

CALDERDALE LOCAL PLAN

SITE ALLOCATIONS ASSESSMENT METHODOLOGY STATEMENT

APPENDIX 12 – FILTERED (REJECTED) SITES

Calderdale Metropolitan Borough Council

2018



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Filtered (Rejected) Sites by Local Plan Area

Brighouse

Local Plan Site Reference	Address	Summary of Constraints	Report
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) TPOs Noise (M62)	Site Report
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
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
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
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
LP0114	Denholme Gate Road (Woodhead Recreation Ground), Hipperholme, Halifax	Designated Open Space	Site Report
LP0202	Land off, Aysgarth Avenue, Lightcliffe, Brighouse	Recreation ground Surface water flooding	Site Report
LP0203	Land on, Nunlea Royd, Lightcliffe, Brighouse	Amenity greenspace	Site Report
LP0204	Land on, Laburnum Grove, Lightcliffe, Brighouse,	Amenity greenspace	Site Report
LP0205	Land off, Laburnum Grove, Lightcliffe, Brighouse,	Recreational greenspace	Site Report
LP0302	Land off, Village Street, Norwood Green, Brighouse, HX3 8Q	Disconnected from Urban Area	Site Report
LP0314	Land off, Cam Lane, Clifton, Brighouse, HD6 4JD	The site is subsumed within the Thornhills Lane Urban Extension	Site Report
LP0319	Healey Wood Road, and Scholey Rd, Rastrick, Brighouse, HD6	Lowland mixed deciduous woodland covers the site	Site Report

Local Plan Site Reference	Address	Summary of Constraints	Report
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
LP0334	Lightcliffe Works, Halifax Road, Hipperholme, Brighouse, HX3 8BS	The land is not available for development	Site Report
LP0337	Between 278 -314, Bradford Road, Brighouse,	Operational industrial premises	Site Report
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
LP0536	Land to rear of 103-117, Lower Edge Road, Brighouse,	Proximity to quarry Site disconnected from the Urban Area.	Site Report
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
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
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
LP0547	Land to the rear of 114, Smith House Avenue, Hove Edge, Brighouse,	Well used Open Space	Site Report
LP0554	Land adjacent St. Andrews C of E School, Blackburn Road, Brighouse,	Playing fields for St Andrews CoE Primary School	Site Report
LP0557	Land on, Waterloo Road, Brighouse,	Council Owned Allotments	Site Report
LP0573	Land adjacent Mill Royd Street, Mill Royd Street, Brighouse, HD6	Fluvial and surface water flood risk Calder and Hebble Navigation Local Wildlife Site UK BAP habitat Potential land contamination PRN 4276, 11834, 14412, 14413 -	Site Report
LP0575	Land at, Lilliands Lane, Brighouse,	Open Space of which there is a deficit in the area.	Site Report
LP0577	Land adjacent Thornhills Lane, Clifton, Brighouse, HD6	The site is subsumed within the Thornhills Lane Urban Extension	Site Report
LP0582	North Vale Mills Complex 392, Bradford Road, Bailiff Bridge, Brighouse,	Existing Employment Use	Site Report

Local Plan Site Reference	Address	Summary of Constraints	Report
LP0592	Allotments to rear of the late shop, Denholme Gate Road, Hipperholme, Brighouse,	Allotments	Site Report
LP0597	Land adjacent Brighouse Water Treatment Works, Wakefield Road, Cooper Bridge, Brighouse,	Disconnected from the Urban Area Part within Flood Zone 3b	Site Report
LP0795	Thornhills Lane, Clifton, Brighouse, HD6	The site is subsumed within the Thornhills Lane Urban Extension	Site Report
LP0842	Site of 144 New Street, Clifton, Brighouse, HD6 4	Removal of residential property reduces site to below the site size threshold.	Site Report
LP0851	Land to the South, Whitehall Road, Lightcliffe, Brighouse,	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report
LP0857	Land off, Sowden Lane, Norwood Green, Brighouse, HX3 8QP	Disconnected from the Urban Area	Site Report
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
LP0869	Land off, Leeds and Whitehall Road, Bailiff Bridge, Brighouse,	Disconnected from Urban Area	Site Report
LP0871	Land off, Well Lane and Green Lane, Clifton, Brighouse,	Illogical encroachment into the Green Belt	Site Report
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
LP0894	Thornhills Lane, Brighouse, HD6	The site is subsumed within the Thornhills Lane Urban Extension	Site Report
LP0895	Land at, Thornhills Lane, Brighouse, HD6 4JQ	The site is subsumed within the Thornhills Lane Urban Extension	Site Report
LP0896	Land at, Thornhills Lane, Brighouse, HD6 4JQ	The site is subsumed within the Thornhills Lane Urban Extension	Site Report
LP0897	Cooper Bridge Spares, Wakefield Road, Cooper Bridge, Brighouse, WF14 0BU	Disconnected from the Urban Area	Site Report
LP0941	Land off, Elland Road, Brighouse,	Ecology constraints result in the site falling below the site size threshold.	Site Report
LP0942	Land off, Elland Road, Brighouse, HD6	Site filtered as developable area falls below the threshold for allocation Surface water run off UK BAP Priority habitat on site Deciduous woodland	Site Report
LP0943	Land off, Brookfoot, Brighouse, HX3	Site is in active use as minerals processing and	Site

Local Plan Site Reference	Address	Summary of Constraints	Report
		storage	Report
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
LP0999	Land off, Daisy Road & Woodhouse Lane, Rastrick, Brighouse,	Restrictive covenant Open Space provision	Site Report
LP1049	Land Off, Station Road, Norwood Green, Brighouse,	Disconnected from Urban Area	Site Report
LP1055	Thornhills Farm, 328 Thornhills Lane, Clifton, Brighouse, HD6 4JQ	The site is subsumed within the Thornhills Lane Urban Extension	Site Report
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
LP1061	Land at, Ripley Street, Lightcliffe, Brighouse,	Council Owned Allotments	Site Report
LP1063	Ravensprings Park, Cawcliffe Road, Brighouse,	Site is in active use by Brighouse model railway society	Site Report
LP1070	Land off, Wakefield Road, Lightcliffe, Brighouse, HX3	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report
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
LP1072	Land at, St Giles Road, Lightcliffe, Hove Edge, Brighouse, HX3	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report
LP1073	Stoneworks, St. Giles Road, Lightcliffe, Hipperholme, Brighouse, HX3	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report
LP1074	Land at, St Giles Road, Lightcliffe, Hipperholme, Brighouse, HX3 8DE	Unacceptable severe impact at the Hipperholme Crossroads. Lowland mixed deciduous woodland UK BAP priority habitat. Potential for increased surface water run-off	Site Report
LP1075	Land at, St Giles Road, Lightcliffe, Brighouse, HX3	Site Unavailable	Site Report
LP1076	Land East of, Park View, Lightcliffe, Brighouse, HD6 2LH	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report
LP1094	Halifax Road, Hove Edge, Brighouse,	Impact on lowland mixed deciduous woodland Disconnected with the Urban Area	Site Report
LP1096	Halifax Road, Hove Edge, Brighouse,	Site is in active use as a bowling club.	Site Report
LP1097	Kershaw Garden Centre, Halifax Road, Brighouse,	Site is in active use as a garden centre.	Site Report
LP1098	Upper Green Lane, Hove Edge,	Playing fields for St Chad's CoE Primary School	Site

Local Plan Site Reference	Address	Summary of Constraints	Report
	Brighouse,		Report
LP1099	Upper Green Lane & Finkil St., Hove Edge, Brighouse,	Playground and recreation space	Site Report
LP1104	Northedge Park, Hipperholme, Brighouse, HX3 8JW	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report
LP1105	The Grove, Hipperholme, Brighouse,	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report
LP1107	Bramley Lane, Hipperholme, Brighouse,	Significant and demonstrable detrimental impact on the A58 / A644 junction. Disconnected from Urban Area	Site Report
LP1108	Land adjacent, 27 Syke Lane, Lightcliffe, Brighouse, HX3 8SY	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report
LP1109	Land South of Northedge Lane, Northedge Lane, Hipperholme, Brighouse, HX3 8JN	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report
LP1110	Langlea Terrace, Hipperholme, Brighouse, HX3 8LG	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report
LP1111	Woodhead, Denholme Gate Road, Hipperholme, Brighouse, HX3 8HX	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report
LP1113	Land Adjacent, Northedge Lane, Hipperholme, Brighouse, HX3 8JY	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report
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
LP1118	Station Road, Hipperholme, Brighouse,	Significant and demonstrable detrimental impact on the A58 / A644 junction. Significant impact on an environmentally sensitive area	Site Report
LP1119	Off Halifax Road, Hipperholme, Brighouse, HX3	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report
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
LP1121	Station Road, Hipperholme, Brighouse, HX3	Significant and demonstrable detrimental impact on the A58 / A644 junction. Not suitably accessible for housing	Site Report
LP1221	EM62, Armitage Road, Brighouse	Site is in active use as a car park	Site Report
LP1243	Clifton Lagoon, Wakefield Road, Clifton, Brighouse,	Wildlife Habitat Network Potential surface water flooding Disconnected from the Urban Area	Site Report
LP1245	Stratton Road, Brighouse,	Site filtered for ecology/open space reasons Surface water run off Ecology UK BAP Priority habitat on site Deciduous woodland	Site Report
LP1246	Healey Wood Road, Brighouse,	Housing would be a conflict of use with adjacent industrial premises Acceptable access junction and road for a site	Site Report

Local Plan Site Reference	Address	Summary of Constraints	Report
		of this size not practical Potential land contamination	
LP1248	Bethel Street, Brighouse,	Site falls below site size threshold due to ecological constraints Wildlife Habitat Network, Local Wildlife Site, Species of Principal Importance, Habitat of Principal Importance	Site Report
LP1251	Atlas Mill Road, Brighouse,	Not accessible Detrimental impact on ecology (LWS, WHN, HPI and SPI) Noise from industrial estate	Site Report
LP1252	Adj St Andrews CE Junior School, Waterloo Road, Brighouse,	Sports facilities attached to a school	Site Report
LP1275	Whinney Hill Park/Sycamore Drive, Brighouse,	Designated Open Space	Site Report
LP1279	Highbury School Day Centre, Shannon Road, Rastrick, Brighouse,	Site is in active use as a school	Site Report
LP1323	Elland Road/Bank Street, Brighouse,	Ecology constraints reduce the site below the site size threshold Wildlife Habitat Network, Habitats of Principal Importance, Species of Principal Importance, Local Wildlife Site	Site Report
LP1330	Healey Wood Road, Rastrick, Brighouse,	In use as a community open space	Site Report
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
LP1351	Carr Green Recreation Ground, Carr Green Lane, Rastrick, Brighouse,	Site is in use as a playing field and children's play ground. Disconnected from the Urban Area	Site Report
LP1355	Denholme Gate Road (Woodhead Recreation Ground), Hipperholme, Halifax	Woodhead Recreation Ground	Site Report
LP1357	Reins Road, Rastrick, Brighouse,	Covenant limiting the use of the site to 'public walks and pleasure grounds'.	Site Report
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
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
LP1411	Land at Pear Tree Farm, Wakefield Road, Lightcliffe, Brighouse, HX3	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report
LP1427	Watson Quarry, Brookfoot Lane, Southowram, Halifax, HX3 9SZ	Illogical encroachment into the Green Belt	Site Report
LP1453	Land Off, Lillands Lane, Rastrick,	Site is not a preferred Urban Extension	Site

Local Plan Site Reference	Address	Summary of Constraints	Report
	Brighouse,	Potential for increased surface water run-off Site access (potentially land locked) Adjacent to Strangstry Wood LWS and ancient woodland. Lowland mixed deciduous woodland within the site. Wildlife Habitat Network (WHN) Contaminated Land Noise (from school) Air Quality (AGMA Brighouse)	Report
LP1467	Land adjacent St Andrew's CE(VA) School, Larkfield Court and Church Lane, Brighouse	Well used football pitch	Site Report
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
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
LP1483	Land between, Bradley Wood and Woodhouse Lane, Rastrick, Brighouse,	The site is subsumed within the Woodhouse Urban Extension	Site Report
LP1484	Land between, Bradley Wood and Woodhouse Lane, Rastrick, Brighouse,	The site is subsumed within the Woodhouse Urban Extension	Site Report
LP1485	Land between, Bradley Wood and Woodhouse Lane, Rastrick, Brighouse,	The site is subsumed within the Woodhouse Urban Extension	Site Report
LP1541	Land off, Wakefield Road, Lightcliffe, Brighouse, HX3 8UF	Significant harm to heritage asset (Grade II Holme House) Access not suitable	Site Report
LP1555	Birkdale Farm, Birkhouse Road, Bailiff Bridge, Brighouse, HD6 4JL	Disconnected from the Urban Area	Site Report
LP1579	Land at Lower Edge Road, Church Lane, Elland	Within a Mineral Site designation Adjacent active quarry	Site Report
LP1581	Land north of, Bramley Lane, Hipperholme, HX3 8NS	Significant and demonstrable detrimental impact on the A58 / A644 junction.	Site Report
LP1592	Land at, Cromwell Bottom, Elland,	Disconnected from the Urban Area	Site Report
LP1606	Land at, Hartshead Moor, Brighouse,	Disconnected from the Urban Area	Site Report
LP1619	Land to east of, Huddersfield Road, Brighouse,	The site is subsumed within the Woodhouse Urban Extension	Site Report
LP1633	Carr Lane Playing Fields, Rastrick, Brighouse, HD6 3LT	Open space, sports and recreation fields which can not be replaced	Site Report

Elland

Local Plan Site Reference	Address	Summary of Constraints	Report
LP0018	Wham Leigh Quarry, Clay Pit Lane, Sowood, Elland, HX4 9JL	Disconnected from Urban Area.	Site Report
LP0020	Crawstone Hall Wood Farm, Dog Lane, Greetland, Elland, HX4	Disconnected from the Urban Area.	Site Report
LP0026	The Gate Farm, Saddleworth Road, Greetland, Elland, HX4 8NW	High sensitive Green Belt Land drainage Semi-improved grassland. Road traffic noise. Unknown availability (small section). Right of Way (Elland 052).	Site Report
LP0041	Land to the south of, Stainland Road, Stainland, Elland, HX4 9EH	Stainland Conservation Area Bat alert Steeply sloping site	Site Report
LP0057	Sunside Service Station Ltd, Saddleworth Road, Greetland, Elland, HX4 8LZ	Proximity to industrial/commercial uses Flood risk	Site Report
LP0058	Parking Area Brooks Mills Works, Saddleworth Road, Greetland, Elland,	Site in commercial use	Site Report
LP0078	Hard Platts Farm, Hard Platts Lane, Stainland, Elland,	Disconnected from urban area.	Site Report
LP0079	Land at Wilderness Farm, Gosport Lane, Outlane, Elland, HD3	Wilderness Farm (grade II listed structure) Outside Green Belt area of search.	Site Report
LP0095	Land adjacent to Gate Head, Gate Head Lane, Greetland, Elland, HX4 8NP	Disconnected from urban area.	Site Report
LP0142	Land at, Hame, Stainland, Elland, HX4	Illogical settlement extension. Stainland Conservation Area.	Site Report
LP0143	Mill Paddock, 10 Town Ing Way, Stainland, Elland, HX4 9EE	Stainland Conservation Area. Land drainage. Access. Restrictive covenant.	Site Report
LP0144	Town Ing Field Cliffe Manor, Stainland Road, Stainland, Elland, HX4 9HF	Access. Stainland Conservation Area. Land drainage.	Site Report
LP0176	Greetland Infant School, Saddleworth Road, Greetland, Elland,	Playing fields in use	Site Report
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

Local Plan Site Reference	Address	Summary of Constraints	Report
LP0220	Land off, Lower Edge Road, Elland, HX5 9PL	Erosion of Green Belt gap between Elland and Rastrick Potential to increase surface water run off 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
LP0247	Land between, Lindley Road and South Lane, Blackley, Elland, HD3 3SZ	Detached from Urban Area.	Site Report
LP0283	Land north, John Street/Coronation Street, Greetland, Elland,	Land leased by the Council for recreational purposes	Site Report
LP0347	Land to the rear of 1 - 17, Laneside, Stainland Road, Holywell Green, Elland,	In use outdoor playing field.	Site Report
LP0484	Greetland Junior & Infant School, Rochdale Road, Greetland, Elland,	In use outdoor playing field.	Site Report
LP0488	Greetland Cricket & Bowling Club, Saddleworth Road, West Vale, Elland,	Openspace urban Playing field in use Flood zone 3	Site Report
LP0493	Brian Royd Mills, Saddleworth Road, Greetland, Elland,	In Commercial / Industrial use.	Site Report
LP0497	Land between Crawstone Knowl Farm & 346, Rochdale Road, Greetland, Elland,	Site access	Site Report
LP0498	Land east of 17, Rochdale Road, Greetland, Elland,	Disconnected from the Urban Area.	Site Report
LP0502	Allotment Gardens, South Street, Holywell Green, Elland,	Open Space Urban Allotments in use	Site Report
LP0503	Allotments, Jagger Green Lane, Jagger Green, Elland,	Allotment site	Site Report
LP0504	WMC Car Park, South Lane, Elland,	In commercial use.	Site Report
LP0510	Land at North End, South Lane, Elland,	In existing commercial use.	Site Report
LP0514	Land adjacent Storth View, Huddersfield Road, Elland,	Unavailable. Environmental Health concerns (neighbours).	Site Report
LP0515	Factory, Dewsbury Road, Elland,	Detached from urban area. In current employment use.	Site Report
LP0518	Marshall Hall, Elland Lane, Elland,	Surface Water Flood Risk. Environmental Health objection (inappropriate	Site Report

Local Plan Site Reference	Address	Summary of Constraints	Report
		use)	
LP0625	Land between 5 - 9 Moor Hey & Glen View Cottages, Moor Hey Lane, Sowood, Elland,	Detached from urban area	Site Report
LP0820	Land off, Dewsbury Road, Elland,	Heritage New Hall, Grade I Listed Building Surface water run off Access Land contamination	Site Report
LP0859	Land west of Pinfold Lane, Upper Edge, Elland,	Disconnected from the Urban Area	Site Report
LP0892	Land off, Old Earth, Elland,	Outdoor sports facilities	Site Report
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
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 Fibril) Wildlife Habitat Network. Deciduous woodland (UK BAP priority habitat)	Site Report
LP0953	Land off, Ellistones Lane, Greetland, Elland, HX4 8NJ	Site in existing use Disconnected from the Urban Area	Site Report
LP0954	Land off, Stainland Road, Greetland, Elland, HX4	Disconnected from the Urban Area	Site Report
LP0955	Little Bradley, Stainland Road, West Vale, Elland, HX4 8BH	Very limited relationship with the Urban Area	Site Report
LP0957	Land off, Hammerstones Road, Elland,	Existing sports facility (Brooksbank Cycle Circuit)	Site Report
LP0958	Land off, Victoria Road, Elland,	Playing fields	Site Report
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
LP0961	Land off, Stainland Road, Holywell Green, Elland, HX4 9AJ	Site access	Site Report
LP0963	Land off, Rochdale Road, West Vale, Elland,	The site is now Calderdale Retreat Care Home.	Site Report
LP0979	Land off, Hammerstone Leach Lane, Blackley, Elland, HX5 0TA	Most sensitive Green Belt Surface water flood risk	Site Report

Local Plan Site Reference	Address	Summary of Constraints	Report
		Potential to increase surface water run off Adjacent to Wildlife Habitat Network	
LP0981	Land off, Greetland, Elland, HX4 8NR	The site is disconnected from the existing Urban Area	Site Report
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
LP1029	Land North of, Johns Lane, Elland,	Former landfill site which is gassing Noise issues from nearby industrial estate	Site Report
LP1082	Land at, Whitwell Green Lane, Elland, HX5	Potential to increase surface water run-off. Surface water flooding. Wildlife Habitat Network. Lowland mixed deciduous woodland UK BAP Priority Habitat. Proximity to Elland bypass. Potential for contaminated land. Loss of employment land.	Site Report
LP1083	Wistons Lane, Elland,	Site in commercial use.	Site Report
LP1089	Land at, Rochdale Road, Greetland, Elland, HX4 8HR	Loss of natural/semi-natural urban green space Potential impact on heritage assets Lowland acid grassland Wildlife Habitat Network	Site Report
LP1090	Rochdale Road, Greetland, Elland,	Part of sports recreation ground	Site Report
LP1091	Land off, Rochdale Road, Greetland, Elland,	Equipped play area	Site Report
LP1192	The Railway Sidings, Stainland Road, Greetland, Elland, HX4 8LP	Disconnected from the Urban Area	Site Report
LP1331	Elland Bridge Riverside Park, Millgate, Elland,	Elland Bridge Riverside Park	Site Report
LP1352	West Lodge Crescent/New Hey Road, Ainley Top, Elland,	Loss of Open Space Surface water run off Access	Site Report
LP1358	Park Lane, Sowood, Halifax,	Disconnected from the existing Urban Area	Site Report
LP1360	Park Road, Elland,	Recreation Ground	Site Report
LP1410	Land at Ainleys Industrial Estate, Ainley Bottom, Elland, HX5	Lowland mixed deciduous woodland Wildlife Habitat Network	Site Report
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
LP1445	The Railway Sidings - Site 3, Stainland Road, Greetland, Elland, HX4 8LP	Disconnected from the Urban Area	Site Report
LP1447	Hanson Brickworks, Lower Edge Road,	Mineral Allocation MLP3	Site

Local Plan Site Reference	Address	Summary of Constraints	Report
	Elland, HX5 9PU		Report
LP1452	Land between, Dewsbury Road, Pinfold Lane and New Hey Road, Rastrick, Brighouse,	Site is not a preferred Urban Extension Proximity to M62 Small pond and hedgerows UK BAP priority habitats Overhead Power Lines	Site Report
LP1454	Land to the West of, Elland Bridge, Elland,	Site is not a preferred Urban Extension 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
LP1455	Land at, Exley Lane, Halifax,	Site is not a preferred Urban Extension	Site Report
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
LP1477	Land rear of, South Lane Gardens, Elland,	Existing employment site	Site Report
LP1479	Land rear of, Rosemount Avenue, Elland,	Site is part of an amenity space provided as part of a planning condition	Site Report
LP1542	Park View Barn, Sowood, Halifax, HX4 9JY	Disconnected from the Urban Area	Site Report
LP1546	Land off, Lindley Road, Blackley, Elland,	Disconnected from the Urban Area	Site Report
LP1567	Land adjacent to Exley Lane, North of Elland, Elland,	High Risk Flood Area 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 PRN3995 (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
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	Site Report

Local Plan Site Reference	Address	Summary of Constraints	Report
		species on neighbouring canal and river	
LP1585	Land West of Scarr Bottom Lane, East of Syke House Lane, Greetland, HX4 8PQ	Detached from urban area.	Site Report
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
LP1616	Land at Ainley Top, South West of the Junction of the A643/New Hey Rd, Ainley Top, Elland,	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
LP1625	Land to the west of, Silverdale Terrace, Greetland, Elland, HX4 8NQ	Site of archaeological interest (SWYOR-6B3838). Risk of surface water flooding. Most sensitive Green Belt.	Site Report
LP1628	Riverside House, Gas Works Lane, Elland, HX5 7HP	Wildlife Habitat Network Access Road Traffic Noise Flooding and Drainage Elland Conservation Area	Site Report
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

Halifax

Local Plan Site Ref	Address	Summary of Constraints	Report
LP0016	Land to west of Marshalls, West Lane site, Southowram, Halifax, HX3	Site is filtered as the site is continuing its existing use. Within MSA Surface water flooding	Site Report
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
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
LP0030	Hough Mills, Bradford Road, Northowram, Halifax, HX3 7BN	Site is to continue in its existing use Within MSA Land contamination Road traffic noise Noise from adjacent uses Surface water run off Ecology/Protected Species	Site Report
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
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
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

Local Plan Site Ref	Address	Summary of Constraints	Report
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
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
LP0082	Land adjacent, Range Bank, Claremount, Halifax,	Site is filtered as it is unstable land, no access and ecology issues Unstable land Ecology UK BAP Priority habitat on site Deciduous woodland Steeply sloping Surface water flood risk Access Within MSA	Site Report
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
LP0092	Land at Lane Head Farm, Roils Head Road, Norton Tower, Halifax, HX2 OSU	Illogical encroachment into the Green Belt Access Within MSA Surface water flood risk	Site Report
LP0093	Roils Head Service Reservoir, Vicar Park Road, Norton Tower, Halifax,	Site is filtered as it is unavailable Within MSA Contaminated Land Access Surface water flood risk	Site Report
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
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
LP0104	Eastfield House, Belmont Street, Claremount, Halifax,	Site filtered as there is a continuing employment use Within MSA Surface water run off	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
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
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
LP0112	Works and associated land, Siddal Top Lane, Siddal, Halifax	Site merged with LP1425	Site Report
LP0116	Land at, Chapel Lane, Salterhebble, Halifax, HX3 0QN	Site filtered for ecology reasons Steeply sloping Surface water run off Access Tree Preservation Orders BAP priority habitat Within AQMA Within MSA	Site Report
LP0118	Land at, Jubilee Road, Siddal, Halifax,	Site filtered for Highways & Ecology issues Unstable land Steeply sloping Access Within MSA Surface water run off UK BAP Priority habitat on site Deciduous woodland	Site Report
LP0120	West of, Rookery Lane, Salterhebble, Halifax,	Site filtered for ecology reasons lowland mixed deciduous woodland Steeply sloping Open Space Allotment Tree Preservation Orders Within MSA Ecology lowland mixed deciduous woodland	Site Report
LP0121	South of, Bottoms, Salterhebble, Halifax,	Site filtered for Ecology reasons lowland mixed deciduous woodland & OS would like to retain the site. Tree Preservation Orders Access	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
		Steeply sloping Within MSA Surface water run off	
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
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
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
LP0156	Land at, Albert Water Works, Pellon, Halifax, HX2	Site filtered for loss of open space Open Space Within MSA Surface water run off	Site Report
LP0157	Land adjacent Woodburn and Rose Cottages, Albert Road, Pellon, Halifax,	Site filtered as it is in employment use Within MSA	Site Report
LP0159	Allotments, Dyson Road, Pellon, Halifax,	Council Owned Allotments Within MSA Open Space	Site Report
LP0165	Land at, Rushton/Miall/Streets/Queens Road, Halifax,	Well used green space that is densely populated and high quality and high value in open space terms Surface water run off	Site Report
LP0166	Site of Tip, Shroggs Road, Lee Mount, Halifax,	Contaminated Land Unstable land Surface water run off Ecology UK BAP Priority habitat on site Deciduous woodland Historic Park and Garden of Shroggs Park Grade II Registered	Site Report
LP0167	Elizabeth Shed, Shroggs Road, Wheatley, Halifax,	Site filtered as it is in active use as a retail outlet.	Site Report
LP0170	Salterhebble Waste Water Treatment Works, Huddersfield Road, Salterhebble, Halifax, HX3 0QB	Site is in use as a sewage works and is therefore filtered.	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
LP0187	Elmwood Garage, Shaw Hill, Halifax,	Site is filtered as it is in use as an employment site	Site Report
LP0188	Former Heath School Yard, Linden Road, Halifax,	Site has been filtered as it is in use as a children's care home/Heath Training Centre	Site Report
LP0219	Corner of, Lightowler Road & Hanson Lane, Halifax,	Site is in use as an education facility	Site Report
LP0236	Land to east of Mixenden Reservoir, Clough Lane, Mixenden, Halifax,	Special Landscape Area Well used recreation space	Site Report
LP0248	Land off, Beechwood Road, Illingworth, Halifax, HX2 9BU	Wildlife site Beechwood Park LWS/LNR Within MSA Surface water run off Public footpath Access	Site Report
LP0262	Land at St Malachy's School, Furness Drive, Illingworth, Halifax,	Part of St Malachy's School playing fields	Site Report
LP0269	Holmfield Industrial Estate, Brow Lane, Holmfield, Halifax,	Site is filtered due to flood risk. Potential for increased surface water run-off Within MSA	Site Report
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
LP0359	Land off, Walnut Street, Halifax,	Site is filtered as it is in employment use.	Site Report
LP0367	Land off, Queens Road, Halifax,	Site in existing use	Site Report
LP0371	Land off, Rochdale Road/Skircoat Moor Rd, King Cross, Halifax,	Close to King Cross junction Road traffic noise Mixed deciduous woodland UK BAP Priority Habitat	Site Report
LP0372	Land off, Rochdale Road, King Cross, Halifax,	Site filtered on access and noise grounds.	Site Report
LP0383	Land off, Foundry Street, Halifax,	Site is below threshold once utilities are removed from developable area	Site Report
LP0389	GPO Sorting Office, Gaol Lane, Halifax,	Site in existing use	Site Report
LP0392	Land off, Lee Bank, Halifax,	Designated Primary Employment Land	Site Report
LP0398	Land off, Princes Gate, Savile Park, Halifax,	Removal of garages from site boundary reduces site below site size threshold	Site Report
LP0403	Land off, Warley Road/Parkinson Lane, Halifax,	Site in existing use and will be retained as Primary Employment Area	Site Report
LP0405	Mill Building, Dunkirk Lane, Halifax,	Site in active use	Site Report
LP0406	Land off, Mile Cross Road/Westbury Place, Halifax	Drainage/surface water flooding issues Currently in use for employment Viability	Site Report
LP0415	Land at, Stocks Lane, Warley,	Warley Conservation Area	Site

Local Plan Site Ref	Address	Summary of Constraints	Report
	Halifax,	Grade II Listed Warley Edge Farmhouse to the north and Stock Lane House to the south Special Landscape Area	Report
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 Listed Building) Site access improvements to visibility required at Church Bank/Windle Royd Lane Adjacent to Wildlife Habitat Network	Site Report
LP0418	Warley Cricket Club, Cliff Hill Lane, Warley, Halifax, HX2 7SD	Warley Conservation Area Warley Grange, The Old Congregational Church, Boundary Wall and Gate Piers to The Old Congregational Church, and Cliff Hill all Grade II Listed assets Cricket pitch, not surplus to requirements and no firm proposals for replacement provision	Site Report
LP0419	Land off, Burnley Road, Sowerby Bridge,	Working Minerals Site with permission until 2042	Site Report
LP0447	Land off, Buxton Way, Ovenden, Halifax,	Site was included in the layout for a residential development	Site Report
LP0459	Bankfield Manor Care Home, Boothtown Road, Boothtown, Halifax,	Site filtered for Open space & Ecology reasons Surface water run off Ecology UK BAP Priority habitat on site Deciduous woodland Access	Site Report
LP0468	Land at, Berry Lane, Halifax,	Site considered as part of LP0749.	Site Report
LP0470	Land off, Marsh Lane, Halifax,	Burial ground	Site Report
LP0471	Land off, Merrion Crescent, Halifax,	Well used playground	Site Report
LP0477	Victoria Works, Waterside Lane, Halifax,	In active use	Site Report
LP0480	Land off, Phoebe Lane, Siddal, Halifax,	Site in active use	Site Report
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
LP0482	Land off, Park Lane, Siddal, Halifax,	Park Lane High School and associated playing pitches	Site Report
LP0483	Old Rishworthians, Copley Lane, Copley, Halifax,	Fluvial and pluvial flood risk Rugby pitches	Site Report
LP0522	Land off, Moorside Gardens, Ovenden, Halifax,	Constrained access Moorside Primary School and Moorside Gardens	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
LP0524	Land at, Mixenden Road, Mixenden, Halifax,	Ecological constraints	Site Report
LP0528	Land Adjacent, Whitehill Road, Illingworth, Halifax,	Site not available for allocation	Site Report
LP0533	Land Opposite Holmfield, Shay Lane, Holmfield, Halifax,	In active use	Site Report
LP0684	Land adjacent The Bradshaw Tavern, Bradshaw Lane, Bradshaw, Halifax,	Disconnected from the main urban Area	Site Report
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
LP0686	Land off, Gibb Lane, Mount Tabor, Halifax,	Disconnected from the Urban Area	Site Report
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
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 Green Belt Heritage Public Right of Way Ecology Proximity to Working Farm	Site Report
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
LP0818	Land off, Siddal Lane, Siddal, Halifax,	Access widening/gradient Lowland deciduous woodland	Site Report
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	Site Report
LP0834	Pinnar Lane, Southowram, Halifax, HX3 9QH	Noise and dust from quarry Poor relationship with existing urban area boundary	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
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
LP0849	Ingham Lane Farm, Ingham Lane, Bradshaw, Halifax, HX2 9PE	Disconnected from the Urban Area	Site Report
LP0856	Land off, West Lane, Southowram, Halifax,	Potential to increase surface water run off Adequacy of road network Noise from nearby businesses Possible land contamination Impact on Strategic Road Network Public Rights of Way (Halifax 711 & 712)	Site Report
LP0858	Land off, Coley Road, Northowram, Halifax, HX3 7	Disconnected from the Urban Area	Site Report
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
LP0870	Junction of, Keighley Road and Cow Hill Gate Lane, Halifax, HX2 9PB	Disconnected from the Urban Area	Site Report
LP0967	Land off, Ling Bob, Pellon, Halifax	Open Space well used sports pitches	Site Report
LP0971	Land off, Adelaide Street, Halifax	Employment use Required to be retained as Primary Employment Area	Site Report
LP0972	Land off, Victoria Road & Raven Street, Halifax,	Employment use	Site Report
LP0973	Land off, Alexander Terrace, Halifax	Amenity Green Space in use as playing fields	Site Report
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
LP0985	Land off, Wheatley, Halifax, HX3 5AF	Habitat of Principal Importance	Site Report
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
LP0987	White House, Walt Royd, Wheatley, Halifax, HX2 8TY	Potential for increased surface water run-off Setting of Walt Royd Farmhouse (Grade II Listed Building) Most sensitive Green Belt	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
LP0988	White House, 12 Walt Royd, Wheatley, Halifax, HX2 8TY	Potential for increased surface water run-off Most sensitive Green Belt Fluvial and Pluvial Flood Risk Access evidence of third party land control required Heritage Setting of Walt Royd Farmhouse (Grade II Listed Building)	Site Report
LP0989	Land off, Denfield Lane, Wheatley, Halifax, HX3	Ecological value semi-improved acid grassland and heathland	Site Report
LP0991	Land off, Cousin Lane, Illingworth, Halifax,	Surface water flooding Access Outdoor Sports Facilities	Site Report
LP1001	Land at, Whitty Lane, Warley, Halifax,	Warley Town Conservation Area Special Landscape Area Poor relationship with existing urban boundary	Site Report
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
LP1003	Land off, Binns Hill Lane, Warley, Halifax,	Warley Town Conservation Area Special Landscape Area	Site Report
LP1010	Land at Cockhill, Pavement Lane and Cow Hill Gate Lane, Bradshaw, Halifax	Disconnected from the Urban Area	Site Report
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
LP1012	Land at, Ingham Lane and Ingham Close, Bradshaw, Halifax, HX2 9PE	Disconnected from the Urban Area	Site Report
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
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
LP1016	Land adjacent to, St Johns Cross Farm, Bradshaw, Halifax, HX2 9UT	Access third party land required Potential to increase surface water run off Visual amenity provided by site Traffic emissions Working farm Rights of Way (Halifax 241 & 246) Most sensitive Green Belt	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
LP1017	Land off, School Lane, Bradshaw, Halifax, HX2 9UT	Access new accesses required Impact on setting of listed buildings Impact on ecology including SPA/SCA 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
LP1020	Holdsworth Croft, Holdsworth Farm, Holmfield, Halifax, HX2 9TE	Heritage setting of listed buildings Noise Holdsworth House Access dependent on LP1019	Site Report
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
LP1122	Land off, Norcliffe Lane, Halifax, HX3	Not Available in use for quarry related activity Disconnected from the Urban Area	Site Report
LP1125	, Backhold Drive, Siddal, Halifax,	Site filtered as it has been assessed as amenity green space to be retained in the Open Space Study.	Site Report
LP1128	Land off Park Lane, Siddal, Halifax, HX3	Topography	Site Report
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
LP1130	Land Adjacent Rosemary Cottage, Rosemary Lane, Siddal, Halifax, HX3 9BS	Creation of new access Surface water flooding Contamination Topography	Site Report
LP1131	Land east of, Haigh Lane, Salterhebble, Halifax,	Not Available in employment use	Site Report
LP1132	Bus depots, Skircoat Road, Halifax, HX3 2ND	Not Available In use as bus depot Environmental Health proximity of Shay Football Stadium and bus depot	Site Report
LP1138	Land to the East, Horley Green Road, Claremount, Halifax,	New access required Surface water flooding Woodland remove from developable area	Site Report
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
LP1142	Water Hill Lane, Warley, Halifax,	Heritage impact on Conservation Area Noise from playing field Special Landscape Area	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
LP1147	Victoria Reservoir, Gibbet Street, Halifax,	Not available continued use as reservoir Adjacent Industrial units Contaminated land	Site Report
LP1148	Hopwood Lane, Halifax, HX1 4EX	Open space playing pitches	Site Report
LP1150	Buckland Place, Halifax,	Existing employment use	Site Report
LP1152	Ridings Business Park, Hopwood Lane, Halifax, HX1 3TT	Not available existing use	Site Report
LP1154	Wallace Street, Halifax,	Existing employment use	Site Report
LP1162	Angel Road, Halifax,	Developable area below 0.25ha to take account of ecology constraints Noise and visual amenity in relation to adjacent uses.	Site Report
LP1165	King Street, Halifax,	Open Space War Memorial	Site Report
LP1167	Charlestown Road, Halifax,	Not available developed	Site Report
LP1169	Land off, Beacon Hill Road, Halifax,	Topography very steep slope Important natural and semi natural urban green space	Site Report
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
LP1172	Haley Works/ BankfieldWorks, Haley Hill, Halifax,	Existing employment use	Site Report
LP1173	Old Lane, Halifax,	Existing employment use	Site Report
LP1176	Boothtown Road/Woodside Road, Boothtown, Halifax,	Existing use Medical Centre Open Space playground/amenity use	Site Report
LP1177	Former Railway Sidings at Old Lane, Ovenden, Halifax, HX3 6	Wildlife Habitat Network Developable area below threshold for allocation	Site Report
LP1178	Calderdale College, Hopwood Lane, Halifax, HX1 3UZ	Existing use Calderdale College Important Open Space	Site Report
LP1179	Old Lane/Stable Lane, Halifax,	Fluvial and Pluvial Flood Risk Access not achievable Habitat of Principal Importance Site of PRN3146 /listed structure Rawson's Mill Grade II* Proximity of Household Waste Site	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
LP1181	Old Lane, Halifax,	Potential for flooding from Ovenden Brook UK BAP Priority habitat on site Deciduous woodland Habitat Network Natural/semi-natural Open Space Access works Highway Improvements widening and re-building of retaining wall Noise from industrial premises Contaminated land	Site Report
LP1186	Former Horses at Work, South Parade, Halifax,		Site Report
LP1187	24 Cain Lane, Southowram, Halifax, HX3	UK BAP Priority habitat on site Deciduous woodland Important Amenity Greenspace	Site Report
LP1188	Land between, Law Lane and Fairfax Crescent, Southowram, Halifax, HX3	Amenity greenspace Irregular shape of site/existing housing. Overdevelopment	Site Report
LP1189	Fairfax Crescent, Southowram, Halifax,	Open Space playing field and playground	Site Report
LP1193	Stainland Road, West Vale, Halifax, HX4 8LR	Disconnected from the Urban Area	Site Report
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
LP1204	Land at, Wakefield Road, Copley, Halifax, HX3 0UA	Ecology Access	Site Report
LP1205	Land off, Wakefield Road, Copley, Halifax,	Access Ecology	Site Report
LP1206	Copley Lane, Copley, Halifax,	Constrained site Within Flood Zone 3b	Site Report
LP1207	Copley Lane, Copley, Halifax,	Cricket pitch Within Flood Zone 3b	Site Report
LP1228	Drakes Industrial Estate, Blackmires/Shay Lane, Holmfield, Halifax, HX3 6SG	Loss of employment land Land contamination Proximity to employment uses Site access better visibility splays could be achieved on Watkinson Road. Potential to increase surface water flood risk Unviable for residential use	Site Report
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
LP1277	Eureka! Children's Museum,	In existing employment use	Site

Local Plan Site Ref	Address	Summary of Constraints	Report
	Discovery Road, Halifax,		Report
LP1278	Church Street, Halifax,	Site in active use	Site Report
LP1280	High Street / Paradise Street, Halifax	Site in active use, and below site threshold once boundary has been amended to improve accuracy	Site Report
LP1281	Higgins Close, Halifax	Site in active use	Site Report
LP1285	Hope Street, Halifax	Site is in active use	Site Report
LP1288	High Street, Halifax	Site in use as a car park	Site Report
LP1298	North Bridge, Halifax	Site in use as a car park	Site Report
LP1311	Four Fields, Cousin Lane, Ovenden Halifax,	Playing fields	Site Report
LP1313	Mixenden Youth Centre, Clough Lane, Mixenden, Halifax,	Site in active use	Site Report
LP1315	Queens Road Neighbourhood Centre, Queens Road, Halifax,	Site in active use	Site Report
LP1316	Ellen Royd Playing Fields, Range Bank, Halifax,	Playing field	Site Report
LP1333	Illingworth Sports & Social Club, Keighley Road, Illingworth, Halifax,	Well used sports ground	Site Report
LP1336	Camp End, Roils Head Road, Norton Tower, Halifax,	loss of Open Space	Site Report
LP1343	Sowerby Bridge High School, Albert Road, Sowerby Bridge,	Playing fields for Trinity Academy Sowerby Bridge	Site Report
LP1344	Craigie Lea Day Nursery, Ovenden Road, Ovenden, Halifax,	Site in active use	Site Report
LP1346	Battinson Road, Halifax,	Site in use as Council vehicle depot	Site Report
LP1347	Lee Bank/Lee Bridge, Halifax,	Waste Transfer Station	Site Report
LP1353	Stretchgate Lane, Pellon, Halifax,	Playground Not available	Site Report
LP1354	Moor Lane, Ovenden, Halifax,	Recreation ground	Site Report
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
LP1361	Tar Hill, Keighley Road/Whitehill Road, Illingworth, Halifax	Nature Reserve	Site Report
LP1363	Units 11 & 20 Calderdale Business	Site in active use	Site

Local Plan Site Ref	Address	Summary of Constraints	Report
	Park, Club Lane, Ovenden, Halifax,		Report
LP1364	Mixenden Urban Park (North), Long House Road, Mixenden, Halifax,	Mixenden Urban Park	Site Report
LP1365	Vickerman Street, Hopwood Lane, Halifax,	Allotments which are not surplus to requirements	Site Report
LP1366	Grantham Road, Boothtown, Halifax,	Removal of car park would reduce the site to below the threshold for allocation	Site Report
LP1367	Mount Pleasant Avenue, Halifax,	Site incorporated into LP0815.	Site Report
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
LP1376	Hanson Lane Enterprise Centre, Hanson Lane, Halifax	Site in active use	Site Report
LP1380	Heathmoor Park Road (opposite nos. 54 - 86), Illingworth, Halifax	Narrow site Amenity greenspace	Site Report
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
LP1382	West Byland/Hawthorn Way, Illingworth, Halifax,	Removal of land required as part of a planning application leaves a site below site size threshold	Site Report
LP1384	Bond Street/Burdock Way, Halifax,	Site in active use	Site Report
LP1387	Ryburn House, Clay Street, Halifax,	Site in active use	Site Report
LP1392	Plot 3 Pellon Industrial Estate, High Level Way, Halifax,	Site in active use Surface water flooding risk	Site Report
LP1393	The Great Northern Shed, South Parade, Halifax,	Site in employment use. No need to allocate.	Site Report
LP1397	Rye Lane, Pellon, Halifax,	Potential for increased surface water run-off UK BAP Priority Habitats Playing fields Archaeology PRN6546 & PRN6547	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
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
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
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
LP1457	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
LP1458	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
LP1459	Land between, Moor End Road, Hebble Vale Drive and Larch Close, Wheatley, Halifax	Site is not a preferred Urban Extension	Site Report
LP1460	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
LP1461	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
LP1482	Land off, Ingham Lane, Bradshaw, Halifax,	Disconnected from the Urban Area	Site Report
LP1493	Land at 7A, Savile Park Gardens, Halifax, HX1 2XL	Part of site included within Local Green Space designation LGS25 Part of site included within LP0397	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
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
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
LP1562	Land off Riley Lane, Holdsworth Road, Holmfield, Halifax,	Same area as several other assessed sites (LP1018, LP1019, LP1021 and LP1020).	Site Report
LP1563	"Haigh Field", Marsh Lane/Marsh Delves Lane, Southowram, Halifax, HX3 9UF	Disconnected from the Urban Area	Site Report
LP1569	Land off Wakefield Road, Copley, HX3 0TP	Disconnected from the Urban Area Lowland mixed deciduous woodland UK BAP Priority Habitat	Site Report
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
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
LP1574	Land off, Moor End Road, Mount Tabor, HX2 0RD	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
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

Local Plan Site Ref	Address	Summary of Constraints	Report
LP1580	Land at Cliff Hill, Cliff Hill Lane, Warley, HX2 7SD	Potential for increased surface water run-off Grade II Listed Cliff Hall within the site boundary Within Warley Conservation Area	Site Report
LP1589	Field between, Roils Head Road and Stock Lane, Halifax, HX2 0LH	Warley Conservation Area Special Landscape Area	Site Report
LP1590	Land adjacent to the Wells, Stock Lane, Highroad Well, Halifax, HX2 7QP	Surface water flood risk. Proximity to Listed Buildings (St John the Evangelist Church, Stock Lane House, and The Wells all Grade II Listed) and Warley Conservation Area. Contaminated land. Lowland mixed deciduous woodland UK BAP Priority Habitat. Potential of badgers. Most sensitive Green Belt.	Site Report
LP1591	Landlying 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
LP1595	Land adjacent to, Change Lane, Siddal, Halifax,	Limited relationship with the Urban Area	Site Report
LP1599	Hebble Court, Mixenden Road, Mixenden, Halifax,	Site not available for allocation	Site Report
LP1600	Range Bank/Burdock Way, Halifax,	Site access unachievable Wildlife Habitat Network Site recommended for retention in Open Space Study Contaminated land Proximity to garages adjacent and school playing field	Site Report
LP1607	Land at, Ovenden Wood Road, Halifax,	Potential for increased surface water run-off 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
LP1608	Land north of, Moor End Road, Halifax,	No available access to the highway	Site Report
LP1614	Lumbrook Mills, Westercroft Lane, Northowram, Halifax, HX3 7TY	Disconnected to the Urban Area	Site Report
LP1626	Hays Lane, Halifax, HX2 8UL	Potential for increase surface water run off Less than 2km from South Pennine Moors SPA/SAC/SSSI 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 Great crested newt colony with a breeding pond 15m to south Relatively close to Scheduled Monuments PRN1460 & 2221 & findspot PRN3174.	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
LP1639	Marsh Lane, Halifax, HX3 9NR	Disconnected from urban area	Site Report
LP1642	West Scausby Farm, Pavement Lane, Illingworth, Halifax, HX2 9NP	Recreational pressure on SPA/SAC Impact on birds in area Most sensitive Green Belt	Site Report

Hebden Bridge

Local Plan Site Ref	Address	Summary of Constraints	Report
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
LP0074	Land adjacent to, Towngate, Heptonstall, Hebden Bridge, HX7	Impact on Special Landscape Area. Highway Issues (Site Access). Impact on Heritage Assets.	Site Report
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
LP0147	Land adjacent to, Draper Lane, Slack, Heptonstall, Hebden Bridge, HX7	Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary.	Site Report
LP0148	Land off, Slack Top, Heptonstall, Hebden Bridge,	Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary.	Site Report
LP0182	Land off, Stubbing Brink, Hebden Bridge,	Impact on Special Landscape Area. Ecology Issues.	Site Report
LP0183	Land to west of Stubbing Bridge, Stubbing Bank, Hebden Bridge,	Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary.	Site Report
LP0200	Land off, Old Town, Hebden Bridge, HX7	Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary.	Site Report
LP0215	5, Bethel Terrace, Hebden Bridge, HX7 8HT	Owner does not wish to develop site.	Site Report
LP0660	Cricket Club & Land, Halifax Road, Eastwood, Todmorden,	Fluvial and Pluvial Flood Risk. Ecology Issues.	Site Report
LP0662	CVS LTD, Jumble Hole Road, Eastwood, Todmorden, OL14 8SF	Impact on Special landscape Area. No Relationship with Logical Settlement Boundary. Topography.	Site Report
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
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
LP0671	Land off, Windsor Road, Hebden Bridge,	Topography. Loss of Open Space.	Site Report
LP0674	Coal Yards, Hebden Bridge Station, Hebden Bridge,	Environmental Health Issues. Loss of Open Space.	Site Report
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
LP0777	Land at Ogden Delph, Valley View Road, Heptonstall, Hebden Bridge,	Topography. Impact on Special Landscape Area. Ecology Issues.	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
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
LP0873	Walker Lane, Wadsworth, Hebden Bridge, HX7 8SJ	Access Issues.	Site Report
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
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
LP0919	Land off, King Street, Hebden Bridge,	Fluvial and Pluvial Flood Risk.	Site Report
LP0920	Land at, Heptonstall Road/Albion Terrace, Hebden Bridge, HX7	Typography. Impact on Special Landscape Area. Impact on Ancient Woodland.	Site Report
LP0923	Linden Mill, Linden Road, Hebden Bridge, HX7 7DP	Ecology Issues. Site Threshold for Allocation. Topography.	Site Report
LP0924	Greenroyd, Thorn Bank, Hebden Bridge, HX7 8BA	Impact on Special Landscape Area. Topography. Landowner withdrew site in 2014.	Site Report
LP0926	Land at, Manor Drive, Wadsworth, Hebden Bridge, HX7	Impact on Special Landscape Area. Reservoir site in operational use.	Site Report
LP1234	Land off, King Street, Hebden Bridge, HX7 6LX	Planning Permission Surface water run off South Pennine Moors SPA/SAC/SSSI UK BAP Priority habitat on site Deciduous woodland Listed Building St James's Church	Site Report
LP1273	Dodd Naze Estate, Sandy Gate, Hebden Bridge,	Topography. Impact on Special Landscape Area. Highway Issues. Planning Permission.	Site Report
LP1274	Bridge Lanes, Hebden Bridge,	Fluvial and Pluvial Flood Risk.	Site Report
LP1406	Land to the North of, Parrock Lane, Hebden Bridge, HX7 8SW	Impact on Special Landscape Area. Ecology Issues.	Site Report
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.	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
		Land Stability Issues.	
LP1448	Land off Hurst Road, Hebden Bridge, HX7 8HU	Highway Issues. Impact on Special Landscape Area. Limited Relationship with Logical Settlement Boundary.	Site Report
LP1494	Land adjacent, Acres Lane, Heptonstall, Hebden Bridge,	Topography. Special Landscape Area. Contaminated Land (Asbestos). Loss of Open Space.	Site Report
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
LP1502	Victoria Works, Victoria Road, Hebden Bridge,	Current Commercial/Industrial Use.	Site Report
LP1504	Land at, Stubbing Holme Road, Hebden Bridge,	Flooding and Drainage. Existing Industrial Use. Highways Issues.	Site Report
LP1505	Land adjacent to, Weasel Hall, New Road, Hebden Bridge,	Topography. Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary.	Site Report
LP1506	Land south of, New Road, Hebden Bridge,	Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary.	Site Report
LP1508	Land east of, Heptonstall Road, Hebden Bridge,	Topography. Loss of open Space. Tree Preservation Orders. Highway/Access Issues.	Site Report
LP1509	Land adjacent to, Albion Terrace, Hebden Bridge,	Potential for surface water flooding Possible Land Contamination. Possible 3rd party land requirement. Heritage Issues Setting of the Conservation Area. Ecology Issues UK BAP Priority Habitat (Deciduous Woodland).	Site Report
LP1518	Land North-west of, Hebden Bridge Station, Hebden Bridge,	Fluvial and Pluvial Flood Risk. Ecology Issues.	Site Report
LP1584	Land at Broad Carr Farm, Sisley Lane, Todmorden, OL146HW	Impact on Special Landscape Area. No Relationship to Logical Settlement Boundary. Ecology Issues.	Site Report
LP1588	Pasture Fields at, Mid Slack, Hebden Bridge, HX7 7EZ	Impact on Special Landscape Area. No Relationship with Logical Settlement Boundary.	Site Report
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
LP1610	Land at, Lane Head, Heptonstall, Halifax, HX7 7PB	Ecology Issues. Impact on Special Landscape Area.	Site Report
LP1651	Land to the rear of, Stoneleigh House, Hebden Bridge, HX7 6HW	Topography. Impact on Special Landscape Area. Highways Issues.	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
		Ecology Issues.	

Mytholmroyd

Local Plan Site Ref	Address	Summary of Constraints	Report
LP0003	Land at, Victoria Terrace, Luddenden Foot, Halifax, HX2 6AY	Western part of the site incorporated into LP0194 and eastern part incorporated into LP011.	Site Report
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
LP0133	The Annex, Crow Nest Road, Hebden Bridge,	Site filtered for Ecology reasons reducing the developable area to less than 0.25ha and is therefore filtered.	Site Report
LP0135	Adjacent Crow Nest Bridge, Crow Nest Road, Hebden Bridge,	Site filtered for ecology reasons and reduces the developable area to less than the threshold Surface water run off Access Ecology UK BAP priority habitat Contaminated Land	Site Report
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
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
LP0194	Land at Victoria Terrace, Burnley Road, Luddenden Foot, Halifax, HX2 6AY	Proximity to Rochdale Canal Local Wildlife, including lowland mixed deciduous woodland, and bats and otters (Habitat and Species of Principal Importance) Disused allotments Proximity to Luddenden Foot United Reformed Church, a Grade II* Listed Building, and the Rochdale Canal which is an important historic waterway of at least regional significance Contaminated Land Noise issues from industrial units to the south	Site Report
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
LP0254	Land off, Luddenden Lane, Luddenden Foot, Halifax, HX2 6NJ	Lowland mixed deciduous woodland UK BAP Priority Habitat Wildlife Habitat Network Less than 2km from South Pennines SPA/SAC/SSSI	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
		Open Space Study recommended retention Small irregular shaped site	
LP0259	Luddendenfoot Recreation Ground, Station Road, Luddenden Foot, Halifax,	Well used recreation ground Registered Historic Park and Garden	Site Report
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
LP0441	Kershaw House Inn, Luddenden Lane, Luddenden, Halifax,	Site in active use	Site Report
LP0713	Land off, Ribstone Street, Mytholmroyd, Hebden Bridge,	Site includes an area used as a car park. Removal of this takes the site below the size threshold.	Site Report
LP0740	Barn West of Upper Foot Farm, Luddenden Foot, Halifax,	Site is disconnected from the Urban Area	Site Report
LP0775	Land adjacent Cragg Brook, Cragg Road, Mytholmroyd, Hebden Bridge,	Lowland mixed deciduous woodland and stream (UK BAP Priority Habitats) Wildlife Habitat Network Proximity to the mill dam associated with Scar Bottom Mill (non designated heritage asset) Adjacent to Mytholmrod Conservation Area	Site Report
LP0789	Land off Burnley Road, Halifax, HX2 6HS	Disconnected from the Urban Area	Site Report
LP0827	Former GB Oils Ltd Storage Depot, Cragg Road, Mytholmroyd, Hebden Bridge, HX7 5HB	Site filtered due to flood risk issues.	Site Report
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
LP0887	Thorney Lane, Radcliffe Lane, Midgley, Hebden Bridge, HX2 6UX	No relationship with the Logical Settlement Boundary. Impact on Special Landscape Area.	Site Report
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
LP0931	Land at, Greave House Field, Luddenden, Halifax,	Potential for increased surface water run-off Within Natural England impact risk for housing development near to South Pennine Moors SPA/SAC/SSSI Right of Way (Sowerby Bridge 027) Greave House and Barn (Grade II Listed), Luddenden Conservation Area	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
		Site access via Greave House Fields and issues regarding third party land to achieve adequate standard	
LP0932	Tenterfields Business Park, Off Burnley Road, Luddenden Foot, Halifax, HX2 6	Fluvial and Pluvial Flood Risk Highway Issues. Ecology Issues to include Wildlife Habitat Network, UK BAP priority habitats.	Site Report
LP1225	Calderside Works, Off Burnley Road, Luddenden Foot, Halifax, HX2 6	Site filtered as it is currently in use as an employment site Ecology Access	Site Report
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
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
LP1437	Land at Box House, Old Lane, Luddenden, Halifax, HX2 6QA	Special Landscape Area. Luddenden Conservation Area.	Site Report
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
LP1491	Land off, Balkram Edge, Wainstalls, Halifax,	Disconnected from Urban Area.	Site Report
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
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

Local Plan Site Ref	Address	Summary of Constraints	Report
LP1522	Land at, Calder Brook, Mytholmroyd, Hebden Bridge,	Site filtered as it is in employment use	Site Report
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
LP1556	Land at Rowan House, Scout Road, Mytholmroyd, HX7 5JR	Flooding Risk site lies within Flood Zone 2, 3ai and 3b	Site Report
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
LP1593	Butts Green Stables, Luddenden Foot, Halifax, HX2 6BZ	Disconnected from the Urban Area Special Landscape Area Contaminated Land	Site Report
LP1620	Land at Brearfield, Luddenden Foot, Halifax,	Wildlife Habitat Network Lowland mixed deciduous woodland UK BAP Priority Habitat Less than 2km from South Pennine Moors SPA/SAC/SSSI Ecology constraints reduce the site to below the size threshold for allocation	Site Report
LP1621	Briar Hey, Mytholmroyd, Hebden Bridge, HX7 5PF	Existing commercial use.	Site Report
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
LP1649	Bloomergate Meadows, Midgley, Hebden Bridge, HX7 5QY	Disconnected from the Urban Area Special Landscape Area	Site Report

Northowram and Shelf

Local Plan Site Ref	Address	Summary of Constraints	Report
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
LP0034	Land at, Hargreaves Head, Northowram, Halifax, HX3		Site Report
LP0591	Land Adjacent, Bradford Road, Northowram, Halifax, HX3 7SH	Disconnected from the Urban Area	Site Report
LP0762	The White House, Cave Hill, Northowram, Halifax, HX3 7SY	Detached from Urban Area. Topography Existing dwelling.	Site Report
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
LP0767	Land off, Upper Lane, Northowram, Halifax, HX3 7UW	Disconnected from the Urban Area. Steeply sloping.	Site Report
LP0778	Land at Lower Bracken Farm, Soaper Lane, Shelf, Halifax,	Surface Water Flooding	Site Report
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
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
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

Local Plan Site Ref	Address	Summary of Constraints	Report
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
LP1034	Land off Soaper Lane, Shelf, Halifax, HX3 7PT	Surface Water Flooding Risk. Improved grassland. Right of Way (Shelf 161). Erosion of Green Belt gap between Bradford and Shelf.	Site Report
LP1035	Land at, 30 Burned Road, Shelf, Halifax, HX3 7PT	Improved grassland. Contaminated Land. Existing equestrian land use. Surface water flooding risk. Erosion of Green Belt gap between Bradford and Shelf.	Site Report
LP1036	Land north of Shelf Cricket Ground, Carr House Lane, Shelf, Halifax,	Contaminated Land Surface Water Flooding Right of Way (Shelf 161) Erosion of Green Belt between Shelf and Bradford	Site Report
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
LP1044	Hud Hill Farm, Northowram, Halifax, HX3 7LH	Surface Water Flooding. Lowland Meadow (UK BAP priority habitat). Rights of Way (Halifax 343). Grade II Listed Building Whinney Royd Farmhouse (200m north west of site). Road traffic noise. High sensitive Green Belt	Site Report
LP1045	Land Off, Brighthouse and Denholme Gate Road, Northowram, Halifax,	Grade II Listed Building Whinney Royd Farmhouse (200m north west of site)	Site Report
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
LP1047	18 Yarborough Croft, Northowram, Halifax,	Most sensitive Green Belt Highways issues. Wildlife Habitat Network	Site Report
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	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
		Road traffic noise (Brighthouse and Denholmegate Road) Nearby agricultural use	
LP1101	Land at Score Hill, Shelf, Halifax, HX3 7LJ	Risk of surface water flooding. Wildlife Habitat Network / species rich semi-improved grassland. 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
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
LP1140	Land at, Upper Lane, Northowram, Halifax,	Northowram Village Conservation Area. Grade II listed building Hillway House Surface water flooding	Site Report
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
LP1428	2 Delphfield House, Stanage Lane, Shelf, Brighthouse, HX3 7TP	Disconnected from the Urban Area Grade II listed building Archway and Walls to Former Lion Brewery	Site Report
LP1462	Land between, Stanage Lane and Cooper Lane, Shelf, Halifax,	Site is not a preferred Urban Extension	Site Report
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
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

Local Plan Site Ref	Address	Summary of Constraints	Report
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
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
LP1583	Land at Soaper Lane, Shelf, Halifax, HX3 7PR	Surface Water Flooding Semi-improved grassland. 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
LP1612	Land at, Westercroft Lane, Northowram, Halifax,	Jagger Wood Clough and Lamb Brook water course. Disconnected from the Urban Area.	Site Report
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
LP1617	Land rear of Glenden, Halifax Road, Shelf, Halifax,	Most sensitive Green Belt. Sun Wood LWS a semi-natural ancient woodland. Shelf Hall Park. Road traffic noise (Halifax Road).	Site Report
LP1634	Stone Dene, 43 Ing Head Terrace, Shelf, Halifax, HX3 7LB	Access Contaminated Land	Site Report
LP1635	Northfield Gate Farm, Northowram, Halifax, HX3 7SS	Marsh Hall Grade II* listed building (north)	Site Report

Ripponden

Local Plan Site Ref	Address	Summary of Constraints	Report
LP0005	Lower Old Hall Farm, Norland Town, Norland, Sowerby Bridge, HX6 3RQ	Detached from the Urban Area Special Landscape Area	Site Report
LP0047	Cross Villa Farm, Saddleworth Road, Barkisland, Sowerby Bridge, HX4	Detached from the Urban Area Special Landscape Area	Site Report
LP0048	Land adjacent to, Stainland Road, Barkisland, Sowerby Bridge, HX4 0AQ	Special Landscape Area Site in use as a cricket ground	Site Report
LP0049	Land adjacent to, Stainland Road, Barkisland, Sowerby Bridge, HX4 0AJ	Grade II Listed Christ Church to the south of the site Special Landscape Area	Site Report
LP0080	Land at, Godly, Rishworth, Sowerby Bridge, HX6 4QR	Detached from the Urban Area Special Landscape Area	Site Report
LP0097	Lower Gaukroger Farm, Daisylea, Sowerby, Sowerby Bridge, HX6 1NA	Illogical encroachment into the Green Belt	Site Report
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
LP0306	Land surrounding Cross Royd Farm, Greetland Road, Barkisland, Sowerby Bridge,	Special Landscape Area Illogical encroachment into the Green Belt	Site Report
LP0312	Land off, Hollas Lane, Sowerby Bridge,	Detached from the Urban Area Special Landscape Area	Site Report
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
LP0340	Land off Oak Hill, Rochdale Road, Triangle, Sowerby Bridge, HX6	Detached from the Urban Area	Site Report
LP0341	Land off, Rochdale Road, Triangle, Sowerby Bridge, HX6	Detached from the Urban Area	Site Report
LP0599	Lower Breck Farm, Rochdale Road, Triangle, Sowerby Bridge, HX6 3NS	-	Site Report
LP0604	Old Coach Buildings, Elland Road, Ripponden, Sowerby Bridge, HX6 4DB	site in existing use	Site Report
LP0607	Land adjacent Tennis Courts & works, Mill Fold Way, Ripponden, Sowerby Bridge,	Surface water flood risk Heavy tree cover to the south In existing employment use	Site Report
LP0610	Land opposite 40-122, Oldham	Lowland mixed deciduous woodland UK BAP Priority	Site

Local Plan Site Ref	Address	Summary of Constraints	Report
	Road, Ripponden, Sowerby Bridge,	Habitat Wildlife Habitat Network	Report
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
LP0617	Rishworth Business Complex, Oldham Road, Ripponden, Sowerby Bridge,	In existing employment use	Site Report
LP0624	Land adjacent 35, Bar Lane, Ripponden, Sowerby Bridge,	Flood risk, including surface water flooding Ecological concerns over proximity to the river (UK BAP Priority Habitat), tree cover provides important wildlife corridor, otters recorded downstream Land contamination	Site Report
LP0681	Excelsior Mills, Oldham Road, Ripponden, Sowerby Bridge,	In existing industrial/commercial use	Site Report
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
LP0798	Westfield Stables, Sowerby Croft Lane, Norland, Sowerby Bridge, HX6 3SF	Disconnected from the existing Urban Area	Site Report
LP0825	Land between, Greetland Road and Saddleworth Road, Barkisland, Sowerby Bridge, HX4 0BE	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 Belt	Site Report
LP0837	Manor House Barn, Quakers Lane, Ripponden, Sowerby Bridge, HX6 4HH	Disconnected from the Urban Area Special Landscape Area	Site Report
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

Local Plan Site Ref	Address	Summary of Constraints	Report
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
LP1022	Land Adjacent Kebroyd Mill, Ripponden, Sowerby Bridge,	Whole site comprised of lowland mixed deciduous woodland UK BAP priority habitat	Site Report
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
LP1025	Land at, High Royd, Barkisland, Sowerby Bridge, HX4	Site is disconnected from the Urban Area	Site Report
LP1026	Former Ripponden Bank Depot, Greetland Road, Barkisland, Sowerby Bridge,	Site is detached from the Urban Area	Site Report
LP1028	Land between Greetland Road, Scammonden Road and Saddleworth Road, Barkisland, Sowerby Bridge, HX4 0BE	Proximity to Grade II Listed assets Heald Wall Nook Cottage & adjacent Pinfold Special Landscape Area	Site Report
LP1371	Riverside Meadow, off Priest Lane, Ripponden, Sowerby Bridge,	Ecology lowland mixed deciduous woodland Wildlife Habitat Network Significant surface water flood risk Topography	Site Report
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
LP1456	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
LP1560	Land off, Bank View, Elland Road, Barkisland, Sowerby Bridge, HX4 0DN	Detached from the Urban Area Special Landscape Area	Site Report
LP1582	3-5, Sandy Dyke Lane, Triangle, HX6 3DS	Detached from the Urban Area	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
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
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
LP1602	Barkisland Cross, Jackson Lane, Barkisland, HX4 0HE	Special Landscape Area Potential habitat for bats Most sensitive Green Belt	Site Report
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

Sowerby Bridge

Local Plan Site Ref	Address	Summary of Constraints	Report
LP0007	Land at Junction of Bairstow Lane, Stonecroft Mount, Sowerby Bridge, HX6	Site is filtered for ecology reasons UK BAP Priority habitat on site Deciduous woodland Surface water run off	Site Report
LP0040	Land at Willow Clough, Steps Lane, Sowerby Bridge, HX6 2JL	Surface water run off Access Ecology UK BAP Priority habitat on site Deciduous woodland Loss of Open Space Land Contamination Tree Preservation Orders	Site Report
LP0073	Land at Wood Nook Lane, Dam Head, Sowerby Bridge, HX6 2JJ	Access change in levels and need for retaining wall Surface Water Flooding Ecology Wildlife Habitat network and Species of Principal Importance Open Space allotments in area of unmet need Heritage Barn to Barn Cottage (Grade II)	Site Report
LP0127	Land to rear of 12-14, Bairstow Lane, Halifax, HX6 2TA	Site can not support 5 or more dwellings The developable area falls below the site size threshold for allocation.	Site Report
LP0128	Land adjacent to 14 Bairstow Lane, Opp Stonecroft Mount, Sowerby Bridge, HX6 2TA		Site Report
LP0382	Land off, Scar Bottom, Pye Nest, Halifax,	Topography steeply sloping Partially covered by Lowland Mixed Deciduous Woodland (UK BAP Priority Habitat) High quality and high value Natural and Semi-natural urban green space	Site Report
LP0402	Land off, Gas Works Road, Sowerby Bridge,	Ecology Rochdale Canal Wildlife Site to north, Species of Principal Importance within vicinity of site, within Habitat Network. Heritage number of listed buildings/structures within 100m of site Environmental Health contamination, industrial uses to east and gas pipes on site Availability unknown	Site Report
LP0425	Land off, Watson Mill Lane, Sowerby Bridge,	Site in active use	Site Report
LP0427	Land Between, West Street & Syke Lane, Sowerby Bridge, HX6 3BB	Ecology Lowland Mixed Deciduous Woodland (UK BAP Priority Habitat) Open Space Natural and Semi-Natural urban green space	Site Report
LP0772	Depot, Industrial Road, Sowerby Bridge,	Ecology lowland mixed deciduous woodland and wetland corridor, adjacent Rochdale Canal Local Wildlife Site (otters, bats and aquatic plants) Open Space natural and semi-natural urban green space of high value	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
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
LP0995	Land off, Watson Mill Lane, Sowerby Bridge,	Currently in employment use.	Site Report
LP1068	Land at, Hollins Mill Lane, Sowerby Bridge,	Fluvial flood risk Right of Way (Sowerby Bridge 164) Site adjacent to River Calder Habitats and Species of Principal Importance, Wildlife Habitat Network Adjacent to Rochdale Canal Local Wildlife Site Contaminated Land Proximity to industrial/commercial uses	Site Report
LP1069	Hollins Mill, Hollins Mill Lane, Sowerby Bridge,	Fluvial flood risk Right of Way (Sowerby Bridge 164) Site adjacent to River Calder Habitats and Species of Principal Importance, Wildlife Habitat Network Adjacent to Rochdale Canal Local Wildlife Site Proximity to industrial/commercial uses	Site Report
LP1208	Copley Valley Transformational Project, Wakefield Road, Copley, Halifax,	Planning Permission Commenced Remaining parts of the site have Open Space, Biodiversity, and Flooding Issues.	Site Report
LP1312	Fore Lane, Sowerby Bridge,	Access junction design Flooding mitigation for surface water Ecology removal of woodland in centre of site from developable area Amenity green space for retention Noise from adjacent school	Site Report
LP1400	Land at 518, Burnley Road, Halifax, HX2 7NB	Ecology lowland mixed deciduous woodland and part of Habitat Network Natural and semi-natural open space of high value Noise Burnley Road Topography steep site	Site Report
LP1539	Hollins Mill Lane, Sowerby Bridge,	Not available as currently in active use	Site Report
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

Local Plan Site Ref	Address	Summary of Constraints	Report
LP1572	Washer Lane Industrial Estate, Halifax,	Unstable land needs investigation. Surface Water Management. Design of new access including widening of Washer Lane. Local Wildlife Site and part of Habitat Network. Valuable open space. Adjacent industrial units. Possible contamination. Heritage impact on nearby listed buildings including their settings.	Site Report
LP1578	Land at Haugh End, Haugh End Lane, Sowerby Bridge, HX6 3BJ	Ecology woodland Heritage listed buildings including Grade II* Haugh End House Noise adjacent school	Site Report
LP1645	Copley Wharf, Wakefield Road, Copley, Halifax, HX6 2UK	Adjacent to Rochdale Canal Local Wildlife Site Wildlife Habitat Network	Site Report

Todmorden

Local Plan Site Ref	Address	Summary of Constraints	Report
LP0002	Land adjacent Friths Mill, Valley Works, Bacup Road, Todmorden, OL14 7PJ	Fluvial and Pluvial Flood Risk. UK BAP Priority habitat on site. Possible land contamination. Highway Issues.	Site Report
LP0208	Land south of, Broadstone Street, Todmorden,	Millwood Railway Tunnel.	Site Report
LP0230	Land off, Burnley Road, Cornholme, Todmorden,	Existing employment use on site.	Site Report
LP0245	Hollins Mill, Hollins Road, Walsden, Todmorden,	Existing employment use on site. Flood Risk. Heritage.	Site Report
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
LP0325	Christ Church, Burnley Road, Todmorden,	Fluvial and Pluvial Flood Risk. Loss of important Open Space.	Site Report
LP0327	Land off, Halifax Road, Todmorden, OL14 5AT	Fluvial and Pluvial Flood risk. South Pennine Moors. Highway Issues. Ecology Issues.	Site Report
LP0329	Land off, Castle Street, Todmorden, OL14 8AA	Impact on Special Landscape Area. Ecology Issues. Topography. Limited relationship with the urban area.	Site Report
LP0636	Walsden Estate, Rochdale Road, Todmorden, OL14 6UD	Ecological constraints. Highway issues. Flooding issues	Site Report
LP0637	Land Adjacent, 940 Rochdale Road, Walsden, Todmorden, OL14 6TY	Topography/Unstable Land. Ribbon Development. Impact on Special Landscape Area.	Site Report
LP0644	Land off, Dineley Avenue, Todmorden,	Loss of Open Space. Topography.	Site Report
LP0649	Former Adamroyd Mill, Victoria Road, Todmorden,	Fluvial and Pluvial Flood Risk. Highway constraints. Possible Contaminated Land.	Site Report
LP0652	Land off, Dineley Avenue, Todmorden,	Loss of Open Space. Highway issues.	Site Report
LP0655	Land off, Burnley Road, Cornholme, Todmorden,	Fluvial and Pluvial Flood Risk. Biodiversity Action Plan priority habitat. Loss of Open Space.	Site Report
LP0741	Walsden Goods Yard, Rear Of Walsden Station, Walsden, Todmorden,	UK Biodiversity Action Plan Priority Habitat. Environmental Health Issues.	Site Report

Local Plan Site Ref	Address	Summary of Constraints	Report
LP0786	Land off, Station Parade, Todmorden, OL14 8PY	Fluvial and Pluvial Flood Risk. Loss of Open Space.	Site Report
LP0787	Land off, Station Parade, Todmorden,	Existing Employment Use.	Site Report
LP0788	Land off, Burnley Road, Cornholme, Todmorden,	Loss of Open Space (Sports Pitches in-use).	Site Report
LP0817	Land off Meadow Bottom Road, Park Road, Todmorden,	Impact on Special Landscape Area. Topography/Land Stability. Environmental Health Issues.	Site Report
LP0821	Land at, Woodhouse Road, Todmorden,	Topography/Unstable Land. Fluvial and Pluvial Flood Risk. Ecology Issues. Impact on Special Landscape Area.	Site Report
LP0898	Land off, Burnley Road, Todmorden, OL14 7BX	Existing use as College/Council Contact centre.	Site Report
LP0902	Land off, Woodlands Avenue, Todmorden,	Topography. Loss of Open Space. Highway and Access Issues.	Site Report
LP0903	Land off, Hole Bottom, Todmorden, OL14	Impact on Special Landscape Area. Drainage Issues. Access Issues.	Site Report
LP0904	Land off, Hole Bottom Road, Todmorden,	Loss of Open Space.	Site Report
LP0905	Land and buildings at, Burnley Road/Carr Road, Todmorden,	Developable Area below site allocation threshold.	Site Report
LP0908	Land off, Burnley Road, Todmorden,	Existing Employment Use.	Site Report
LP0909	Land off, Mellor Street, Todmorden,	Highway Issues. UK Biodiversity Action Plan Priority Habitat. Topography.	Site Report
LP0910	Land between Glen Terrace and, Church Hill, Todmorden,	Highways Issues. UK Biodiversity Action Plan Priority Habitat. Topography.	Site Report
LP0911	Land at, Cross Stone, Todmorden, OL14 8RQ	Topography. Impact on Special Landscape Area. Illogical Extension to Urban Area.	Site Report
LP0912	Castle Hill, Castle Lane, Todmorden,	UK Biodiversity Action Plan Priority Habitat. Topography.	Site Report
LP0935	Land off, Rochdale Road, Walsden, Todmorden, OL14	Pluvial and Fluvial Flood Risk. Diversion of Culvert Required. Loss of Open Space.	Site Report
LP0936	Dean Royd Works, Deanroyd Road, Walsden, Todmorden,	Pluvial and Fluvial Flood Risk. UK Biodiversity Action Plan Priority Habitat.	Site Report
LP1005	Land adjacent to, Clewer Place and Hollins Road, Walsden, Todmorden, OL14 6QR	Topography/Unstable Land. Environmental Health Issues.	Site Report
LP1006	Land off, Off Hollins Road, Walsden,	Topography.	Site

Local Plan Site Ref	Address	Summary of Constraints	Report
	Todmorden, OL14 6RA	Impact on Special Landscape Area. Impact on Ecology.	Report
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
LP1257	Portsmouth Allotments Haven Meadow, Station Parade, Todmorden,	Loss of Open Space (Allotments).	Site Report
LP1263	Todmorden Sports Centre, Ewood Lane, Todmorden,	Loss of Open Space (Sports Centre).	Site Report
LP1396	, Adjacent to Sackville Street, Todmorden, OL14	Topography. Fluvial and Pluvial Flood Risk. Loss of Open Space. Environmental Health Issues.	Site Report
LP1402	Land Off, Longfield Road, Todmorden, OL14 6ND	Topography. Highway Issues. UK Biodiversity Action Plan Priority Habitat. Impact on Special Landscape Area.	Site Report
LP1421	Hanging Field Farm, Hey Head Lane, Todmorden,	No relationship to Logical Settlement Boundary. Impact on Special Landscape Area.	Site Report
LP1464	Land Off, Stoney Royd Lane, Todmorden,	Site is not a preferred Urban Extension Fluvial and Pluvial Flood Risk. Ecology Issues. Unsupported Urban Extension.	Site Report
LP1471	Scaitcliffe Hall, Burnley Road, Todmorden,	Environmental Health Issues. UK Biodiversity Action Plan Priority Habitat. Heritage Issues. Planning Permission.	Site Report
LP1525	Former Mill, Pudsey Road, Cornholme, Todmorden,	Fluvial and Pluvial Flood Risk. Ecology Issues. Highway Issues to include Third Party Land Requirement.	Site Report
LP1529	Todmorden Fire Station, Stansfield Road, Todmorden,	Existing uses to include Fire Station and Ambulance Station.	Site Report
LP1531	Land north of, Keats Avenue, Todmorden,	Topography/Unstable Land. Impact on Special Landscape Area. Highway Issues. Heritage Assets.	Site Report
LP1532	Former allotment gardens, Crossley Street, Todmorden,	Ecology Issues deciduous woodland which is a UK Biodiversity Action Plan Priority Habitat Topography.	Site Report
LP1533	Gordon Rigg Nurseries, Rochdale Road, Walsden, Todmorden,	Existing Garden Centre Use. Fluvial and Pluvial Flood Risk.	Site Report
LP1535	Todmorden West Railway Curve, Stansfield Road, Todmorden,	Highway/Access Issues. Ecology Issues.	Site Report
LP1536	Land between, Rochdale Rd &	Topography.	Site

Local Plan Site Ref	Address	Summary of Constraints	Report
	Allescholes Rd, Walsden, Todmorden,	Impact on Special Landscape Area. Potentially Unstable Land. Limited Relationship with Logical Settlement Boundary.	Report
LP1544	Gully House, Stansfield Hall Road, Todmorden, OL14 8BA	Narrow site access, and Third Party Land required Possible Land Stability Issues Proximity to Grade II* Listed Stanfield Hall and Grade II Listed Nursery Cottage Site is not available for residential development	Site Report
LP1550	Fields adjacent to, Bean Hole Farm, Todmorden, OL148AF	Topography. Ecology Issues. Impact on Heritage Assets. Impact on Special Landscape Area.	Site Report
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
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
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
LP1575	Land off, Keswick Close, Todmorden, OL148EJ	Site filtered as it has been assessed as part of site LP0651.	Site Report



