane, Bradshaw, Halifax, HX2 9PB	Potential for increased surface water run-off Recreational pressure on South Pennines SPA/SAC due to proximity Disconnected from the Urban Area	Site Report	Show-stopped
LP1012	Land at, Ingham Lane and Ingham Close, Bradshaw, Halifax, HX2 9PE	Disconnected from the Urban Area	Site Report	Show-stopped
LP1014	Scausby Hall, School Lane, Bradshaw, Halifax, HX2 9XD	Impact on local road network Flooding potential for surface water flooding Heritage major impact on setting of Scausby Hall (Grade II Listed Building) Visual amenity provided by site Traffic emissions	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment
LP1015	Land off School Lane, Riley Lane, Illingworth, Halifax,	Flooding potential for surface water flooding Heritage major impact on setting of Scausby Hall (Grade II Listed Building) Visual amenity provided by site Traffic emissions	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment
LP1016	Land adjacent to, St Johns Cross Farm, Bradshaw, Halifax, HX2 9UT	Most sensitive Green Belt Access third party land required Potential to increase surface water run off Relationship with working farm Rights of Way (Halifax 241 & 246) North Scausby Farm / Scausby Hall (grade II listed buildings) Visual amenity provided by site Traffic emissions	Site Report	Stage 6 - The site meets 3-5 of the Green Belt purposes and has few constraints. The site would have to come forward with the site to the south (LP1017). However this is filtered resulting in LP1016 forming an illogical encroachment into the Green Belt, disconnected from the Urban Area. The site is within close proximity to the SAC/SPA, and as with LP1017, could offer potential ornithological value and risk of disturbance due to increased recreational pressure.

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1017	Land off, School Lane, Bradshaw, Halifax, HX2 9UT	Access new accesses required due to scale of site Group of Listed Buildings to the east including Holdsworth House (Grade II*) Impact on ecology including SPA/SAC feeding areas UK BAP Priority Habitat lowland mixed deciduous woodland Potential to increase surface water run off Reduce the Green Belt gap between Halifax and Bradshaw	Site Report	Stage 6 - The site meets 0-2 Green Belt purposes and has a number of constraints, however, the allocation would reduce the Green Belt gap between Halifax and Bradshaw, harming the intrinsic character of countryside. The site is within close proximity to the SAC/SPA offering potential ornithological value and risk of disturbance due to increased recreational pressure.
LP1020	Holdsworth Croft, Holdsworth Farm, Holmfield, Halifax, HX2 9TE	Heritage setting of listed buildings Noise Holdsworth House Access dependent on LP1019	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment
LP1065	Land off, Straight Lane / Crag Lane, Mixenden, Halifax, HX2 8UF	Topography steep slope/undulations UK BAP Priority habitat on site heath and scrub	Site Report	Show-stopped
LP1122	Land off, Norcliffe Lane, Halifax, HX3	Not Available in use for quarry related activity Disconnected from the Urban Area	Site Report	Show-stopped
LP1128	Land off Park Lane, Siddal, Halifax, HX3	Topography Possible Land Contamination	Site Report	<i>Additional New Housing Site</i>
LP1129	Land off, Park Lane, Siddal, Halifax,	Topography steep slope/undulations Disconnected from the urban area New access topography Potential for increased surface water run-off	Site Report	Show-stopped
LP1130	Land Adjacent Rosemary Cottage, Rosemary Lane, Siddal, Halifax, HX3 9BS	Creation of new access Surface water flooding Contamination Topography	Site Report	Stage 6 - The site meets 3-5 of the Green Belt purposes and has a couple of constraints. Deliverability of the site is questionable due to its steepness. The site's elevated position would have an impact on the character of the landscape.

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1138	Land to the East, Horley Green Road, Claremount, Halifax,	Surface water flooding Lowland mixed deciduous woodland UK BAP priority habitat Potential land contamination Special Landscape Area. New access required	Site Report	Stage 6 - The site meets 3-5 of the Green Belt purposes, has multiple constraints and is within the SLA. The site would form an illogical encroachment into the Green Belt and harm the intrinsic character of countryside.
LP1141	Upper Lane, Northowram, Halifax,	Northowram Conservation Area. Surface water flood risk. Contaminated Land. Close to Stump Cross AQMA. Part of the site is an active quarry.	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment
LP1142	Water Hill Lane, Warley, Halifax,	Heritage impact on Conservation Area Noise from playing field Special Landscape Area	Site Report	Unsuitable - The development of this site would constitute substantial harm to the Warley Conservation Area.
LP1171	Land off, Hollin Greaves Lane, Claremount, Halifax,	Habitats of Principal Importance acid grassland/heath Wildlife Habitat Network Site access Turner Street would require reconstructing and widening to allow for two-way traffic movements Proximity to High Sunderland Farm	Site Report	Show-stopped
LP1193	Stainland Road, West Vale, Halifax, HX4 8LR	Disconnected from the Urban Area	Site Report	Show-stopped
LP1202	Copley Wood, Copley Gate, Copley, Halifax, HX3 0TJ	Access gradients and visibility splays Loss of Open Space Loss of ecologically significant habitats Proximity of Skircoat Green Conservation Area Noise form railway	Site Report	Show-stopped
LP1204	Land at, Wakefield Road, Copley, Halifax, HX3 0UA	Ecology Access	Site Report	Show-stopped
LP1205	Land off, Wakefield Road, Copley, Halifax,	Access Ecology	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1276	Warley Town Lane, Warley, Halifax,	Site access (as the Garden Suburb has been filtered) Loss of provision of open space/sports facilities Heritage assets Warley Conservation Area and Warley Grange and The Old Congregational Church Grade II Listed buildings to the east of the site Covenant restricting future use of the site.	Site Report	Unsuitable - The development of this site would constitute substantial harm to the Warley Conservation Area.
LP1333	Illingworth Sports & Social Club, Keighley Road, Illingworth, Halifax,	Well used sports ground	Site Report	Unavailable - Council owned Sport Facilities
LP1336	Camp End, Roils Head Road, Norton Tower, Halifax,	loss of Open Space	Site Report	Unavailable - Council owned Open Space
LP1343	Sowerby Bridge High School, Albert Road, Sowerby Bridge,	Playing fields for Trinity Academy Sowerby Bridge	Site Report	Unavailable - Council owned Sport Facilities
LP1359	Beechwood Park, Heathy Lane, Holmfield, Halifax,	Site lies within Beechwood Park Local Nature Reserve Non-statutory Local Wildlife Site Site within Local Habitat Network Site of lowland grassland Habitat of Principal Importance Beechwood Park Possible land contamination	Site Report	Show-stopped
LP1361	Tar Hill, Keighley Road/Whitehill Road, Illingworth, Halifax	Nature Reserve	Site Report	Show-stopped
LP1364	Mixenden Urban Park (North), Long House Road, Mixenden, Halifax,	Mixenden Urban Park	Site Report	Unavailable - Council owned Open Space
LP1374	Roils Head, Vicar Park Drive, Halifax,	Potential for increased surface water run-off possible land contamination Heathland UK BAP Priority Habitat Wildlife Habitat Network Identified as amenity space and provision for children and teenagers in Open Space Study	Site Report	Show-stopped
LP1380	Heathmoor Park Road (opposite nos. 54 - 86), Illingworth, Halifax	Narrow site Amenity greenspace	Site Report	Unavailable - Council owned Open Space

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1381	Heathmoor Park Road/Mixenden Lane, Illingworth, Halifax,	Possible land contamination Surface Water Flood Risk Potential for increased surface water run-off Topography Heathland UK BAP Priority Habitat, and acid grassland and scrub Identified as natural and semi-natural urban greenspace and amenity space in Open Space Study Grade II Listed The Fold opposite western boundary Right of Way (Halifax 211 &217)	Site Report	Stage 6/Unsuitable - The site meets 3-5 of the Green Belt purposes and the site has multiple constraints. Following the removal of the majority of the site to address concerns over the impact on ecology, a very narrow site remains above a steep escarpment. The site forms an important area of natural and semi natural urban greenspaces as well as providing an amenity function.
LP1397	Rye Lane, Pellon, Halifax,	Potential for increased surface water run-off UK BAP Priority Habitats Playing fields Archaeology PRN6546 & PRN6547	Site Report	Show-stopped
LP1409	Wood Lane, Off Ovenden Wood Road, Wheatley, Halifax, HX2 0TQ	Access from Wood Lane is not appropriate Surface water flooding risk / potential for increased surface water run-off. Adjacent to Hebble Brook and Dodgson Clough and deciduous woodland UK Biodiversity Action Plan priority habitats. Also adjacent to Wildlife Habitat Network, and impact on flood risk. Limited relationship to the Urban Area.	Site Report	<i>Additional New Housing Site</i>
LP1438	Land to the East, Roselee Close, Siddal, Halifax, HX3 9BT	Potential for increased surface water run-off Widening of Rosemary Lane to facilitate access Land contamination Neighbouring working farms Lowland mixed deciduous woodland BAP UK Priority Habitat Wildlife Habitat Network Right of Way (Halifax 716)	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1440	Land to the West of, Mount Tabor Road, Mount Tabor, Halifax,	Ecology proximity to South Pennines SPA/SAC/SSSI, and golden plover and curlew within 500m Disconnected from the Urban Area	Site Report	Show-stopped
LP1482	Land off, Ingham Lane, Bradshaw, Halifax,	Disconnected from the Urban Area	Site Report	Show-stopped
LP1548	Crabtree Hall Farm, Bradshaw Row Lane, Bradshaw, Halifax, HX2 9PA	Site disconnected from the Urban Area Site access not achievable Less than 1.5km from South Pennine Moors SPA/SAC/SSSI	Site Report	Show-stopped
LP1551	Exley Hall Farm, Halifax, HX3 9LQ	Most sensitive Green Belt Surface water flood risk Adjacent to Elland Park Wood Local Wildlife Site and Ancient Woodland Exley Hall Grade II Listed Building within the site, Park Nook (Grade II) to north east Proximity to the multi-use games area of adjacent Park Lane High School Working farms	Site Report	Stage 6 - The site meets 3-5 of the Green Belt purposes and has multiple constraints. Development would create an illogical settlement extension and development of the site would harm the rural character of the area. The site would not retain a strong defensible Green Belt boundary and would significantly erode the gap between Halifax and Elland.
LP1562	Land off Riley Lane, Holdsworth Road, Holmfield, Halifax,	Same area as several other assessed sites (LP1018, LP1019, LP1021 and LP1020).	Site Report	This site covers the same area as several other assessed sites (LP1018, LP1019, LP1021 and LP1020).
LP1563	"Haigh Field", Marsh Lane/Marsh Delves Lane, Southowram, Halifax, HX3 9UF	Disconnected from the Urban Area	Site Report	Show-stopped
LP1569	Land off Wakefield Road, Copley, HX3 0TP	Disconnected from the Urban Area Lowland mixed deciduous woodland UK BAP Priority Habitat	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1570	Land adjacent to, Moor End Road and Clough Lane, Mixenden, Halifax,	Right of way along south eastern boundary (Calderdale 262) Proximity to SPA/SAC/SSSI Mixenden Hall, Sunday School to Moor End Chapel, and Mixenden Congregational Chapel Grade II Listed Buildings Surface Water flood risk	Site Report	Stage 6 - The site meets 0-2 of the Green Belt purposes, however, the site has multiple constraints which have not been addressed. The deliverability of the site is questionable as the minimum land value benchmark has not been exceeded.
LP1571	Land Adjacent to Moor End Road, Mount Tabor, Halifax,	Potential for increased surface water run-off Records of golden plover close to the site (site is of International Importance) A number of red list and SPA bird species Right of way crossing the site (Halifax 499)	Site Report	Show-stopped
LP1574	Land off, Moor End Road, Mount Tabor, HX2 ORD	Potential for increased surface water run-off Right of way crossing the site (Halifax 493) Potential for increased surface water run-off Records of golden plover close to the site (site is of International Importance) A number of red list and SPA bird species	Site Report	Show-stopped
LP1577	Land around, 'The Hill', Warley, HX2 7NA	Listed Buildings within 250m or so from the western edge of this site, including St Johns Church and Stock Lane House. Within Warley Conservation Area The Hill non-designated heritage asset Lowland mixed deciduous woodland Calderdale Wildlife Habitat Network Special Landscape Area	Site Report	Show-stopped
LP1589	Field between, Roils Head Road and Stock Lane, Halifax, HX2 0LH	Warley Conservation Area Special Landscape Area	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1590	Land adjacent to the Wells, Stock Lane, Highroad Well, Halifax, HX2 7QP	Surface water flood risk. Warley Clough Topography (access) Proximity to Listed Buildings (St John the Evangelist Church, Stock Lane House, and The Wells all Grade II Listed) and Warley Conservation Area. Lowland mixed deciduous woodland UK BAP Priority Habitat. Contaminated land. Potential of badgers. Most sensitive Green Belt.	Site Report	<i>Additional New Housing Site</i>
LP1591	Land lying south of, Winterborn Lane, Warley, HX2 7SQ	Disconnected from the Urban Area Whiskered bat roost in a farm to the west Special Landscape Area	Site Report	Show-stopped
LP1595	Land adjacent to, Change Lane, Siddal, Halifax,	Limited relationship with the Urban Area	Site Report	Show-stopped
LP1607	Land at, Ovenden Wood Road, Halifax,	Potential for increased surface water run-off Flood risk from Riding Lane Drain, a tributary of Hebble Brook Proximity to Grade II Listed Buildings Spring Lea, Riding Farmhouse, Gibb Farmhouse, Walt Royd Farmhouse, and The Old Maltings at Fountain Head Brewery Third party land required to provide footway on Ovenden Wood Road Lowland mixed deciduous woodland and Wildlife Habitat Network adjacent	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment
LP1608	Land north of, Moor End Road, Halifax,	No available access to the highway	Site Report	Show-stopped
LP1614	Lumbrook Mills, Westercroft Lane, Northowram, Halifax, HX3 7TY	Disconnected to the Urban Area	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1626	Hays Lane, Halifax, HX2 8UL	<p>Potential for increase surface water run off</p> <p>Less than 2km from South Pennine Moors SPA/SAC/SSSI</p> <p>Records of curlew, redshank and common sandpiper near to the site therefore functionally linked land for SPA breeding birds. These are also Species of Principal Importance</p> <p>Great crested newt colony with a breeding pond 15m to south</p> <p>Relatively close to Scheduled Monuments PRN1460 & 2221 & find spot PRN3174.</p>	Site Report	Show-stopped
LP1639	Marsh Lane, Halifax, HX3 9NR	Disconnected from urban area	Site Report	Show-stopped
LP1642	West Scausby Farm, Pavement Lane, Illingworth, Halifax, HX2 9NP	<p>Recreational pressure on SPA/SAC</p> <p>Impact on birds in area</p> <p>Most sensitive Green Belt</p>	Site Report	Stage 6 - The site meets 3-5 of the Green Belt purposes and has a few constraints. Development would create an illogical settlement extension and development of the site would harm the rural character of the area. The site would not retain a strong defensible Green Belt boundary. West Yorkshire Ecology has noted mitigation may be required for the impact on the SPA/SAC from recreational pressures.

Table 4 – Hebden Bridge

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0029	Land to South West of Palace House Road, Palace House Road, Hebden Bridge, HX7	Topography. Highway Issues. Impact on Special Landscape Area. Loss of Open Space.	Site Report	Show-stopped
LP0074	Land adjacent to, Towngate, Heptonstall, Hebden Bridge, HX7	Impact on Special Landscape Area. Highway Issues (Site Access). Impact on Heritage Assets.	Site Report	Unsuitable - Access unachievable without adjacent LP1610 which has been filtered based on ecology.
LP0131	Land at Old Chamber, South of Crownest Wood, Hebden Bridge, HX7 6JG	Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary. Topography.	Site Report	Show-stopped
LP0147	Land adjacent to, Draper Lane, Slack, Heptonstall, Hebden Bridge, HX7	Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary.	Site Report	Show-stopped
LP0148	Land off, Slack Top, Heptonstall, Hebden Bridge,	Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary.	Site Report	Show-stopped
LP0182	Land off, Stubbing Brink, Hebden Bridge,	Impact on Special Landscape Area. Ecology Issues.	Site Report	Show-stopped
LP0183	Land to west of Stubbing Bridge, Stubbing Bank, Hebden Bridge,	Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary.	Site Report	Show-stopped
LP0200	Land off, Old Town, Hebden Bridge, HX7	Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary.	Site Report	Show-stopped
LP0215	5, Bethel Terrace, Hebden Bridge, HX7 8HT	Owner does not wish to develop site.	Site Report	Show-stopped
LP0662	CVS LTD, Jumble Hole Road, Eastwood, Todmorden, OL14 8SF	Impact on Special landscape Area. No Relationship with Logical Settlement Boundary. Topography.	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0665	Land off, Halifax Road, Charlestown, Hebden Bridge,	Impact on Special Landscape Area. No relationship with Logical Settlement Boundary. Fluvial and Pluvial Flood Risk.	Site Report	Show-stopped
LP0667	Gypsy Flats, Rawtonstall Bank, Colden Road, Blackshaw Head, Hebden Bridge,	Impact on Special Landscape Area. UK Biodiversity Action Plan Priority Habitat. Site of Ecological and Geological Interest. Topography.	Site Report	Show-stopped
LP0776	Land to the east of Lily Hall, Heptonstall Road, Heptonstall, Hebden Bridge,	Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary. Loss of Open Space. Topography.	Site Report	Show-stopped
LP0777	Land at Ogden Delph, Valley View Road, Heptonstall, Hebden Bridge,	Topography. Impact on Special Landscape Area. Ecology Issues.	Site Report	Show-stopped
LP0784	Acres Lane Grazing Site, Acres Lane, Heptonstall, Hebden Bridge,	Site contaminated with asbestos which will require further investigation. Potential for increased surface water run-off. Within SLA.	Site Report	Unsuitable - The site meets 0-2 purposes of the Green Belt, is within the Special Landscape Area and has multiple constraints. The overriding constraint being Environmental Health's concern of asbestos being tipped here.
LP0873	Walker Lane, Wadsworth, Hebden Bridge, HX7 8SJ	Access Issues.	Site Report	Show-stopped
LP0915	Callis Mill, Halifax Road, Charlestown, Hebden Bridge, HX7 6PL	Pluvial and Fluvial Flood Risk. Land contamination and road traffic. Within Special Landscape Area.	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0917	Land off, Halifax Road, Charlestown, Hebden Bridge, HX7 6PH	Within Special Landscape Area. Possible land contamination. Proximity to South Pennine Moors SPA/SAC/SSSI. Within Natural England consultation zone for housing due to potential increased recreational pressure and disturbance. Rail and road traffic noise. No Relationship with the Urban Area	Site Report	Show-stopped
LP0920	Land at, Heptonstall Road/Albion Terrace, Hebden Bridge, HX7	Typography. Impact on Special Landscape Area. Impact on Ancient Woodland.	Site Report	Show-stopped
LP0924	Greenroyd, Thorn Bank, Hebden Bridge, HX7 8BA	Impact on Special Landscape Area. Topography. Landowner withdrew site in 2014.	Site Report	Unavailable
LP0926	Land at, Manor Drive, Wadsworth, Hebden Bridge, HX7	Impact on Special Landscape Area. Reservoir site in operational use.	Site Report	Unavailable
LP1273	Dodd Naze Estate, Sandy Gate, Hebden Bridge,	Topography. Impact on Special Landscape Area. Highway Issues. Planning Permission.	Site Report	Show-stopped
LP1406	Land to the North of, Parrock Lane, Hebden Bridge, HX7 8SW	Impact on Special Landscape Area. Ecology Issues.	Site Report	Show-stopped
LP1436	Former Beechwood Nurseries, Under Cragg, Hebden Bridge, HX7 6NR	Access unachievable. Impact on Special Landscape Area. Ecology Issues. No relationship with Logical Settlement Boundary. Land Stability Issues.	Site Report	Show-stopped
LP1448	Land off Hurst Road, Hebden Bridge, HX7 8HU	Highway Issues. Impact on Special Landscape Area. Limited Relationship with Logical Settlement Boundary.	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1494	Land adjacent, Acres Lane, Heptonstall, Hebden Bridge,	Topography. Special Landscape Area. Contaminated Land (Asbestos). Loss of Open Space.	Site Report	Unsuitable - The site meets 3-5 purposes of the Green Belt, is within the Special Landscape Area and has multiple constraints. The overriding constraint being Environmental Health's concern of asbestos being tipped here and the site including a well used Open Space.
LP1496	Crimsworth Dyeworks, Midgehole Road, Midgehole, Hebden Bridge, HX7 7AN	Impact on Special Landscape Area. Pluvial Flood Risk. No Relationship with Logical settlement Boundary.	Site Report	Show-stopped
LP1505	Land adjacent to, Weasel Hall, New Road, Hebden Bridge,	Topography. Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary.	Site Report	Show-stopped
LP1506	Land south of, New Road, Hebden Bridge,	Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary.	Site Report	Show-stopped
LP1508	Land east of, Heptonstall Road, Hebden Bridge,	Topography. Loss of open Space. Tree Preservation Orders. Highway/Access Issues.	Site Report	Show-stopped
LP1588	Pasture Fields at, Mid Slack, Hebden Bridge, HX7 7EZ	Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary.	Site Report	Show-stopped
LP1604	3, Duke Street, Eastwood, Todmorden, OL146DR	UK Biodiversity Action Plan Priority Habitat. Fluvial and Pluvial Flood Risk. Highway Issues. Impact on Special Landscape Area.	Site Report	Show-stopped
LP1610	Land at, Lane Head, Heptonstall, Halifax, HX7 7PB	Ecology Issues. Impact on Special Landscape Area.	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1651	Land to the rear of, Stoneleigh House, Hebden Bridge, HX7 6HW	Topography. Impact on Special Landscape Area. Highways Issues. Ecology Issues.	Site Report	Show-stopped

Table 5 - Mytholmroyd

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0086	Land at, Rogergate and Park Fold, Mytholmroyd, Hebden Bridge, HX7 5BL	Site filtered as there would be significant adverse impact due to increased levels of disturbance from recreational pressure on the nearby Broadhead Clough SSSI and Wood Hey Local Wildlife Site & impact upon adjacent listed buildings Special Landscape Area Listed Building Park Farm & Little Park Farm Surface water run off	Site Report	Show-stopped
LP0136	Land at Old Chamber, South of Crownest Wood, Hebden Bridge, HX7 6JG	Site filtered as it is disconnected from the Urban Area. Unstable land Tree Preservation Orders Pylons Surface water run off	Site Report	Show-stopped
LP0138	Calder Brook, Burnley Road, Mytholmroyd, Hebden Bridge,	Site filtered for Ecology & Flood Risk reasons Surface water flood risk UK BAP Priority habitat on site Deciduous woodland Access Contaminated Land	Site Report	Show-stopped
LP0196	Land Off, John Naylor Lane, Warley, Halifax, HX2 6BU	Historic Environment Issues. Site reduction will reduce site below 0.25ha allocation threshold.	Site Report	Unsuitable - The site falls below the site size threshold for allocation once heritage constraints are taken into consideration.
LP0439	Land off, and Jerryfields Road, Luddenden Foot, Halifax,	Site access steep gradients and lack of footways Topography Illogical encroachment into Green Belt	Site Report	Show-stopped
LP0740	Barn West of Upper Foot Farm, Luddenden Foot, Halifax,	Site is disconnected from the Urban Area	Site Report	Show-stopped
LP0789	Land off Burnley Road, Halifax, HX2 6HS	Disconnected from the Urban Area	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0872	Land to the West of, Mount Tabor Road, Mount Tabor, Halifax,	Site is filtered as it is disconnected from the urban area & ecological issues surface water run off Access Ecology within MSA Archaeology	Site Report	Show-stopped
LP0887	Thorney Lane, Radcliffe Lane, Midgley, Hebden Bridge, HX2 6UX	No relationship with the Logical Settlement Boundary. Impact on Special Landscape Area.	Site Report	Show-stopped
LP0925	Land off, Burnley Road, Hebden Bridge,	Fluvial and Pluvial Flood Risk. Ecological Issues to include UK BAP priority habitats and Tree Preservation Orders. Loss of Open Space. Impact on Special Landscape Area. Pipelines on site.	Site Report	Show-stopped
LP1338	Brearley Playing Fields, Moderna Way, Mytholmroyd, Hebden Bridge,	Fluvial and Pluvial Flood Risk. Loss of Open Space to include playing pitches. No relationship with the Logical Settlement Boundary.	Site Report	Show-stopped
LP1372	Kershaw Drive, Luddenden Foot, Halifax,	Potential for increased surface water run-off Ecology increased pressure on South Pennine Moors SPA/SAC, and within Natural England's consultation zone. Grade II Listed buildings Greave House and the adjacent barn. Environmental Health adjacent working farms. Special Landscape Area.	Site Report	<i>Additional New Housing Site</i>
LP1437	Land at Box House, Old Lane, Luddenden, Halifax, HX2 6QA	Special Landscape Area. Luddenden Conservation Area.	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment
LP1466	Land at Milnergate, Laith Close, Luddenden Foot, Halifax, HX2 6HB	Site filtered due to illogical encroachment into the Green Belt. Surface water run off Ecology lowland mixed deciduous woodland UK BAP priority habitat.	Site Report	Unsuitable - The site falls below the site size threshold for allocation once ecological constraints are taken into consideration.

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1491	Land off, Balkram Edge, Wainstalls, Halifax,	Disconnected from Urban Area.	Site Report	Show-stopped
LP1519	Land North of Burnley Road, Twine Lane, Mytholmroyd, Hebden Bridge,	Most sensitive Green Belt Potential to increase surface water run off. Special Landscape Area. Within the Natural England consultation zone for the South Pennine Moors SAC/SPA. Lowland mixed deciduous woodland strip to the north-west, which also lies within the Wildlife Habitat Network. Road noise. Ewood Gate House and Lower Ewood Grade II Listed Buildings.	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment
LP1521	Land west of, Clog Sole Works, Mytholmroyd, Hebden Bridge,	Flooding risk (21% lies within Flood Zone 3b, 70% lies in Flood Zone 2)	Site Report	Show-stopped
LP1549	Wadsworth Bank Farm, Raw Lane, Hebden Bridge, HX7 5RF	Site filtered for ecological reasons Less than 1km from South Pennine Moors SPA/SAC/SSSI Special Landscape Area Heritage Birchen Lee Carr and the attached barn Ecology South Pennine Moors SPA/SAC/SSSI	Site Report	Show-stopped
LP1561	Greave House Field, Luddenden, HX2 6PB	Surface water run off Heritage Greave House & Greave House Barn Access widening & junction improvements Special Landscape Area West & Central Calderdale Ecology South Pennine Moors SPA/SAC/SSSI	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment
LP1593	Butts Green Stables, Luddenden Foot, Halifax, HX2 6BZ	Disconnected from the Urban Area Special Landscape Area Contaminated Land	Site Report	Show-stopped
LP1643	Land to the south of, and east of, Burnley Road & Moderna Way, Mytholmroyd, Halifax,	Potential flood risk from Rochdale Canal South Pennine moors SPA/SAC/SSSI Rochdale Canal Local Wildlife Site South Pennine Moors SAC/SPA consultation Zone	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1649	Bloomergate Meadows, Midgley, Hebden Bridge, HX7 5QY	Disconnected from the Urban Area Special Landscape Area	Site Report	Show-stopped

Table 6 – Northowram and Shelf

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0017	Peakstones Farm, Soaper Lane, Shelf, Halifax, HX3 7PX	Contaminated land Working farm and kennels Blackshaw Beck Potential to increase surface water run-off Site of archaeological significance PRN15621 Bat Alert Zone Erosion of Green Belt gap between Shelf and Bradford	Site Report	Stage 6 - The site meets 0-2 Green Belt purposes and has a few constraints. However, development would create an illogical settlement extension and would harm the rural character of the area. The site on its own is disconnected from the Urban Area and would need to come forward with the site to the south, however this is Filtered. The site would erode the gap between Shelf and Buttershaw.
LP0034	Land at, Hargreaves Head, Northowram, Halifax, HX3	Lowland Meadow UK BAP priority habitat on part of this site Developable Area Disconnected from the Urban Area	Site Report	Show-stopped
LP0591	Land Adjacent, Bradford Road, Northowram, Halifax, HX3 7SH	Disconnected from the Urban Area	Site Report	Show-stopped
LP0762	The White House, Cave Hill, Northowram, Halifax, HX3 7SY	Detached from Urban Area. Topography Existing dwelling.	Site Report	Show-stopped
LP0766	Land Off, Hall Lane, Northowram, Halifax, HX3 7SN	Most sensitive Green Belt Tree Preservation Order Acid Grassland/Upland Heathland Risk of surface water flooding North Field Gate Farm (buffer if operational) Marsh Hall (Grade II Listed Building) Northowram Hall / Slab Wall (north of footpath between Upper Lane and Hall Lane) Right of Way (Halifax 347) on southern boundary	Site Report	<i>Additional New Housing Site</i>

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0767	Land off, Upper Lane, Northowram, Halifax, HX3 7UW	Disconnected from the Urban Area. Steeply sloping.	Site Report	Show-stopped
LP0778	Land at Lower Bracken Farm, Soaper Lane, Shelf, Halifax,	Surface Water Flooding	Site Report	Show-stopped
LP0779	Stanage Lane, Shelf, Halifax,	Surface water flooding Semi improved and unimproved grassland and shrubs Grade II listed building Archway and Walls to Former Lion Brewery (60m from north west boundary of site)	Site Report	Stage 6/Unavailable - The site meets 0-2 Green Belt purposes and has a few constraints. However, development would create an illogical settlement extension and would harm the rural character of the area. The site on its own is disconnected from the Urban Area and would need to come forward with the site to the east however this is Filtered. The ownership is also unknown which would impact deliverability.
LP0865	South Lane, Shelf, Halifax,	Relationship with Urban Area. Unknown availability. Risk of surface water flooding. Adjacent farm (Clintonville Farm) Land contamination. Archaeological sites (PRN 1211). Wildlife Habitats Network. Historic coal mining spoil heaps. Species rich grassland.	Site Report	Show-stopped
LP0948	Land at Rose Cottage Farm, Green Lane, Shelf, Halifax, HX3 7TR	Surface water flooding Wildlife Habitat Network Local Wildlife Sites High Bentley (Grade I listed building) Nos. 5 and 6 Riding Hill (Grade II listed building) Right of Way (Shelf 164)	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0949	Carr House Farm, Shelf, Halifax, HX3 7RJ	Semi improved grassland Wildlife Habitat Network Local Wildlife Sites Right of Way (Shelf 164) Halifax Road (Noise impact) High Bentley (Grade I), Carr House Farmhouse (Grade II), Nos. 5 and 6 Riding Hill (Grade II).	Site Report	Stage 6 - The site meets 0-2 Green Belt purposes and has a number of constraints. Development of this site would close the gap between Shelf and Woodside, Bradford.
LP1034	Land off Soaper Lane, Shelf, Halifax, HX3 7PT	Surface Water Flooding Risk Right of Way (Shelf 161) Improved Grassland. Erosion of Green Belt gap between Bradford and Shelf.	Site Report	<i>Additional New Housing Site</i>
LP1035	Land at, 30 Burned Road, Shelf, Halifax, HX3 7PT	Erosion of Green Belt gap between Bradford and Shelf. Improved grassland Contaminated Land Existing equestrian land use Surface water flooding risk	Site Report	<i>Additional New Housing Site</i>
LP1036	Land north of Shelf Cricket Ground, Carr House Lane, Shelf, Halifax,	Erosion of Green Belt between Shelf and Bradford Contaminated Land Surface Water Flooding Right of Way (Shelf 161)	Site Report	<i>Additional New Housing Site</i>
LP1037	Land off, Burned Road, Shelf, Halifax, HX3 7PT	Contaminated Land Surface Water Flooding Farming activities Archaeological Interest (Shelf Windmill farm PRN4304) Bats Erosion of Green Belt gap between Bradford and Shelf.	Site Report	<i>Additional New Housing Site</i>
LP1044	Hud Hill Farm, Northowram, Halifax, HX3 7LH	High sensitive Green Belt Surface Water Flooding. Lowland Meadow (UK BAP priority habitat). Rights of Way (Halifax 343). Grade II Listed Building Whinney Royd Farmhouse (200m	Site Report	<i>Additional New Housing Site</i>

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
		north west of site). Road traffic noise		
LP1045	Land Off, Brighthouse and Denholme Gate Road, Northowram, Halifax,	Grade II Listed Building Whinney Royd Farmhouse (200m north west of site)	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment of site LP1044
LP1046	Land adjacent 44, Northowram Green, Northowram, Halifax, HX3 7SL	Fluvial and Pluvial Flood Risk Highways issues. Historic Environment Potentially contaminated land Wildlife Habitat Network High sensitive Green Belt.	Site Report	Stage 6 - The site meets 3-5 Green Belt purposes and has numerous constraints. Development of the site would harm the rural character of the area.
LP1047	18 Yarborough Croft, Northowram, Halifax,	Most sensitive Green Belt Wildlife Habitat Network Surface water flood risk Potential third party land requirement	Site Report	Stage 6 - The site meets 3-5 Green Belt purposes and has few constraints. Development of the site would harm the rural character of the area. Access difficult as this would need to come through LP1046 which is Filtered.
LP1100	Land at Cherry Tree Farm, Denholme Gate Road, Shelf, Halifax,	Surface Water Flooding Grade II Listed building Mountain Cottages (30m from southern boundary of site) A644/A6036 roundabout intersection Road traffic noise (Brighthouse and Denholmegate Road) Nearby agricultural use	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1101	Land at Score Hill, Shelf, Halifax, HX3 7LJ	Risk of surface water flooding Wildlife Habitat Network / species rich semi-improved grassland. UK BAP priority habitat Grade II listed building Mountain Cottages (75m from southeast boundary of site) Right of Way (Shelf 170) Adjacent agricultural use Access Most sensitive Green Belt	Site Report	Stage 6 - The site meets 3-5 Green Belt purposes and has a number of constraints. Deliverability of the site is questionable as suitable access has not been demonstrated.
LP1103	Land at, Westercroft Lane, Northowram, Halifax, HX3 7TY	Access Surface water flooding and flood risk issues from Jagger Wood Clough water course. Noise impacts of nearby industrial and commercial development. Stump Cross Air Quality Management Area. Contaminated Land. Ghost Moth Hepialus Humuli Jagger Wood Clough water course.	Site Report	Show-stopped
LP1348	Staups Lane, Stump Cross, Halifax,	Calderdale Wildlife Habitat Network Special Landscape Area Flooding surface water risk / 35% Flood Zone 3a Staups House (Grade II* Listed Building)	Site Report	Show-stopped
LP1428	2 Delphfield House, Stanage Lane, Shelf, Brighouse, HX3 7TP	Disconnected from the Urban Area Grade II listed building Archway and Walls to Former Lion Brewery	Site Report	Show-stopped
LP1523	Land at, Westercroft Lane, Northowram, Halifax, HX3 7EN	Risk of surface water flooding. Contaminated Land. Stump Cross AQMA (No.5). Westercroft hamlet (non-designated heritage asset to north east) High sensitive Green Belt	Site Report	<i>Additional New Housing Site</i>

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1545	Green Lane Farm, Soaper Lane, Halifax, HX3 7PS	Bat Alert Zone Public Right of Way (Shelf 159) Green Lane Farm Site of archaeological interest (PRN 15621) Land contamination Erosion of Green Belt gap between Bradford and Shelf	Site Report	Stage 6 - The site meets 3-5 Green Belt purposes and has a number of constraints. Development would continue to encroach into the Green Belt beyond a defensible Green Belt boundary created by the site to the south, harming the rural character of the area.
LP1553	Land off, Windmill Drive, Northowram, Halifax, HX3 7XX	Relationship with urban area. Upland heath, acid grassland and lowland mixed deciduous woodland (UK BAP habitat). Access.	Site Report	Show-stopped
LP1554	Land to the east of, Cock Hill Clough, Cock Hill Lane, Shelf, Halifax, HX3 7NG	Wildlife Habitat Network Contaminated Land Access Archaeological site (PRN15618)	Site Report	Show-stopped
LP1583	Land at Soaper Lane, Shelf, Halifax, HX3 7PR	Surface Water Flooding Grade II listed building Archway and Walls to Former Lion Brewery (60m from north west boundary of site). Class III Archaeological Site PRN15621 (Remains of early 19th century coal pits to southeast half of site). Right of Way (Shelf 185). Adjacent agricultural uses. Erosion of Green Belt gap between Bradford and Shelf.	Site Report	Stage 6 - The site meets 3-5 of the Green Belt purposes and has multiple constraints. Development would create an illogical settlement extension and development of the site would harm the rural character of the area. The site would not retain a strong defensible Green Belt boundary and erode the gap between Shelf and Buttershaw, Bradford.
LP1612	Land at, Westercroft Lane, Northowram, Halifax,	Jagger Wood Clough and Lamb Brook water course. Disconnected from the Urban Area.	Site Report	Show-stopped
LP1613	Land at, Westercroft Lane, Northowram, Halifax,	Ecological constraints to the western part of the site resulting in disconnection to the Urban Area	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1617	Land rear of Glenden, Halifax Road, Shelf, Halifax,	Most sensitive Green Belt. Sun Wood LWS a semi-natural ancient woodland. Shelf Hall Park (Locally Designated Historic Park and Garden) Road traffic noise (Halifax Road).	Site Report	Stage 6 -The site meets 3-5 of the Green Belt purposes and has numerous constraints. Deliverability of the site is questionable due to suitable site access not being demonstrated.
LP1634	Stone Dene, 43 Ing Head Terrace, Shelf, Halifax, HX3 7LB	Access Contaminated Land	Site Report	Show-stopped
LP1635	Northfield Gate Farm, Northowram, Halifax, HX3 7SS	Marsh Hall Grade II* listed building (north)	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment

Table 7 – Ripponden

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0005	Lower Old Hall Farm, Norland Town, Norland, Sowerby Bridge, HX6 3RQ	Detached from the Urban Area Special Landscape Area	Site Report	Show-stopped
LP0047	Cross Villa Farm, Saddleworth Road, Barkisland, Sowerby Bridge, HX4	Detached from the Urban Area Special Landscape Area	Site Report	Show-stopped
LP0048	Land adjacent to, Stainland Road, Barkisland, Sowerby Bridge, HX4 OAQ	Special Landscape Area Site in use as a cricket ground	Site Report	Unsuitable - Well used sports facility
LP0049	Land adjacent to, Stainland Road, Barkisland, Sowerby Bridge, HX4 OAJ	Grade II Listed Christ Church to the south of the site Special Landscape Area	Site Report	Unsuitable - Based on the results of Heritage Impact Assessment
LP0080	Land at, Godly, Rishworth, Sowerby Bridge, HX6 4QR	Detached from the Urban Area Special Landscape Area	Site Report	Show-stopped
LP0097	Lower Gaukroger Farm, Daisylea, Sowerby, Sowerby Bridge, HX6 1NA	Illogical encroachment into the Green Belt	Site Report	Stage 6 - The site meets 3-5 of the Green Belt purposes and has a number of constraints. The development of this site would create an illogical encroachment into the Green Belt and harm the rural character of the area.
LP0141	Land adjacent to, Sowerby New Road, Sowerby, Sowerby Bridge, HX6	Surface water flood risk and potential for development to increase surface water run off Connective role of the site for birds Highways mitigation -widening of road or significant earthworks Proximity of heritage assets Grade 1 Wood Hall Lane, and Grade II Church Terrace Illogical encroachment into the Green Belt	Site Report	Stage 6 - The site meets 3-5 of the Green Belt purposes and has multiple constraints. The development of this site would create an illogical encroachment into the Green Belt and harm the rural character of the area. The site would not retain a strong defensible Green Belt boundary.

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0306	Land surrounding Cross Royd Farm, Greetland Road, Barkisland, Sowerby Bridge,	Special Landscape Area Illogical encroachment into the Green Belt	Site Report	Stage 6 - The site meets 3-5 of the Green Belt purposes, has few constraints and is within the Special Landscape Area. The development of this site would create an illogical encroachment into the Green Belt and harm the rural character of the area. The site would not retain a strong defensible Green Belt boundary.
LP0312	Land off, Hollas Lane, Sowerby Bridge,	Detached from the Urban Area Special Landscape Area	Site Report	Show-stopped
LP0339	Land North of Rose Bungalow, Ripponden, Triangle, Sowerby Bridge, HX6 3DL	Flood risk, including surface water flooding Species and Habitats of Principal Importance and proximity to Wildlife Habitat Network Proximity to Listed assets Thorpe Mill buildings are Grade II Listed Loss of employment land Detached from the Urban Area	Site Report	Show-stopped
LP0340	Land off Oak Hill, Rochdale Road, Triangle, Sowerby Bridge, HX6	Detached from the Urban Area	Site Report	Show-stopped
LP0341	Land off, Rochdale Road, Triangle, Sowerby Bridge, HX6	Detached from the Urban Area	Site Report	Show-stopped
LP0599	Lower Breck Farm, Rochdale Road, Triangle, Sowerby Bridge, HX6 3NS	Disconnected from Urban Area	Site Report	Show-stopped
LP0613	Land Adjoining Stubbings, Rochdale Road, Ripponden, Sowerby Bridge, HX6 4PA	Most sensitive Green Belt Highways access not possible from Rochdale Road Noise from road traffic. Existing properties on private water supplies, these would need protection and proposed development would need to be connected to mains drainage and water undertakers. Topography	Site Report	Stage 6 - The site meets 3-5 of the Green Belt Purposes and has a few constraints. The site would form an illogical encroachment into the Green Belt and would not retain a strong defensible Green Belt boundary.

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0774	Land East, Halifax Road, Ripponden, Sowerby Bridge, HX6 3HR	Ecology river is a UK BAP Priority Habitat Flood risk, including surface water flooding Unstable land Site access impact of traffic flows on A58 Land contamination	Site Report	Show-stopped
LP0798	Westfield Stables, Sowerby Croft Lane, Norland, Sowerby Bridge, HX6 3SF	Disconnected from the existing Urban Area	Site Report	Show-stopped
LP0825	Land between, Greetland Road and Saddleworth Road, Barkisland, Sowerby Bridge, HX4 OBE	Site access and appropriate level of visibility in accessing the highway Lowland mixed deciduous woodland Wildlife Habitat Network through the site Special Landscape Area Potential for increased surface water run-off Illogical encroachment into the Green	Site Report	Stage 6 - The site meets 3-5 of the Green Belt purposes, has multiple constraints and is within the Special Landscape Area. Development would create an illogical settlement extension and development of the site would harm the rural character of the area. The site would not retain a strong defensible Green Belt boundary.
LP0837	Manor House Barn, Quakers Lane, Ripponden, Sowerby Bridge, HX6 4HH	Disconnected from the Urban Area Special Landscape Area	Site Report	Show-stopped
LP0889	Land to East side of, Saddleworth Road, Barkisland, Sowerby Bridge,	Limited relationship to the Urban Area Special Landscape Area Proximity to Christ Church (Grade II Listed)	Site Report	Show-stopped
LP0939	Land off, Oldham Road, Ripponden, Sowerby Bridge,	Most sensitive Green Belt Less than 2km from South Pennines SPA/SCA/SSSI Site lies within Wildlife Habitat Network Principal Habitat of Importance beck, mill race and woodland Land contamination Within Special Landscape Area Proximity to The Old Building of Rishworth School, Grade II Listed	Site Report	Stage 6 - The site meets 3-5 of the Green Belt purposes, has multiple constraints and is within the Special Landscape Area.

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1024	Land adjacent, Stainland Road, Barkisland, Sowerby Bridge, HX4 0AQ	Heritage proximity to Grade II Listed Buildings (Barkisland School and Christ Church) Overhead power lines Special Landscape Area Potential for increased surface water run-off Development would result in illogical encroachment into the Green Belt	Site Report	Stage 6/Unsuitable - The site meets 3-5 of the Green Belt purposes, has a number of constraints and is within the Special Landscape Area. Calderdale Conservation Officers recommend the site be filtered and not allocated due to development having a detrimental impact on the wider settings of listed buildings close to the site.
LP1025	Land at, High Royd, Barkisland, Sowerby Bridge, HX4	Site is disconnected from the Urban Area	Site Report	Show-stopped
LP1026	Former Ripponden Bank Depot, Greetland Road, Barkisland, Sowerby Bridge,	Site is detached from the Urban Area	Site Report	Show-stopped
LP1028	Land between Greetland Road, Scammonden Road and Saddleworth Road, Barkisland, Sowerby Bridge, HX4 OBE	Proximity to Grade II Listed assets Heald Wall Nook Cottage & adjacent Pinfold Special Landscape Area	Site Report	Stage 6/Unsuitable - The site meets 0-2 of the Green Belt purposes, has multiple constraints and is within the Special Landscape Area. Development would create an extension which would harm the rural character of the area and would not suit the role and character of the area.
LP1439	Field at Springhaven, Elland Road, Ripponden, Sowerby Bridge, HX6 4JN	Topography Site access Special Landscape Area Mineral Safeguarding Area Illogical encroachment into the Green Belt	Site Report	Stage 6 - The site meets 3-5 of the Green Belt purposes, has a numerous constraints and is within a Special Landscape Area. Development would create an illogical settlement extension and development of the site would harm the rural character of the area. The site would not retain a strong defensible Green Belt boundary.

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1560	Land off, Bank View, Elland Road, Barkisland, Sowerby Bridge, HX4 0DN	Detached from the Urban Area Special Landscape Area	Site Report	Show-stopped
LP1582	3-5, Sandy Dyke Lane, Triangle, HX6 3DS	Detached from the Urban Area	Site Report	Show-stopped
LP1586	Land adjacent to west and north sides of, Godly Church, Rishworth,	Detached from the Urban Area Special Landscape Area 1180m from the South Pennine Moors SPA/SAC/SSSI. Curlew and lapwing (SPA listed birds) have been recorded in the locality	Site Report	Show-stopped
LP1596	Land at, Mill Fold Cottage, Ripponden, HX6 4DJ	Surface water flood risk Ecology UK BAP Priority Habitat woodland and grassland, and presence of Daubenton's bat, common pipistrelle bat and otters within the vicinity.	Site Report	Show-stopped
LP1602	Barkisland Cross, Jackson Lane, Barkisland, HX4 0HE	Special Landscape Area Potential habitat for bats Most sensitive Green Belt	Site Report	<i>Additional New Housing Site</i>
LP1644	Field at, Far Flat Head Cottage, Ripponden, HX6 4NX	Disconnected from the Urban Area Less than 2km from the South Pennine Moors SPA/SAC/SSSI Records of lapwing within 500m of the site Site access not achievable due to narrow width of Ripponden Old Lane	Site Report	Show-stopped

Table8 8 – Sowerby Bridge

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0993	Land off, Fore Lane Avenue, Sowerby, Sowerby Bridge, HX6	Potential of increased surface water flooding Access (Steep site) Lowland mixed deciduous woodland UK BAP priority habitat Part of outer gardens/park of Grade II Listed White Windows Estate Contaminated Land	Site Report	Stage 6/Unsuitable - The site meets 3-5 of the Green Belt purposes and has a number of constraints. There are questions of deliverability due to the constraints of the site dividing the developable area into two smaller parcels which have access, heritage and ecological constraints.
LP1564	Land between, Sowerby Croft Lane and Harper Royd Lane, Norland, HX6 3QQ	Disconnected from urban area Heritage nearby listed buildings Special Landscape Area Stables need for buffer	Site Report	Show-stopped

Table 9 - Todmorden

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP0316	Land off, Holebottom Road, Todmorden, OL14 8BG	Impact on Special Landscape Area. Topography. Loss of Open Space. Highway Issues. Impact on Heritage Assets. Lack of relationship to the existing urban area.	Site Report	Stage 6 - The site meets 3-5 of the Green Belt purposes, has multiple constraints and is within the Special Landscape Area. The site has a marginal relationship to the existing Urban Area; development of the site is unlikely to promote sustainable travel patterns, consequently increasing pollution. It would also form an illogical encroachment into the Area Around Todmorden.
LP0329	Land off, Castle Street, Todmorden, OL14 8AA	Impact on Special Landscape Area. Ecology Issues. Topography. Limited relationship with the urban area.	Site Report	Show-stopped
LP0637	Land Adjacent, 940 Rochdale Road, Walsden, Todmorden, OL14 6TY	Topography/Unstable Land. Ribbon Development. Impact on Special Landscape Area.	Site Report	Stage 6/Unsuitable - The site meets 3-5 of the Green Belt purposes, has multiple constraints and is within the Special Landscape Area. The site has a marginal relationship to the existing Urban Area and would form an illogical encroachment into the Area Around Todmorden which would harm the intrinsic character of countryside.
LP0817	Land off Meadow Bottom Road, Park Road, Todmorden,	Impact on Special Landscape Area. Topography/Land Stability. Environmental Health Issues.	Site Report	Unsuitable - The overriding constraint is land stability with a history of issues relating to land stability going back many years including the building of a school which had to be abandoned. Unless ground investigations can

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
				demonstrate that this issue can be overcome the site should not be allocated.
LP0903	Land off, Hole Bottom, Todmorden, OL14	Impact on Special Landscape Area. Drainage Issues. Access Issues.	Site Report	Show-stopped
LP0911	Land at, Cross Stone, Todmorden, OL14 8RQ	Topography. Impact on Special Landscape Area. Illogical Extension to Urban Area.	Site Report	Stage 6/Unsuitable - The site meets 3-5 of the Green Belt purposes, has multiple constraints and is within the Special Landscape Area. The site has a marginal relationship to the existing Urban Area and would form an illogical encroachment into the Area Around Todmorden which would harm the intrinsic character of countryside. Development of the site is unlikely to promote sustainable travel patterns, consequently increasing pollution.
LP1006	Land off, Off Hollins Road, Walsden, Todmorden, OL14 6RA	Topography. Impact on Special Landscape Area. Impact on Ecology.	Site Report	Show-stopped
LP1237	Site of 480 - 488 & 1 - 9 Knotts Street, Burnley Road, Todmorden,	Impact on Special Landscape Area. No relationship to Logical Settlement Boundary. Potentially Unstable Land. Topography.	Site Report	Show-stopped
LP1421	Hanging Field Farm, Hey Head Lane, Todmorden,	No relationship to Logical Settlement Boundary. Impact on Special Landscape Area.	Site Report	Show-stopped

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1531	Land north of, Keats Avenue, Todmorden,	Topography/Unstable Land. Impact on Special Landscape Area. Highway Issues. Heritage Assets.	Site Report	Stage 6/Unsuitable - The site meets 3-5 of the Green Belt purposes, has multiple constraints and is within the Special Landscape Area. The deliverability of the site is questionable due to unknown ownership, third party land for access not demonstrated and potential harm on heritage.
LP1536	Land between, Rochdale Rd & Allescholes Rd, Walsden, Todmorden,	Topography. Impact on Special Landscape Area. Potentially Unstable Land. Limited Relationship with Logical Settlement Boundary.	Site Report	Show-stopped
LP1550	Fields adjacent to, Bean Hole Farm, Todmorden, OL148AF	Topography. Ecology Issues. Impact on Heritage Assets. Impact on Special Landscape Area.	Site Report	Show-stopped
LP1557	Land off Henshaw Road, To the north west of Henshaw Farm, Walsden, Todmorden, OL146QR	Topography. Heritage Issues. Impact on Special Landscape Area. Environmental Health Issues.	Site Report	Stage 6/Unsuitable - The site meets 0-2 of the Green Belt purposes, has multiple constraints and is within the Special Landscape Area. The suitability of the site is questionable due to significant constraints including access, potential harm on heritage, Environmental Health and Ecology

Local Plan Site Ref	Address	Constraints	Report	Summary Reason for Filtering
LP1558	Land to the east of, Top o' th' Hill Farm, Walsden, Todmorden, OL146QD	Ecology Issues. Environmental Health Issues. Impact on Special Landscape Area. Heritage Issues.	Site Report	Stage 6/Unsuitable - The site meets 0-2 of the Green Belt purposes, has multiple constraints and is within the Special Landscape Area. The suitability of the site is questionable due to significant constraints including access, potential harm on heritage, Environmental Health and Ecology. The site has a marginal relationship to the existing Urban Area and would form an illogical encroachment into the Area Around Todmorden which would harm the intrinsic character of countryside.
LP1559	Land Off Top'o th' Hill Road, To the South of the Barn, Todmorden, OL146QD	Ecology Issues. Heritage Issues. Impact on Special Landscape Area. Environmental Health Issues.	Site Report	Show-stopped

Table 10 – Sustainable Urban Extensions

Local Plan Site Ref	Local Plan Area	Address	Constraints	Report	Summary Reason for Filtering
LP1453	Brighouse	Land Off, Lillands Lane, Rastrick, Brighouse,	<p>Site is not a preferred Urban Extension</p> <p>Potential for increased surface water run-off</p> <p>Site access (potentially land locked)</p> <p>Adjacent to Strangstry Wood LWS and ancient woodland.</p> <p>Lowland mixed deciduous woodland within the site.</p> <p>Wildlife Habitat Network (WHN)</p> <p>Contaminated Land</p> <p>Noise (from school)</p> <p>Air Quality (AGMA Brighouse)</p>	Site Report	<p>Stage 6 - The site itself meets 0-2 of the identified Green Belt purposes, however the wider parcel of land meets 3-5.</p> <p>Concerns over deliverability of the site due to multiple constraints including flooding, highways and access. Particular concerns over access from Lillands Lane. Potential third party land required. Recognising the high level of Green Belt already released for the Garden Suburbs, further Green Belt release needs to be explored in other parts of the borough.</p>
LP1452	Elland	Land between, Dewsbury Road, Pinfold Lane and New Hey Road, Rastrick, Brighouse,	<p>Site is not a preferred Urban Extension</p> <p>Proximity to M62</p> <p>Small pond and hedgerows UK BAP priority habitats</p> <p>Overhead Power Lines</p>	Site Report	<p>Stage 6 - The site meets 3-5 of the Green Belt Purposes and has multiple constraints. The site would form an illogical encroachment into the Green Belt. Difficult to deliver due to significantly reduced developable area due to adjacent working farm, high voltage overhead powerlines and to allow for a substantial landscape buffer to be created between housing and the motorway.</p>
LP1454	Elland	Land to the West of, Elland Bridge, Elland,	<p>Site is not a preferred Urban Extension</p> <p>Fluvial and pluvial flood risk</p> <p>River Calder and lowland mixed deciduous woodland UK BAP priority habitats</p> <p>Rochdale Canal Local Wildlife Site</p> <p>Bats and otters both European protected species on neighbouring canal an</p>	Site Report	<p>Show-stopped – Flooding, Access, Biodiversity</p>

Local Plan Site Ref	Local Plan Area	Address	Constraints	Report	Summary Reason for Filtering
LP1455	Elland	Land at, Exley Lane, Halifax	Site is not a preferred Urban Extension	Site Report	Stage 6/Unsuitable - The site meets 3-5 of the Green Belt Purposes and has multiple constraints. The site boundary as drawn would close the gap between Halifax and Elland. The site was resubmitted by the land owners with a reduced site boundary which was assessed under site LP1567.
LP1457	Halifax	Land between, Burnley Road, Newlands Road and Water Hill Lane, Warley, Halifax	Site is not a preferred Urban Extension Warley Conservation Area Loss of Open Space Special Landscape Area	Site Report	Unsuitable - The site meets 3-5 of the Green Belt purposes, has multiple constraints and is within the Special Landscape Area. The development of this site would cause substantial harm to the Warley Conservation Area.
LP1458	Halifax	Land at Highroad Well Moor, Off Heath Hill Road, Highroad Well, Halifax,	Site is not a preferred Urban Extension Wildlife Habitat Network Lowland acid grassland and heathland UK BAP priority habitat West End Golf Course	Site Report	Show-stopped - Three quarters of the site would be removed due to ecology, therefore individual sites assessed on their own merits.
LP1459	Halifax	Land between, Moor End Road, Hebble Vale Drive and Larch Close, Wheatley, Halifax	Site is not a preferred Urban Extension	Site Report	Stage 6/Unsuitable - The site meets 0-2 purposes of the Green Belt, and has multiple constraints. However, due to the topography of the site and the developable area being reduced by half because of ecology, individual sites put forward by land owners were assessed on their own merits.

Local Plan Site Ref	Local Plan Area	Address	Constraints	Report	Summary Reason for Filtering
LP1460	Halifax	Land between, Shay Lane, Queensbury Road, and Churn Milk Lane, Holmfield, Halifax,	Site is not a preferred Urban Extension Public rights of way (Halifax 302, 307, 309 & 310) Flood risk, including surface water flooding Topography Wildlife Habitat Network Archaeological asset (PRN12146)	Site Report	Show-stopped – No access achievable
LP1461	Halifax	Land north of, Field Head Lane, Green Lane and Riley Lane, Illingworth, Halifax,	Site is not a preferred Urban Extension Surface water run off Listed buildings Scausby Hall complex Ecology Beck UK BAP priority habitat Access	Site Report	Stage 6/Unsuitable - The site meets 3-5 Green Belt purposes and has multiple constraints. The are particular concerns that the site lies close to the SPA/SAC and a development of this size is likely to result in a significant increased disturbance due to recreation on the designated features of the SPA/SAC. Individual sites were assessed put forward by landowners.
LP1462	Northowram and Shelf	Land between, Stanage Lane and Cooper Lane, Shelf, Halifax,	Site is not a preferred Urban Extension	Site Report	Stage 6/Unsuitable - The site meets 3-5 of the Green Belt purposes and has numerous constrains. The development of this site would close the gap and join Buttershaw, Bradford and Shelf; therefore the individual sites were considered on their own merits.
LP1456	Ripponden	Land between, Rochdale Road and Dean Lane, Sowerby, Sowerby Bridge,	Site is not a preferred Urban Extension Listed Buildings within the site, and in close proximity to Site access Land contamination Working farm Public rights of way through the site (Sowerby Bridge 98 & 99)	Site Report	Stage 6/Unsuitable - The site meets 3-5 of the Green Belt purposes and has numerous constraints. The site would join Sowerby and Triangle. Heritage concerns to the centre west of the site reduces development to the east of the site which has been assessed on its own merits under site LP1398.