

Appendix 6 Review of Land Use Allocations

BROAD STREET, HALIFAX	
As set out in Para 6.16 of the Replacement Calderdale UDP (2006), this site is within Halifax town centre and was given planning permission in June 1997 for a mixed retail/leisure/restaurant development with significant car parking, which did not proceed. This is a major town centre site with significant potential.	
Evaluation Criteria	Comments
Sequential Status	Edge of centre
Linkages with centre	Access to the centre is gained via pedestrian crossings on Broad Street and Northgate.
Availability	The site has been developed with a mix of retail, leisure, hotel and car parking.
Proposed Type of Development	N/A.
Scale of Development	N/A.
Commercial Potential	N/A.
Development Constraints	N/A.
Development Prospects	Development Complete

TRANSCO SITE, MULCTURE HALL ROAD, HALIFAX

As set out in Para 6.16 of the Replacement Calderdale UDP (2006), this site forms part of a key area within the Halifax Renaissance Strategy theme of 'Re-Populating the Valley Bottom'. Whilst it is accepted that some retailing may be appropriate here, it is considered that this should be small in scale, ancillary to the predominant residential development of the site. Any retailing on the site is unlikely to exceed 1,500 sq. m in gross area. Single use developments other than residential that would not be supportive of the objective of repopulating the valley bottom will be resisted.

Evaluation Criteria	Comments
Sequential Status	Edge of Centre.
Linkages with centre	There is a pedestrian linkage from Mulcture Hall Road to Smithy Street via King Street and Well Lane.
Availability	Medium to long term.
Proposed Type of Development	Residential with potential for small scale retail.
Scale of Development	Medium scale retail development (approximately 1,500 sq. m gross/1,050 sq. m net.
Commercial Potential	A small retail unit.
Development Constraints	Loss of car parking. Flood risk.
Development Prospects	Reasonable

DEWSBURY ROAD, ELLAND	
As set out in Para 6.17 of the Replacement Calderdale UDP (2006), this site includes the old Gannex Mill site and other derelict or underused premises along the south side of Dewsbury Road. A major mixed-use development of retailing, leisure, residential and community use would be supported. The retail element should meet the needs of Elland and be appropriate to the role of the centre and the catchment that the development is intended to serve.	
Evaluation Criteria	Comments
Sequential Status	Edge of Centre.
Linkages with centre	Good pedestrian linkages to the centre via the Dewsbury Road and Huddersfield Road junction.
Availability	Medium Term: Land assembly potentially complicated and servicing arrangements would need to be considered.
Proposed Type of Development	Mixed use allocation comprising residential, retail, leisure and community uses. Consent for a new light industrial unit granted on part of site in 2011 (10/01461/FUL). Consent for 4 B1/B2/B8 units granted on part of the site in 2011 (10/01400/FUL).
Scale of Development	Medium scale retail development.
Commercial Potential	The site has good highway access.
Development Constraints	Areas of the allocation site have been redeveloped with new industrial units, reducing the available space.
Development Prospects	Poor

SUGDEN'S MILL AND SITE ON MILL ROYD STREET, BRIGHOUSE	
As set out in Para 6.17 of the Replacement Calderdale UDP (2006), this is a major edge of centre site, which when developed would expand the centre of Brighouse. This site has been approved for a major mixed-use development including convenience and comparison retail (1,500 sq. m and 5,300 sq. m respectively), a new swimming pool, offices, car parking and new canal crossings for vehicles and pedestrians. Major mixed-use development including retailing, business and possibly housing together with the replacement pool would be supported.	
Evaluation Criteria	Comments
Sequential Status	Edge of Centre.
Linkages with centre	A pedestrian linkage is provided via Huddersfield Road.
Availability	Medium to Long Term: existing businesses operating from site.
Proposed Type of Development	Mixed use comprising retail, office space, leisure facilities and car parking. Outline permission 99/01055/OUT for 6.740sq. m of A1 retail space, 235sq. m of A3 retail, swimming pool, car parking and vehicle/pedestrian accesses granted in 2002. Subsequent Reserved Matters application submitted (04/01473/RES) in 2004 and recorded as deemed withdrawn in 2008. Reserved Matters application (16/00659/RES), relating to a part of the site, for a four storey building containing health care centre, care home and shop associated with health care centre is currently being considered. Permissions for the Change of Use of existing mill buildings to a Climbing Gym has been granted (10/01259/FUL and 14/00885/COU).
Scale of Development	Large scale retail development (approximately 6,800 sq. m gross/4,760 sq. m net.
Commercial Potential	Limited commercial potential as land and buildings within the allocated site have found new uses, or are to be developed with health care facilities, reducing the extent of available land.
Development Constraints	Flood risk
Development Prospects	Poor