

CALDERDALE LOCAL PLAN

UPDATED LOCAL PLAN SITE ASSESSMENT REPORTS

Calderdale Metropolitan Borough Council

2019



UPDATED LOCAL PLAN SITE ASSESSMENT REPORTS

- 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 provides the full site assessment reports for those sites.

Table 1: Additional Housing Supply

| Local Plan Site Ref | Location | Proposed Use | Size | Indicative Dev. Area | Residential Capacity | Site Report |
|---------------------|---|-----------------------------|-------|----------------------|----------------------|---|
| Brighouse | | | | | | |
| 0573 | Land adjacent Mill Royd Street, Mill Royd Street, Brighouse, HD6 | Additional Mixed Use Site | 2.81 | 2.35 | 200 | https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0573.pdf |
| Elland | | | | | | |
| 0026 | The Gate Farm, Saddleworth Road, Greetland, Elland, HX4 8NW | Additional New Housing Site | 2.23 | 2.23 | 67 | https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0026.pdf |
| 0177 | Land adjacent Ellistones Place, Saddleworth Road, Greetland, Elland, HX4 8LG | Additional New Housing Site | 9.87 | 6.65 | 200 | https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0177.pdf |
| 0952 | Land at New Gate Farm, Saddleworth Road, Greetland, Elland | Additional New Housing Site | 10.63 | 8.80 | 246 | https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0952.pdf |
| 1567 | Land adjacent to Exley Lane, North of Elland, Elland | Additional New Housing Site | 20.53 | 15.50 | 450 | https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1567.pdf |
| 1616 | Land at Ainley Top, South West of the Junction of the A643/New Hey Rd, Ainley Top, Elland | Additional New Housing Site | 2.19 | 1.60 | 48 | https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1616.pdf |
| 1625 | Land to the west of, Silverdale Terrace, Greetland, Elland, HX4 8NQ | Additional New Housing Site | 1.01 | 1.01 | 30 | https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1625.pdf |
| Halifax | | | | | | |
| 0983 | Land at, Maltings Road, Wheatley, Halifax | Additional New Housing Site | 1.35 | 0.91 | 30 | https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0983.pdf |
| 1128 | Land off Park Lane, , Siddal, Halifax, HX3 | Additional New Housing Site | 1.06 | 1.06 | 38 | https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1128.pdf |

| Local Plan Site Ref | Location | Proposed Use | Size | Indicative Dev. Area | Residential Capacity | Site Report |
|-----------------------------|---|-----------------------------|------|----------------------|----------------------|---|
| | | | | | | ocal-plan-publication-draft/ALP1128.pdf |
| 1409 | Wood Lane, Off Ovenden Wood Road, Wheatley, Halifax, HX2 0TQ | Additional New Housing Site | 4.31 | 3.63 | 109 | https://www.calderdale.gov.uk/docs/ocal-plan-publication-draft/ALP1409.pdf |
| 1590 | Land adjacent to the Wells, Stock Lane, Highroad Well, , Halifax, HX2 7QP | Additional New Housing Site | 0.59 | 0.40 | 16 | https://www.calderdale.gov.uk/docs/ocal-plan-publication-draft/ALP1590.pdf |
| Mytholmroyd | | | | | | |
| 0931 | Land at, Greave House Field, Luddenden, Halifax | Additional New Housing Site | 1.21 | 1.21 | 44 | https://www.calderdale.gov.uk/docs/ocal-plan-publication-draft/ALP0931.pdf |
| 1372 | Kershaw Drive, , Luddenden Foot, Halifax | Additional New Housing Site | 3.23 | 1.79 | 47 | https://www.calderdale.gov.uk/docs/ocal-plan-publication-draft/ALP1372.pdf |
| 1622 | Top Land, , Cragg Vale, Hebden Bridge, HX7 5RW | Additional Mixed Use Site | 8.38 | 6.30 | 50 | https://www.calderdale.gov.uk/docs/ocal-plan-publication-draft/ALP1622.pdf |
| Northowram and Shelf | | | | | | |
| 0766 | Land Off, Hall Lane, Northowram, Halifax, HX3 7SN | Additional New Housing Site | 5.81 | 3.08 | 120 | https://www.calderdale.gov.uk/docs/ocal-plan-publication-draft/ALP0766.pdf |
| 1034 | Land off Soaper Lane, Shelf, Halifax, HX3 7PT | Additional New Housing Site | 1.97 | 1.95 | 58 | https://www.calderdale.gov.uk/docs/ocal-plan-publication-draft/ALP1034.pdf |
| 1035 | Land at, 30 Burned Road, Shelf, Halifax, HX3 7PT | Additional New Housing Site | 0.95 | 0.95 | 27 | https://www.calderdale.gov.uk/docs/ocal-plan-publication-draft/ALP1035.pdf |
| 1036 | Land north of Shelf Cricket Ground, Carr House Lane, Shelf, Halifax | Additional New Housing Site | 0.89 | 0.89 | 27 | https://www.calderdale.gov.uk/docs/ocal-plan-publication- |

| Local Plan Site Ref | Location | Proposed Use | Size | Indicative Dev. Area | Residential Capacity | Site Report |
|---------------------|---|-----------------------------|------|----------------------|----------------------|---|
| | | | | | | draft/ALP1036.pdf |
| 1037 | Land off, Burned Road, Shelf, Halifax, HX3 7PT | Additional New Housing Site | 0.90 | 0.90 | 31 | https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1037.pdf |
| 1044 | Hud Hill Farm, Northowram, Halifax, HX3 7LH | Additional New Housing Site | 2.11 | 1.51 | 45 | https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1044.pdf |
| 1523 | Land at, Westercroft Lane, Northowram, Halifax, HX3 7EN | Additional New Housing Site | 1.42 | 1.42 | 51 | https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1523.pdf |
| Ripponden | | | | | | |
| 1602 | Barkisland Cross, Jackson Lane, Barkisland, HX4 OHE | Additional New Housing Site | 0.76 | 0.76 | 24 | https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP1602.pdf |
| Todmorden | | | | | | |
| 0327 | Land off, Halifax Road, Todmorden, OL14 5AT | Additional Mixed Use Site | 0.33 | 0.16 | 38 | https://www.calderdale.gov.uk/docs/local-plan-publication-draft/ALP0327.pdf |