

CALDERDALE LOCAL PLAN

POTENTIAL SITES – CONSIDERED AND REJECTED

Calderdale Metropolitan Borough Council

2019



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- 1.1. The Calderdale Local Plan was submitted to the Secretary of State on 11th January 2019. Following the Stage 1 Hearings of the Calderdale Local Plan Examination, the Council commissioned Turley to produce further technical evidence on the housing need and requirements. The findings of this report informed the Council's approach to identifying the housing requirement and providing sufficient supply of housing. A housing requirement of 14,950 was approved at Cabinet which required an additional supply of housing on top of the supply already set out in the Local Plan Publication Draft.
- 1.2. Sites proposed in both the Local Plan Initial Draft (2017) and the subsequent Publication Draft of the Local Plan (2018) were reviewed along with sites that had been rejected (filtered). Any new evidence was assessed both in relation to constraints and also to site capacities utilising any recent planning permissions or pre-application layouts. Those sites which did not have fundamental issues which were rejected based on "the supply of more suitable and available sites elsewhere" formed the basis of the additional sites. The potential additional sites were assessed using the existing [methodology](#) employed for the Publication Draft of the Local Plan. The same sequential approach employed for the Publication Draft Local Plan was also applied. This sequential approach was tempered by the consideration of a site's strategic significance and its ability to deliver wider regeneration and infrastructure benefits.
- 1.3. Other key considerations included:
 - Need to minimise further release of Green Belt around Brighouse given the high level of release already proposed here;
 - Spatial distribution reflecting already high proportion of development in South East Calderdale and the relative lack of allocations in the west of the district;
 - Reflecting the agreed delivery of a new Elland station through increased levels of development in and around Elland;
 - Given the need to demonstrate housing development is achievable where there is evidence land owners are willing to develop, including where agents/developers are actively promoting a site, is relevant;
 - Restricting development close to Hipperholme crossroads (known as the 'Hipperholme stand-off') following confirmation from the Council's Highways and Transportation Service that this approach should be retained.
- 1.4. The [Calderdale Local Plan - Housing Requirement Update and Potential Supply](#) consultation sets out the new requirement and sources of supply including additional sites, and Table 1 below sets out the reasonable alternative site options which were considered and the reason for rejecting them:

Table 1: Rejected Site Options

Local Plan Site Ref	Location	Size	Indicative Dev. Area	Residential Capacity	Rejection Reason	Site Report
Brighouse						
0006	Land at 164, Huddersfield Road and Toothill Lane, Rastrick, Brighouse, HD6 3RT	0.44	0.28	10	Green Belt. Various constraints to include heritage and access. Site has been put forward for 4 dwellings only. No developer on board.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0006.pdf
0538	Land off, Brookfoot Lane, Brighouse	0.60	0.5	18	Green Belt. Illogical settlement extension. Various constraints to include access and environmental health. No developer on board.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0538.pdf
Elland						
0220	Land off, Lower Edge Road, Elland, HX5 9PL	9.41	6.89	207	Green Belt. Various constraints to include heritage, natural environment, environmental health, flooding and drainage. No developer on board.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0220.pdf
0959	Land off, Blackley Road, Blackley, Elland,	3.46	2.66	80	Green Belt. Sloping site. Various constraints to include flooding, drainage and access. No developer on board.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0959.pdf
0979	Land off, Hammerstone Leach Lane, Blackley, Elland, HX5 0TA	5.62	5.62	169	Site not previously consulted within LPID. Green Belt. Illogical settlement extension. Various constraints to include flooding, drainage and access.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0979.pdf
Halifax						

Local Plan Site Ref	Location	Size	Indicative Dev. Area	Residential Capacity	Rejection Reason	Site Report
0248	Land off, Beechwood Road, Illingworth, Halifax, HX2 9BU	0.25	0.25	10	Green Belt. Access arrangements. Adjacent to wildlife site. No developer on board.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0248.pdf
0773	Land Adjacent, Green Lane, Illingworth, Halifax, HX2 9HZ	3.63	3.63	109	Green Belt. Access arrangements. Various constraints to include heritage, environmental health and natural environment. No developer on board.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0773.pdf
0856	Land off, West Lane, Southowram, Halifax	4.07	4.07	122	Green Belt. Various constraints to include highways and environmental health. No developer on board.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0856.pdf
0987	White House, Walt Royd, Wheatley, Halifax, HX2 8TY	1.16	1.16	42	Green Belt. Access arrangements. No willing developer. Constraints include flooding.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0987.pdf
0988	White House, 12 Walt Royd, Wheatley, Halifax, HX2 8TY	0.78	0.78	28	Green Belt. Third party land requirement. No willing developer. Various constraints to include heritage, flooding and drainage.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0988.pdf
1016	Land adjacent to, St Johns Cross Farm, Bradshaw, Halifax, HX2 9UT	4.38	4.38	131	Green Belt. Third party land requirement. No willing developer. Various constraints to include heritage and environmental health.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1016.pdf
1017	Land off, School Lane, Bradshaw, Halifax, HX2 9UT	13.20	12.55	452	Green Belt. Access arrangements. Various constraints to include heritage	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1017.pdf

Local Plan Site Ref	Location	Size	Indicative Dev. Area	Residential Capacity	Rejection Reason	Site Report
					and natural environment.	
1138	Land to East of Horley Green Road, Claremount, Halifax	3.64	2.87	86	Green Belt. Various constraints to include environmental health, Special Landscape Area and natural environment. No willing developer.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1138.pdf
1570	Land adjacent to, Moor End Road and Clough Lane, Mixenden, Halifax	1.45	1.45	52	Green Belt. Land stability. No willing developer. Various constraints to include flooding, drainage and biodiversity.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1570.pdf
1607	Land at, Ovenden Wood Road, Halifax	4.28	3.8	114	Green Belt. Various constraints to include heritage, biodiversity and access. No developer on board.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1607.pdf
Northowram and Shelf						
1046	Land adjacent 44, Northowram Green, Northowram, Halifax, HX3 7SL	1.19	0.8	29	Question mark over availability of full site. Third party land requirement. Access. Green Belt Gap (Northowram and Shelf). No developer on board.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1046.pdf
1047	18 Yarborough Croft, Northowram, Halifax	0.33	0.33	13	Question mark over availability of full site. Third party land requirement. Access. Green Belt Gap (Northowram and Shelf). No developer on board.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1047.pdf
1101	Land at Score Hill, Shelf, Halifax, HX3 7LJ	1.22	1.09	20	Green Belt Gap (Northowram and Shelf). Various constraints to include access and biodiversity.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1101.pdf

Local Plan Site Ref	Location	Size	Indicative Dev. Area	Residential Capacity	Rejection Reason	Site Report
					No developer on board.	
1583	Land at Soaper Lane, Shelf, Halifax, HX3 7PR	9.40	9.40	282	Green Belt. Various constraints to include Flooding and drainage, heritage and environmental health. No developer on board.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1583.pdf
1617	Land rear of Glenden, Halifax Road, Shelf, Halifax	1.52	0.76	27	Green Belt. Access arrangements. Various constraints to include heritage and biodiversity. No developer on board.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1617.pdf
Sowerby Bridge						
1028	Land between Greetland Road, Scammonden Road & Saddleworth Road, Barkisland, Sowerby Bridge, HX4 0BE	4.68	4.68	122	Green Belt. Disproportionate extension to Barkisland. Various constraints to include heritage and Special Landscape Area. No developer on board.	https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1028.pdf