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1 Introduction

- 1.1** As part of the Local Plan, Calderdale Council in its role as the Waste Planning Authority (WPA) is required to allocate sufficient sites to deal with future waste arisings. The purpose of this report is to present a draft list of potential waste sites to be proposed as part of the Local Plan consultation. This document should be read alongside the analysis of waste data presented in the Waste Data Evidence Report. The [Waste Data Reports](#) are available to view on the Local Plan Evidence Base page. These provide an in depth analysis of waste management within the district, providing information on inputs to permitted sites, exports, the types of waste managed, and details on estimated levels of capacity and future waste projections. **It is important to note that this is the first stage in determining which sites are the most appropriate to allocate for built waste facilities in the new Local Plan. None of the sites proposed have changed in terms of their current planning status which remains in accordance with the Replacement Calderdale Unitary Development Plan.**
- 1.2** At present, the waste sites allocated in the Replacement Calderdale Unitary Development Plan (RCUDP) are entirely made up of landfill sites, many of which are also designated as mineral sites; few are actually operational, and none operate as biodegradable landfill. Waste sites permitted in Calderdale by the Environment Agency are generally sites which perform a waste treatment role, such as metal recycling and waste transfer sites, rather than a landfill role, and are mainly located in areas designated in the RCUDP as Primary Employment Areas.
- 1.3** This Waste Site Assessment consultation focuses on potential allocations for built waste facilities. The district has significant landfill capacity in terms of inert waste in the shape of the site at Clockface Quarry, and as part of the Duty to Cooperate will work alongside other neighbouring and sub regional WPAs by conducting a monitor and manage approach to determine a strategy for landfill over the next decade. Policies in the Local Plan will support this approach to landfill.
- 1.4** The introduction of the National Planning Policy Framework (NPPF) along with advice from the Planning Advisory Service (PAS) recommended that Council's should ideally create one Local Plan, which sets both the strategic policy framework and shows what land will be allocated for development. As a result of these combined effects the Council considers it appropriate to produce a single Local Plan rather than the two separate documents it had been progressing, although work that has been carried out as part of the preparation of the Core Strategy will continue to inform and be part of the new Local Plan.
- 1.5** The list of factors that WPAs should take into account are discussed in more detail in the methodology (Chapter 2). National Planning Policy for Waste (NPPW) states that local WPAs should ensure that the planned provision of new capacity and its spatial distribution is based on robust analysis of available data and information and an appraisal of options, alongside working collaboratively with other WPAs. The WPA should also ensure the need for waste management facilities is considered alongside other spatial planning concerns, recognising the positive contribution that waste management can bring to the development of sustainable communities.
- 1.6** The consultation on the Waste Sites Assessment runs from **12 noon Tuesday 23rd August until 12 noon on Tuesday 4th October**. Comments can be made online at http://calderdale.objective.co.uk/portal/planning_services/

4 Introduction

1.7 For more information on the Waste Sites Assessments please contact the Spatial Planning Team:

- Email: spatial.planning@calderdale.gov.uk
- Telephone: 01422 392208

2 Methodology

2.1 The starting point for the waste site assessment methodology is the National Planning Policy for Waste (NPPW). The NPPW includes a number of factors against which waste planning authorities should consider in assessing the suitability of sites and areas for waste development. A significant change in the national policy when compared to its predecessor (PPS10: Planning for Sustainable Waste Management) is in relation to the national policy concerning waste facilities in the Green Belt. The NPPW removes the reference that WPAs should give significant weight towards locational needs and wider environmental and economic benefits when considering waste planning applications in the Green Belt; instead these planning considerations should not be given more significant weight compared to others when planning applications are decided for waste facilities in the Green Belt.

2.2 There are no national 'best practise' approaches to carrying out a survey of waste sites as part of a Local Plan; therefore the starting point is the NPPW. This states that WPAs should identify sufficient opportunities to meet the identified needs of their area for waste management. Local Plan policies should:

- Drive waste management up the waste hierarchy;
- Identify the tonnages of Municipal⁽ⁱ⁾ and Commercial & Industrial Waste requiring management;
- Consider the need for additional waste management capacity of more than local significance and reflect any requirement for waste management facilities identified nationally;
- Take into account any need for waste management, including for disposal of residues from treated wastes, arising in more than one WPA area but where only a limited number of facilities would be required;
- Work jointly with other WPAs through the duty to co-operate, to provide a suitable network of facilities where it would be economically and environmentally feasible to do so;
- Consider the extent to which existing and consented waste management capacity not yet operational would satisfy any identified need.

2.3 The Local Plan should identify sites and areas for waste management facilities in appropriate locations. Local Plan policies should:

- Identify the broad type or types of waste management facility that would be appropriately located on the allocated site or in the allocated area in line with the waste hierarchy, taking care to avoid stifling innovation;
- Plan for the disposal of waste and the recovery of mixed municipal waste in line with the proximity principle, recognising that new facilities will need to serve catchment areas large enough to secure the economic viability of the plant;
- Consider opportunities for on-site management of waste where it arises;
- Consider a broad range of locations including industrial sites, looking for opportunities to co-locate waste management facilities together with complementary activities;
- Give priority to the reuse of previously developed land, sites identified for employment uses and redundant agricultural and forestry buildings and their curtilages;
- WPAs should assess the suitability of sites and / or areas for new or enhanced waste management against each of the following criteria:

i The term Municipal Waste has been replaced by 'Local Authority Collected Waste (LACW)

- The extent to which the site or area will support the other NPPW policies;
- The physical and environmental constraints on development including existing and proposed neighbouring land uses;
- The capacity of existing and potential transport infrastructure to support the sustainable movement of waste, and products arising from resource recovery, seeking when practicable and beneficial to use modes other than road transport; and
- The cumulative impact of existing and proposed waste disposal facilities on the well-being of the local community, including any significant adverse impacts on environmental quality, social cohesion, and inclusion or economic potential.

Site Selection Criteria

2.4 In order to arrive at a potential list of waste site allocations for the Local Plan, the methodology proposes a number of stages.

- **Stage 1:** Compile an initial 'Long List' of Sites
- **Stage 2:** Apply exclusionary constraints to stage 1 sites;
- **Stage 3:** Establish a waste site assessment framework;
- **Stage 4:** Assess 'Refined List' against waste site assessment framework.
- **Stage 5:** Establish a list of Initial Waste Site Options and carry out a Sustainability Appraisal on these;
- **Stage 6:** Consult on Potential Waste Site Allocations

Stage 1: Compile an Initial 'Long List' of Sites

2.5 The first stage of the waste site assessment is to establish an initial 'long list' of sites to assess. This long list was identified through a review of potential sources of sites such as existing waste sites, sites identified in earlier plan preparation work, vacant brownfield land, and employment land. The following lists those different data sets that were applied in compiling the long list:

- Existing waste allocations in the RCUDP;
- Sites identified in previous waste site assessments;
- National Land Use Database (NLUD);
- Contaminated Land;
- Employment Land Review;
- Existing RCUDP Employment designations;
- Existing waste management facilities;
- Previous waste site studies.

Stage 2: Applying Exclusionary Constraints to the Initial 'Long List' of Sites.

2.6 Having arrived at an initial 'Long List' of 434 sites, further refinement was necessary to remove duplicates and sites that would be considered as 'non starters'. Each site therefore was assessed against a set of 'exclusionary criteria' to establish their potential to become a waste allocation in the Land Allocations document. The list of constraints that are set out below do not automatically mean a site would be unsuitable for a waste facility; for example a site that

is below 0.35ha could accommodate a small scale bring site, for example recycling facilities in a car park.

- **Initial 'Long List' of Sites Exclusionary constraints:**

- Sites less than 0.35ha (unless existing waste site and only if exact site boundary known);
- Special Protection Area;
- Special Area of Conservation;
- Sites of Special Scientific Interest;
- Conservation Areas;
- Historic Park and Gardens;
- Listed Buildings (Although if the Listed building was part of an overall larger site this remained in the list for further assessment);
- Scheduled Ancient Monuments (Class 1);
- Entirely Within Functional Floodplain (EA Data);
- Planning Permission implemented for Housing, School, Health Use;
- Duplicate Sites;

2.7 At this stage, those sites that had an existing waste management use with a permitted waste management licence, and could be shown to be operating either currently or at least since 2013⁽ⁱⁱ⁾ were removed from the initial long list; as existing waste sites would not be allocated for an existing use; this approach reflects that as used in the site allocations methodology applied to potential housing, employment and mixed use sites. However, further assessment would be carried out on those permitted waste sites that did not record any recent inputs, in order to establish the current circumstances of the specific site.

2.8 In addition to those exclusionary constraints listed above, where it became clear that a site would not be available for a waste allocation in the new Local Plan, for example a supermarket under construction, these sites were also filtered at this stage. This reduced the number of potential sites to 174.

2.9 A full listing of the sites that remained following the Stage 2 assessment can be viewed in Appendix 3 'List of Sites Remaining after Stage 2 Assessment'

Stage 3: Waste Site Assessment Framework.

2.10 A desktop exercise at Stage 2 to sieve out unsuitable and duplicate sites from the Long List created a list of 174 sites which were assessed against the Waste Site Assessment Framework, which combines the locational criteria set out in the NPPW with a series of indicators relevant to each of the individual criteria. Deliverability of the sites was not assessed at this stage, as this will be addressed later on in the site selection process. In testing the suitability of sites and areas, the NPPW requires planning authorities to consider the factors set out in the table below.

ii The Waste Data Update Report 2016 analyses inputs to permitted sites from 2007 onwards

Table 2.1 National Policy Locational Criteria

National Waste Policy Locational Criteria	Description
Protection of water quality and resources and flood risk management	Consideration will include the proximity of vulnerable surface and groundwater or aquifers. For landfill or land-raising, geological conditions and the behaviour of surface water and groundwater should be assessed both for the site under consideration and the surrounding area. The suitability of locations subject to flooding, with consequent issues relating to the management of potential risk posed to water quality from waste contamination, will also need particular care.
Land instability	Locations, and /or the environs of locations , that are liable to be affected by land instability will not normally be suitable for waste management facilities.
Landscape and Visual Impacts	Considerations will include (i) the potential for design-led solutions to produce acceptable development which respects landscape character; (ii) the need to protect landscapes or designated areas of national importance (National Parks, the Broads, Areas of Outstanding Natural Beauty and Heritage Coasts); (iii) localised height restrictions.
Nature Conservation	Considerations will include any adverse effect on a site of international importance for nature conservation (Special Protection Areas, Special Areas of Conservation, and RAMSAR sites), a site with a nationally recognised designation (Sites of Special Scientific Interest, National Nature Reserves), Nature Improvement Areas and ecological networks and protected species.
Conserving the Historic Environment	Considerations will include the potential effects on the significance of heritage assets, whether designated or not, including any contribution made by their setting.
Traffic and Access	Considerations will include the suitability of the road network and the extent to which access would require reliance on local roads, the rail network and transport links to ports.
Air Emissions, Including Dust	Considerations will include the proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled through the use of appropriate and well maintained and managed equipment and vehicles.
Odours	Considerations will include the proximity of sensitive receptors and the extent to which adverse odours can be controlled through the use of appropriate and well maintained and managed equipment.
Vermin and Birds	Considerations will include the proximity of sensitive receptors. Some waste management facilities, especially landfills which accept putrescible waste, can attract vermin and birds. The numbers, and

National Waste Policy Locational Criteria	Description
	movements of some species of birds, may be influenced by the distribution of landfill sites. Where birds congregate in large numbers, they may be a major nuisance to people living nearby. They can also provide a hazard to aircraft at locations close to aerodromes or low flying areas. As part of the aerodrome safeguarding procedure (ODPM circular 1/2003) local planning authorities are required to consult aerodrome operators on proposed developments likely to attract birds. Consultation arrangements apply within safeguarded areas (which should be shown on the proposals map in the local plan). The primary aim is to guard against new or increased hazards caused by development. The most important types of development in this respect include facilities intended for the handling, compaction, treatment or disposal of household or commercial wastes.
Noise, Light and Vibration	Considerations will include the proximity of sensitive receptors. The operation of large waste management facilities in particular can produce noise affecting both the inside and outside buildings. Intermittent and sustained operating noise may be a problem if not properly managed particularly if night time working is involved. Potential light pollution aspects will also need to be considered.
Litter	Litter can be a concern at some waste management facilities.
Potential Land Use Conflict	Likely proposed development in the vicinity of the location under consideration should be taken into account in considering site suitability and the envisaged waste management facility.

2.11 There are no national guidelines on carrying out a waste site assessment, and therefore the criteria set out in the tables below have been developed in an attempt to ensure the most significant constraints are afforded the greatest weight, with a reasonable scoring scale to establish a difference from one site to the next. The criteria are derived from the locational criteria as set out above alongside criteria applied during an earlier waste management site selection survey⁽ⁱⁱⁱ⁾

2.12 The constraints criteria are split into three groups; those constraints which are deemed to be the most significant are considered to be 'Primary Constraints', with a set of secondary and additional constraints. Establishing such a hierarchy of constraints results in a weighting relative to the importance of the individual criteria. For example, in terms of nature conservation, international designations such as the SPA or SAC carry more weight in the assessment than locally designated wildlife habitat networks. The 'Noise, Light and Vibration' criteria is incorporated into the 'Potential Land Use Conflicts' criteria in the Primary constraints group. Each site assessment includes an overall summary of the site, which takes into account

iii Preliminary survey of Land Available for Waste Management Facilities in Calderdale, Entec & Calderdale MBC 2007

how it performs against the individual constraints, and comment on any site specific factors that may alter the final assessment of the site. If a site is within a potential local plan allocation for housing or mixed use, where the ownership is known and they have expressed a desire to develop the site for a conflicting use, such as residential or mixed use, these sites will be filtered at this stage prior to stage 4.

- 2.13** In addition to a set of constraints criteria, part of the assessment includes a number of 'positive criteria'. This ensures that positive aspects of a site were included from the beginning of the assessment and ensured that the most suitable locations and site characteristics, for example brownfield land, existing or vacant waste sites, alongside those sites within existing employment areas were represented in the assessment.
- 2.14** It is important to note that this stage will not on its own determine whether or not a site will be proposed for a waste allocation in the new Local Plan; however it will highlight planning issues related to each individual site and, allow the council to establish a 'draft list' of sites based on those which perform well against the criteria and site specific issues.

Table 2.2 Site Assessment Score Model

Primary Constraints Group	Threshold	Score	Threshold	Score	Threshold	Score	Threshold	Score	Threshold	Score	Threshold	Score
Nature Conservation - SPA	Within Designation / Allocation	0	<100m	10	100 - 250m	20	250 - 500m	30	500 - 750m	40	750 - 1000m	50
Nature Conservation - SAC												
Nature Conservation - SSSI												
Historic Environment - Archaeological Sites Class I Scheduled Ancient Monument												
Historic Environment - Listed Buildings												
Historic Environment - Nationally Historic Parks and Gardens												
Potential Land Use Conflicts - Proximity to residential Areas												
Potential Land Use Conflicts - Proximity to Schools												
Potential Land Use Conflicts - Proximity to Health Facilities												
Protection of Water Resources - Flood Risk		0	Within Flood zone 3	0	Within Flood zone 2	30	Outside Flood zones 2 & 3	60				

Table 2.3 Waste site assessment score model

Secondary Constraints Group	Threshold	Score	Threshold	Score	Threshold	Score	Threshold	Score	Threshold	Score	Threshold	Score		
Nature Conservation - LWS														
Historic Environment - Class II Sites of Special Archaeological Value														
Historic Environment - Conservation Area	Within Designation / Allocation	0	<100m	5	100 - 250m	10	250 - 500m	15	500 - 750m	20	750 - 1000m	25	>1Km	30
Historic Environment - Local Historic Parks & Gardens														
Air Quality Management Area														
Green Belt	Within Designation / Allocation	0	Out-side	30										

Table 2.4 Additional Constraints

Additional Constraints	Threshold	Score	Threshold	Score	Threshold	Score	Threshold	Score	Threshold	Score
Protection of Water Resources - Groundwater Source Protection Zones	Within Groundwater SPZ1	0	Within Groundwater SPZ2	15	Outside Groundwater SPZ2	30				
Traffic and Access - Distance to Category 2 Road	>5km	0	2.5km - 5km	10	1km - 2.5km	20	<1Km	30		
Visual Intrusion - Special Landscape Area	Within Designation / Allocation	0	Outside	10						

Additional Constraints	Threshold	Score	Threshold	Score	Threshold	Score	Threshold	Score
Land Instability	Within Designation / Allocation	0	Outside	10				
Nature Conservation - Wildlife Habitat Network	Within Designation / Allocation	0	Outside	10				
Vermin and Birds - Aerodrome	Within LBA Consultation Zone	0	Outside	10				
Area Around Todmorden	Within Designation / Allocation	0	Outside	10				

Table 2.5 - Site Assessment Model - Positive Criteria

Positive Criteria Group	Threshold	Score	Threshold	Score	Threshold	Score
Site is Brownfield	Greenfield	0	Mixed	15	Brownfield	30
Site is located in Existing Employment Allocation or Designation	Outside	0	Within Existing Employment Allocation or Designation	30		
Existing Permitted Waste Site (as at December 2015)	Outside	0	Within	30		

2.15 Further assessment of the initial list removed those sites which were subject to a non compatible planning permission, circumstances where the owners had expressed a desire to develop for residential or some other non compatible use, and sites which were below the site size threshold having reviewed boundaries of sites. Operational waste management sites were also removed from the list, as these would not be allocated for an existing use. Sites that were allocated as a 'Mineral Working Site' were filtered where it was clear that the site would not be suitable for a built facility, having been restored and where these were located a distance from the urban area; although it is recognised that the majority of working mineral sites would require some form of waste materials in order to restore the site in accordance with any conditions. The Local Plan will include policies on the restoration of mineral sites. This further assessment meant that some 100 sites were removed from the initial list, leaving 74 sites. A full listing of the Refined List sites can be viewed in Appendix 2 'Refined List Site Assessment'

Stage 4: Site Assessment of the 'Refined List' Sites

2.16 The list of sites that were not filtered at Stage 3 created a 'Refined List' which consisted of 74 sites. Alongside the scoring of the sites, a further assessment on this Refined List took the form of an initial desktop review of the site and its immediate location, for example whether the site was already occupied, whether there were any sensitive uses within the adjacent area, and any other issues that were relevant to that particular site. Once the further assessment had taken place, this resulted in a further reduction in the number of sites that were considered to have potential for allocation as a built waste facility. The total number of potential waste sites following the Stage 4 assessment totalled 16 sites.

Stage 5(a): Establish a list of Initial Waste Site Options

2.17 Having established a list of 16 potential Initial Waste Site Options at Stage 4 officers conducted site visits to each of the sites, to double check the desktop information was correct and up to date. Following the site visits, a further 9 sites were filtered from the assessment due to various issues, such as existing uses, ownership information and recent development taking place that would prevent the site being allocated. As a result of this 7 sites were carried forward for consideration as Initial Waste Site Options for consultation. Section 4.1 provides a listing of these sites and more details on each site can be viewed in Appendix A.

Stage 5(b): Sustainability Appraisal of Initial Waste Site Options

2.18 As is required by national planning policy, the Local Plan is subject to a Sustainability Appraisal (SA). The purpose of the SA is to report on the likely significant social, economic, and environmental impacts of the plan throughout its preparation, so that planning decisions can be made that are in line with the objectives of sustainable development. Similarly the EU requires that any plan or programme that may have significant effects on the environment should be formally assessed by a Strategic Environmental Assessment (SEA). However, in order to reduce duplication government guidance recommends that the SA and SEA are carried out in one single appraisal process. Therefore the term 'Sustainability Appraisal' in this instance refers to both the SA and SEA processes.

2.19 In order to assess the potential impact of the Local Plan, the SA tests the Plan's Policies and sites against a SA 'Framework', which consists of a number of Sustainability Objectives. These are supported by a series of sub questions, indicators, and targets. A full report on the SA will be published later in 2016 which will report on the assessment of all sites and

policies considered for inclusion in the Calderdale Local Plan, including waste sites and policies. However, a summary of the SA alongside the assessment of the Initial Waste Site Options is presented in Chapter 5.

Table 2.6 List of proposed Sustainability Objectives 2016

	List of Sustainability Objectives
1	To ensure quality housing is available to everyone.
2	To improve safety and security for people and property.
3	To create and retain healthy, vibrant and inclusive communities.
4	To encourage increased participation in cultural, leisure, and recreation activities.
5	To improve accessibility to essential services, facilities and employment.
6	To retain, protect and create a quality, locally distinctive built and historic environment.
7	To reduce the risk of flooding and resulting detrimental effects on people and property.
8	To reduce the effect of traffic on the environment.
9	To protect and enhance biodiversity.
10	To reduce pollution levels and CO2 emissions to target levels.
11	To protect and enhance the natural, semi natural and manmade landscape.
12	To ensure prudent and efficient use of natural resources and energy.
13	To ensure efficient use of land.
14	To reduce the amount of waste produced.
15	To provide good employment opportunities for all.
16	To achieve business success, sustainable economic growth, and continued investment.
17	Enhance the Viability and Vitality of the Town Centres.

16 Assessment of Existing Waste Sites

3 Assessment of Existing Waste Sites

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Calderdale MBC Waste Sites Assessment 2016

- 3.1** Some sites that have been assessed are existing waste sites, which have a waste management licence issued by the Environment Agency. As discussed in para. 2.7, should the site be considered as operational^(iv) these will be removed from the potential allocations (i.e. It is not proposed to allocate existing waste sites as the existing use would continue - the same as approach applied in the site allocations methodology applied to potential housing, employment and mixed use sites.) Operational sites will be the subject of a safeguarding policy in the Local Plan to ensure where appropriate existing waste management capacity is maintained.
- 3.2** There are a number of permitted waste sites which although holding an Environment Agency Waste Management Licence have not recorded any inputs since 2012. These have been included in the assessment of potential waste sites. The Waste Data Report Update 2016 provides an analysis of sites and recorded inputs.

iv i.e. Sites having recorded inputs since 2013

4 Initial Waste Site Options

4.1 Following the Stage 3 'Assessment of Potential Waste Sites' the table below lists those sites which are considered potentially suitable for inclusion in the 'Local Plan'. This is a first round of consultation on potential waste allocations, and therefore it is acknowledged that in some instances there will be gaps in the information on certain sites; the consultation is also an opportunity to overcome those information gaps, to enable a final draft of the waste section of the Local Plan later in 2016. Each of the sites that are presented in this consultation has a site assessment schedule; these can be viewed in Appendix 1 'Initial Waste Site Options Assessment Sheets'. The following table summarises how each of these sites preformed against the constraints and positive criteria. The Sustainability Appraisal of the initial waste site options is presented in Chapter 5.

Table 4.1 List of Initial Waste Site Options

Site Ref	Address	Address 2	Settlement	Town	Primary Constraints Score	Secondary Constraints Score	Additional Constraints Score	Positive Criteria Score	Total Score	Existing Waste Permit
70	Land / Premises at	Wakefield Rd		Brighouse	480	120	100	60	760	Yes
44	Former Park Springs Quarry	Swalesmoor Rd		Halifax	490	145	100	0	735	No
63	Land / Premises at	Swalesmoor Rd	Swalesmoor	Halifax	470	135	80	30	715	Yes
416	Stainland Road	Salterhebble		Halifax	440	95	100	0	635	No
324	Site of Tip	Shroggs Road	Wheatley	Halifax	350	150	90	30	620	No
435	Swalesmoor Farm	Swalesmoor Rd	Swalesmoor	Halifax	450	135	100	45	730	Yes
269	Ringby Quarries	Swalesmoor Road	Swalesmoor	Halifax	480	140	100	30	750	Yes

5 Sustainability Appraisal of Initial Waste Site Options

Initial Waste Site Options - Sustainability Appraisal

5.1 The following table lists those sites which are included in the consultation as a potential waste site allocation for a built facility, and their potential impacts on the SA Objectives as set out in table 2.6. More details on the SA Objectives can be viewed in the Local Plan Sustainability Appraisal Scoping Report at www.calderdale.gov.uk

Table 5.1 Initial Waste Site Options Allocations - SA Summary

Site Ref. No.	Site Location	Total Score	Site Area (ha)	Planning Comment	SA Summary
70	Land / Premises at Wakefield Road, Brighouse	760	0.98	Operational Scrap Yard, owners proposing B1,B2, or B8 uses through Call for Sites (CFS-0389). Potential site, impact from a waste facility would be lessened due to adjacent uses (sewage works) and location. Scored well against the Primary constraints, although site lies opposite Kirklees Hall Park which affects the secondary constraints score. In terms of the additional constraints and positive criteria the site preforms well.	Overall this is uncertain in terms of the SA. Of the SA objectives 8 scored uncertain, 6 positive, 3 uncertain and 0 negative. The site has a range of positive aspects in terms of the SA assessment. These include the fact that the site could provide opportunities for the growth of existing firms and result in inward investment, divert waste from landfill and therefore make use of resources, and reduce illegal fly tipping in combination with the existing waste facilitates in Calderdale. As well as this the site is largely positive with regards to the natural environment being located away from international and naturally and locally protected wildlife sites and key habitat types. The site is however close to the Calderdale Wildlife Habitat Network and within the green belt. In terms of accessibility, the site is within a 0-15 minute public transport journey of a town centre, and the site is within 400m of a bus stop. Uncertainties relate to the site being close to the River Calder, and although whereas the site itself is outside the Environment

Site Ref. No.	Site Location	Total Score	Site Area (ha)	Planning Comment	SA Summary
					Agencies flood risk zones 2 and 3 as well as the SFRA flood zone 3ai and 3b, the site is still within close proximity to a water course therefore its potential impact to increase the likelihood of flooding as a result of its development as a waste site is uncertain. Also the impact on road traffic and emissions is uncertain. There are no overall negative impacts against the SA objectives identified for this site as part of the SA process. Mitigation should seek to reduce the amount of uncertainty identified and aim to make the site positive with regards to sustainability. Flood risk to the site could be mitigated against with the requirement for Green and Blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. The site boundary may also be amended to remove the parts of the site most at risk of flooding. In addition, any future development should consider the impact on the Wildlife Habitat Network.
44	Former Park Springs Quarry, Swalesmoor Road, Swalesmoor, Halifax	735	3.68	Site is adjacent to an existing and established waste facility. This site is in a location that could potentially be suitable for a built waste facility. The site scores well in	Overall there are positive impacts recorded against six of the SA Objectives. Protection and enhancement of biodiversity and geodiversity is supported as the site lies some distance from any national or local designated sites, and is some distance from the SPA / SAC, although still within

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Site Ref. No.	Site Location	Total Score	Site Area (ha)	Planning Comment	SA Summary
				relation to the primary, secondary and additional constraints, however as the site is considered as a greenfield site, and is not in a designated primary employment area and therefore scores poorly against the positive criteria.	7km. The site is considered as being within an area at low risk in terms of vulnerability to climate change. A positive impact is predicted against the protection and enhancement of the natural, semi natural and man made landscape, although it is within the Green Belt. Due to its potential as a built waste facility the site scores well against the objectives concerned with prudent and efficient use of natural resources and energy and reducing the amount of waste produced, and in economic terms, the site supports business success, sustainable economic growth and continued investment, as the site offers potential for existing firms to expand. Another positive impact was judged to be the potential impact on the vitality and viability of the town centres (SA17), as waste facilities within close proximity to a town centre could have potential negative impacts. The other positive impact is the provision of a suitable network of waste infrastructure should contribute to a reduction in fly tipping, which is an element of the SA objective relating to safety and security. In terms of uncertain impacts, the impact on the built and Historic Environment would be dependent on the final design of any development, whilst the impact of traffic on the environment would depend on what type of built waste facility was in place and the numbers of vehicle journeys and the types of those vehicles. In terms of flood

Site Ref. No.	Site Location	Total Score	Site Area (ha)	Planning Comment	SA Summary
					risk and SA7, although the site lies outside of any identified flood risk areas, development of a greenfield site would potentially increase run off rates. Potential impacts on water and air quality lead to an uncertain impact on the SA Objective related to reducing pollution and CO2 levels. There was uncertainty regarding whether the site would provide good employment opportunities for all, as it is some distance from the urban area although it is within an area of relatively high deprivation according to the Index of Multiple Deprivation. The negative impact related to the efficient use of land, as the site is greenfield. Mitigation should seek to reduce the amount of uncertainty identified and aim to make the site positive with regards to sustainability. Potential concerns relating to increased run off from developing a greenfield site could be mitigated against with the requirement for Green and Blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.
63	Land / Premises at Bradford Old Road, Swalesmoor, Halifax	715	2.72	Site is Pule Hill Quarry which is in the aftercare phase. Dependent on site condition and restoration method, could offer some	Overall with regards to the SA the impacts are mixed. Of the SA objectives 6 were positive, 5 uncertain 3 negative and 3 not applicable. The positive aspects of the site from a sustainability perspective include the potential

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Calderdale MBC Waste Sites Assessment 2016

Site Ref. No.	Site Location	Total Score	Site Area (ha)	Planning Comment	SA Summary
				potential for a built waste facility, although at present the site adjoins a construction and demolition waste recycling facility and therefore may be more suited to an extension of that type of facility. Site scores well against the primary constraints, although less well against the secondary and additional constraints, primarily because it lies within the Green Belt and a special landscape area. The site has a waste management licence according to the Environment Agency which contributes to the positive criteria score.	to reduce illegal fly tipping in combination with the existing waste facilities in Calderdale. Even though the majority of the site is greenfield it scores positively for the two biodiversity objectives, with the site being located away from international and naturally and locally protected wildlife sites and Natural England's vulnerability to climate change zones. However the site does fall within the Calderdale Wildlife Habitat Network. The site does not include protected or priority habitat types but is within the Green Belt. It is also positive with respect to diverting waste from landfill and therefore making full use of resources. The remaining positive aspect is due to the fact that the site adjoins an existing construction and demolition waste recycling facility therefore it has compatible neighbouring uses, and provides the opportunity for existing waste operators to expand and result in inward investment. In terms of the uncertain aspects of the site its impact on the built and Historic Environment would be dependent on the final design of any development. In terms of flood risk and SA7, although the site lies outside of any identified flood risk areas, development of a greenfield site would potentially increase run off rates. Uncertainties exist in relation to the impact of traffic on the environment (SA8), as the levels of traffic would be dependent on

Site Ref. No.	Site Location	Total Score	Site Area (ha)	Planning Comment	SA Summary
					the type of waste facility built. Alongside these issues, the overall impact of pollution from the site (SA10) is uncertain at this point. In terms of accessibility, the site is a 16-30 minute public transport journey to a town centre, and is between 400m and 2000m from a bus stop. As the site is predominantly greenfield, there is negative impact on SA13 and the efficient use of land, although it does offer some potential for remediating land with potential contamination issues. Mitigation should seek to reduce the amount of uncertainty identified and aim to make the site positive with regards to sustainability. Potential concerns relating to increased run off from developing a greenfield site could be mitigated against with the requirement for Green and Blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. An amendment to the site boundary could mitigate the negative impact to the Calderdale Wildlife Habitat Network.
416	Stainland Road, Salterhebble, Halifax	635	1.55	Site originally identified in previous waste studies. Appears to be used for storage. Adjacent to an aggregates recycling facility. Site scores comparatively	Overall site is considered to potentially have an uncertain impact. The impact on the built and Historic Environment would be dependent on the final design of any development, whilst the impact of traffic on the environment would depend on

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Calderdale MBC Waste Sites Assessment 2016

Site Ref. No.	Site Location	Total Score	Site Area (ha)	Planning Comment	SA Summary
				well against the primary constraints, but has a lower score against the secondary constraints, due to its Green Belt location. The site is one of the top performers against the additional constraints, although as it is a greenfield site outside an existing primary employment area does not score against the positive criteria score.	what type of built waste facility was in place and the numbers of vehicle journeys and the types of those vehicles. The site is located adjacent to North Dean Woods and the Calderdale Wildlife Habitat Network, therefore the potential impact on both the protection and enhancement of biodiversity and geodiversity (SA9) and the landscape (SA11) is considered uncertain, whilst potential impacts on the River Calder and Air Quality lead to an uncertain impact on the SA Objective related to reducing pollution and CO2 levels. The site is predominantly greenfield and already in use, resulting in an uncertain impact on the efficient use of land, and similarly an uncertain impact on the SA Objectives related to achieving business success, sustainable economic growth , mainly because the site is already in use and the impact would be dependent on the future plans of the existing owner. In terms of accessibility, the site is within a 0-15 minute public transport journey time of a town centre, and within 400m of a bus stop. In terms of Positive impacts, a potential built waste facility would reduce the levels of waste ending up in landfill, and therefore a positive impact is predicted on the prudent and efficient use of natural resources and energy (SA12) , and similarly on the amount of waste produced (SA14). The site lies within a Lower Super Output Area that is ranked as average in terms of the

Site Ref. No.	Site Location	Total Score	Site Area (ha)	Planning Comment	SA Summary
					Index of Multiple Deprivation, and therefore scores positively in relation to providing good employment opportunities for all. The other positive impact is the provision of a suitable network of waste infrastructure should contribute to a reduction in fly tipping, which is an element of the SA objective relating to safety and security (SA2). Another positive impact was judged to be the potential impact on the vitality and viability of the town centres (SA17) as the site is some distance from a town centre; waste facilities within close proximity to a town centre could have potential negative impacts. The negative impact relates to the potential impact of flooding and SA7, as although the site lies outside flood risk zones 2, 3, 3ai and 3b, the site is greenfield and adjacent to the River Calder and therefore could increase run off rates if developed. Mitigation should seek to reduce the amount of uncertainty identified and aim to make the site positive with regards to sustainability. Flood risk to the site could be mitigated against with the requirement for Green and Blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. Mitigation measures would also be concerned with the potential impacts on North Dean Woods, the associated Local Wildlife Site and the Wildlife Habitat Network.

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Calderdale MBC Waste Sites Assessment 2016

Site Ref. No.	Site Location	Total Score	Site Area (ha)	Planning Comment	SA Summary
324	Site of Tip, Shroggs Road, Wheatley, Halifax	620	6.61	Former landfill site, could be potentially suitable for a built waste facility, dependent amongst other issues as to whether the site is developable or not and contamination issues. Main issues in relation to the primary constraints group are the proximity to a primary housing area, and Shroggs Park, although topography may restrict the impact. The site is a new employment allocation in the RCUDP, which is acknowledged through the positive criteria score.	Overall the site scores an equal number of positive and uncertain impacts on the SA Objectives. Positive impacts are recorded against SA objectives concerned with the protection of the natural , semi natural and manmade landscape (SA11), ensuring prudent and efficient use of natural resources and energy (SA12), reducing the amount of waste produced (SA14), and economic objectives relating to provision of employment opportunities (SA15), alongside achieving sustainable economic growth and continued investment (SA16). In terms of accessibility and SA5, the site is within a 0-15 minute public transport journey time of a town centre and within 400m of a bus stop. Provision of a suitable network of waste infrastructure should also contribute to a reduction in fly tipping, which is an element of SA2 relating to safety and security. Another positive impact was judged to be the potential impact on the vitality and viability of the town centres (SA17), as the site is some distance from a town centre; waste facilities within close proximity to a town centre could have potential negative impacts. In terms of uncertain impacts, these range from the potential impacts on the built and historic environment (SA6), the effect of traffic on the environment (SA8), protection and enhancement of

Site Ref. No.	Site Location	Total Score	Site Area (ha)	Planning Comment	SA Summary
					biodiversity and geodiversity (SA9), and reducing pollution and CO2 levels (SA10). As the site is greenfield but within the existing urban area it records an uncertain impact against the efficient use of land (SA13). The negative impact is predicted against the SA7 and flood risk as it is a greenfield site with Hebble Brook running through the north of the site. Mitigation should seek to reduce the amount of uncertainly identified and aim make the site positive with regards to sustainability. Flood risk to the site could be mitigated against by excluding Hebble Brook from the site, with the requirement for Green and Blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. In addition, the site's boundary could be amended to exclude the woodland area that runs through the northern part of the site.
435	Swalesmoor Farm, Ploughcroft, Boothtown, Halifax	730	15.47	Site incorporates an existing waste management site, however the proposed allocation would incorporate a much larger area to the north and west of the existing site. The site is adjacent to other compatible uses such as quarrying and an	Overall with regards to the SA the impacts are mixed. Of the SA objectives 6 were positive, 6 uncertain 2 negative and 3 not applicable. The positive aspects of the site from a sustainability perspective include the potential to reduce illegal fly tipping in combination with the existing waste facilities in Calderdale, which would support SA2 and improving safety and security . Even though the majority of the

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Site Ref. No.	Site Location	Total Score	Site Area (ha)	Planning Comment	SA Summary
				aggregates recycling and training facility.	site is greenfield it scored positively against SA9 and protecting and enhancement of biodiversity and geodiversity, as the site is located away from nationally and locally protected wildlife sites and Natural England's vulnerability to climate change, although it is adjacent to the Calderdale Wildlife Habitat Network and is within 7km of a SPA /SAC. In relation to SA11 and the impact on the landscape, the site lies outside of any priority habitats and good quality agricultural land; however the site is greenfield and lies within the Green Belt which would have a significant impact on the objective. It is also positive with respect to SA14 and reducing the amount of waste produced, as the site is proposed as a potential built waste facility and would support the increased diversion of waste from landfill and therefore make use of resources. The final positive aspect is recorded against SA16 and achieving business success, sustainable economic growth and continued investment, due to the fact that the site adjoins an existing construction and demolition waste recycling facility, therefore it has compatible neighbouring uses, and provides the opportunity for existing waste operators to expand and result in inward investment. In terms of the uncertain aspects of the site its impact on the built and Historic Environment and

Site Ref. No.	Site Location	Total Score	Site Area (ha)	Planning Comment	SA Summary
					SA6 would be dependent on the final design of any development. In terms of SA7 and flood risk, although the site lies outside of any identified flood risk zones the site is in part greenfield and therefore development may increase surface water run off and an increase in infiltration rate. In terms of SA8 and the effect of traffic on the environment, part of the site is already a waste management operation and the impact would be dependent on a comparison of existing levels of traffic compared to future levels. As well as this the impact of pollution and SA10 from the site is uncertain at this point. The remaining uncertain impacts relate to SA15 and the provision of good employment opportunities for all, and SA17 and the viability and vitality of town centres. In terms of SA15, the impact of the site is uncertain, as it lies away from the urban area, but is within an area with an average level of unemployment and within a 0-15 minute public transport journey time of a town centre. In relation to SA17, a waste facility could have a significant impact on a town centre due to environmental and amenity issues, however this particular site is some distance from a town centre and therefore any potential negative impacts on the town centre could be mitigated. The negative aspects of the site SA include accessibility (SA5) and the efficient use of land

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Site Ref. No.	Site Location	Total Score	Site Area (ha)	Planning Comment	SA Summary
					(SA13). Concerning SA5, the impact is recorded as negative as the site lies in excess of 400m from a bus stop and over 750m from a train station; it is however within a 0-15 minute public transport journey of a town centre. With regards to SA13, although part of the site is an existing waste management site, the extension to the site is greenfield. Mitigation should seek to reduce the amount of uncertainly identified and aims make the site positive with regards to sustainability. Flood risk to the site could be mitigated against with the requirement for Green and Blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off. Other mitigation measures include the potential impact on the adjacent Calderdale Wildlife Habitat Network, alongside consideration of the design given the prominent location of the site.
269	Ringby Quarries, Swalesmoor Road, Swalesmoor, Halifax	750	3.92	Site is an existing quarry, although in the restoration phase. The site is adjacent to other compatible uses such as quarrying and an aggregates recycling and training facility, and is considered to be potentially suitable for an allocation. Any	Overall there are positive impacts recorded against six of the SA Objectives. Protection and enhancement of biodiversity and geodiversity is supported as the site lies some distance from any national or local designated sites, and is some distance from the SAP / SAC, although still within 7km. The site is considered as being within an area at low risk in terms of vulnerability to climate change. A positive impact is

Site Ref. No.	Site Location	Total Score	Site Area (ha)	Planning Comment	SA Summary
				future allocation would be subject to removal from the Green Belt and the requirement to demonstrate exceptional circumstances.	predicted against the protection and enhancement of the natural, semi natural and man made landscape, although it is within the Green Belt. Due to its potential as a built waste facility the site scores well against the objectives concerned with prudent and efficient use of natural resources and energy and reducing the amount of waste produced, and in economic terms, the site supports business success, sustainable economic growth and continued investment. Another positive impact was judged to be the potential impact on the vitality and viability of the town centres (SA17), as waste facilities within close proximity to a town centre could have potential negative impacts. The other positive impact is the provision of a suitable network of waste infrastructure should contribute to a reduction in fly tipping, which is an element of the SA objective relating to safety and security. In terms of uncertain impacts, the impact on the built and Historic Environment would be dependent on the final design of any development, whilst the impact of traffic on the environment would depend on what type of built waste facility was in place and the numbers of vehicle journeys and the types of those vehicles. Potential impacts on water and Air Quality lead to an uncertain impact on the SA Objective related to reducing pollution and CO2 levels. There

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Site Ref. No.	Site Location	Total Score	Site Area (ha)	Planning Comment	SA Summary
					was uncertainty regarding whether the site would provide good employment opportunities for all, although it is some distance from the urban area, it is within a 0-15 minute public transport journey of a town centre. The site is within an area of relatively high deprivation according to the Index of Multiple Deprivation . There were two negative impacts predicted, firstly as the site is greenfield it was not seen to support the SA Objective concerned with an efficient use of land, and although the site lies outside of any high risk flood zones, the assumption that development of greenfield sites increase run off resulted in a potentially negative impact on reducing the risk of flooding. Mitigation should seek to reduce the amount of uncertainly identified and aims make the site positive with regards to sustainability. Flood risk to the site could be mitigated against with the requirement for Green and Blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

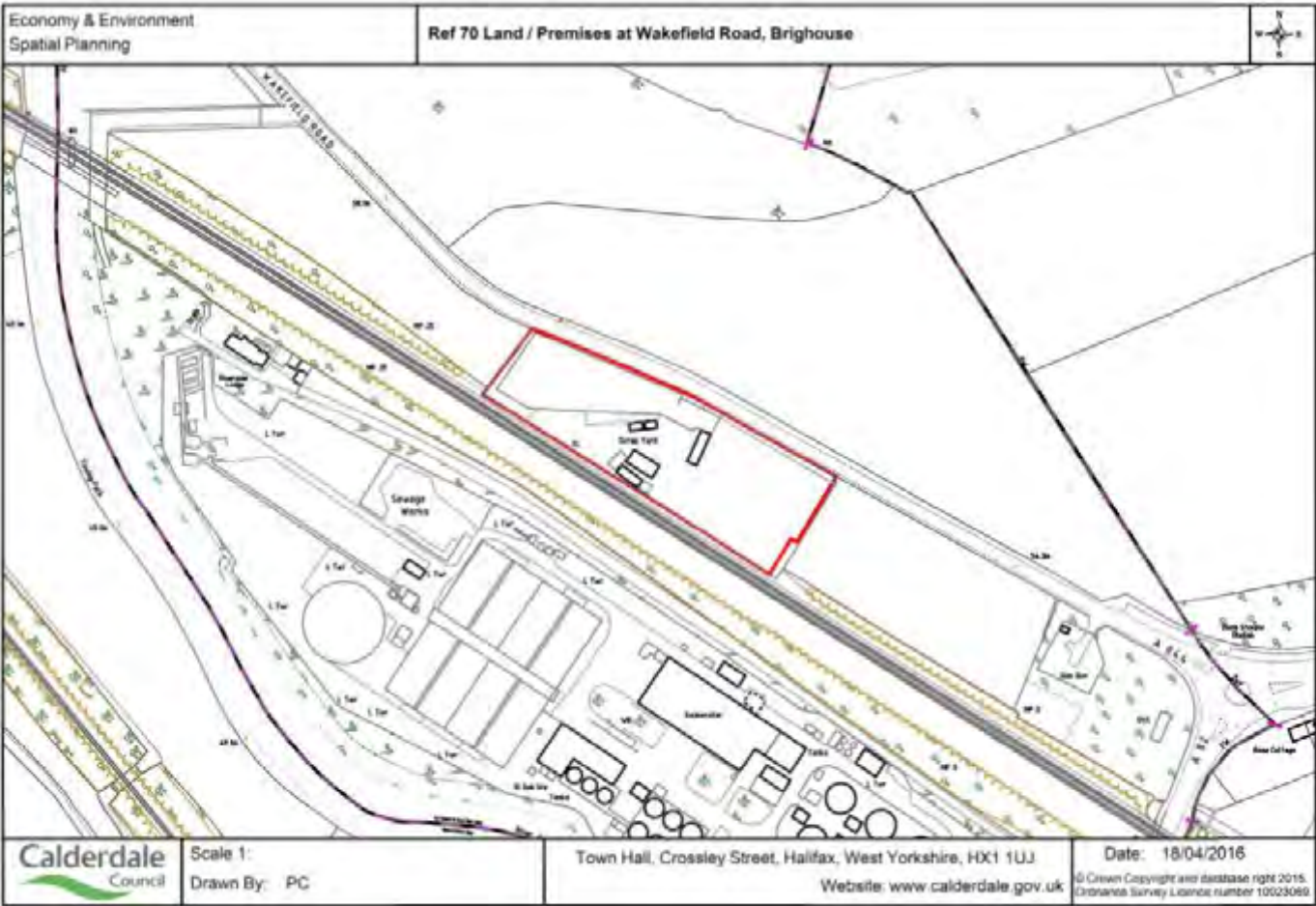
6 Summary

- 6.1** This consultation is primarily focused on establishing potential site allocations for built waste facilities. These can take the form of recycling facilities, composting facilities, or sites where waste is treated to permit its subsequent use as either energy or prepare the material for reuse. The consultation is the first stage in drafting the waste element of the Local Plan Allocations, and should be read in conjunction with the accompanying Waste Data Report Update 2016. **It is important to note that this is the first stage in determining which sites are the most appropriate to allocate for built waste facilities in the new Local Plan. None of the sites proposed have changed in terms of their current planning status which remains in accordance with the Replacement Calderdale Unitary Development Plan.**
- 6.2** Comments on this consultation document and the others currently on consultation can be submitted online at http://calderdale.objective.co.uk/portal/planning_services/
- 6.3** For more information on the Waste Sites Assessments please contact the Spatial Planning Team:
- Email: spatial.planning@calderdale.gov.uk
 - Telephone: 01422 392208
- 6.4** Following completion of the public consultation on the Waste Sites Assessment the council will consider the representations received and prepare a list of proposed waste site allocations for inclusion in the forthcoming Publication version of the Local Plan, which will also be subject to a further round of public consultation later this year.

Appendix 1 Initial Waste Site Options Assessment Sheets

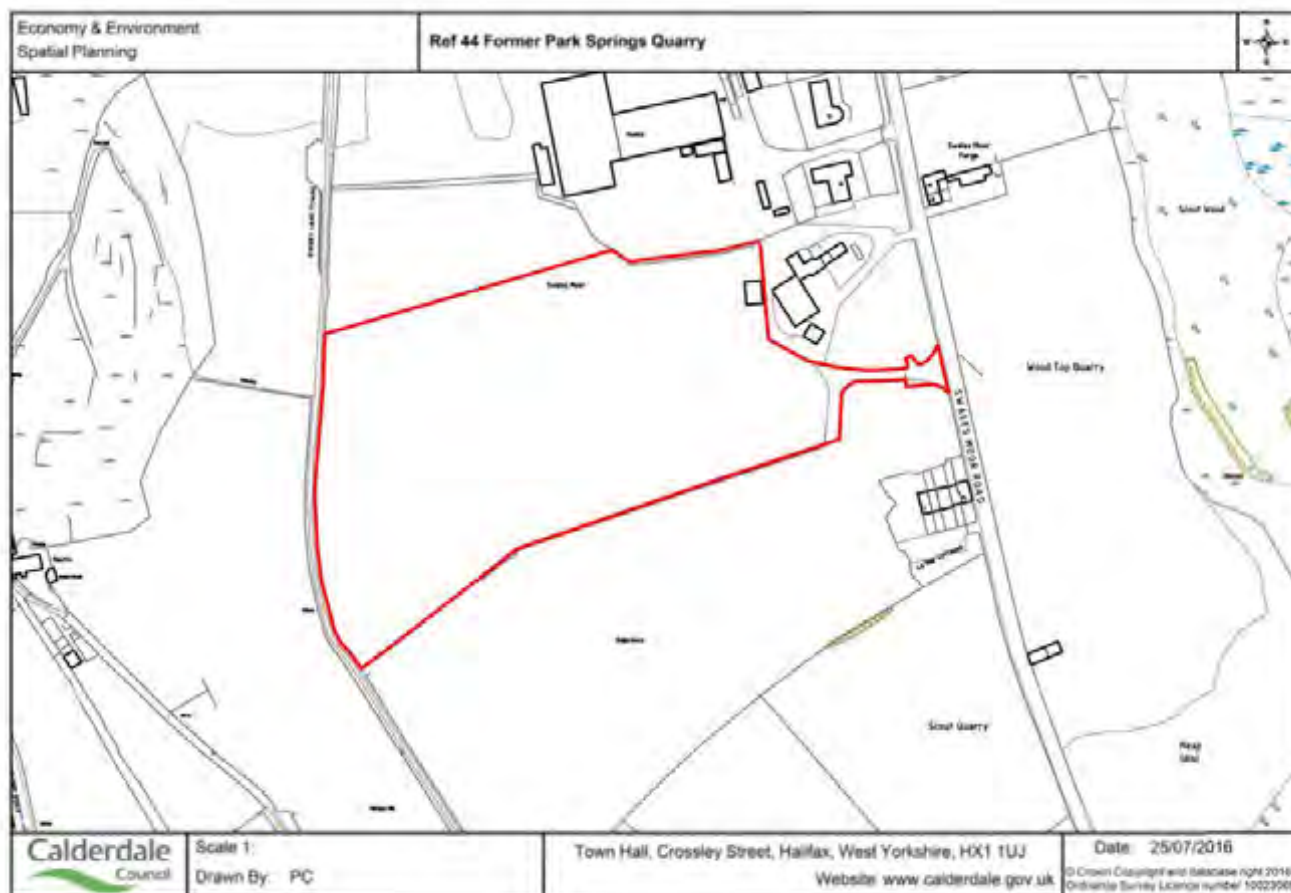
Map 1.1 Site Ref 70 Wakefield Road, Brighouse

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Calderdale MBC Waste Sites Assessment 2016



Site Ref	70			Site Specific Comments					
Address 1	Land/premises at			Operational Scrap Yard, owners proposing B1,B2,or B8 uses through Call for Sites (CFS-0389). Potential site, impact from a waste facility would be lessened due to adjacent uses (sewage works) and location. Scored well against the Primary constraints, although site lies opposite Kirklees Hall Park which affects the secondary constraints score. In terms of the additional constraints and positive criteria the site preforms well. Any future allocation would be subject to removal from the Green Belt and the requirement to demonstrate exceptional circumstances.					
Address 2									
Address 3	Wakefield Road								
Settlement									
Town	Brighouse								
Postcode	WF14 0BU								
Area (Hectares)	0.98								
Primary Constraints Score	480	Secondary Constraints Score	120	Additional Constraints Score	100	Positive Criteria Score	60	Total Score	760

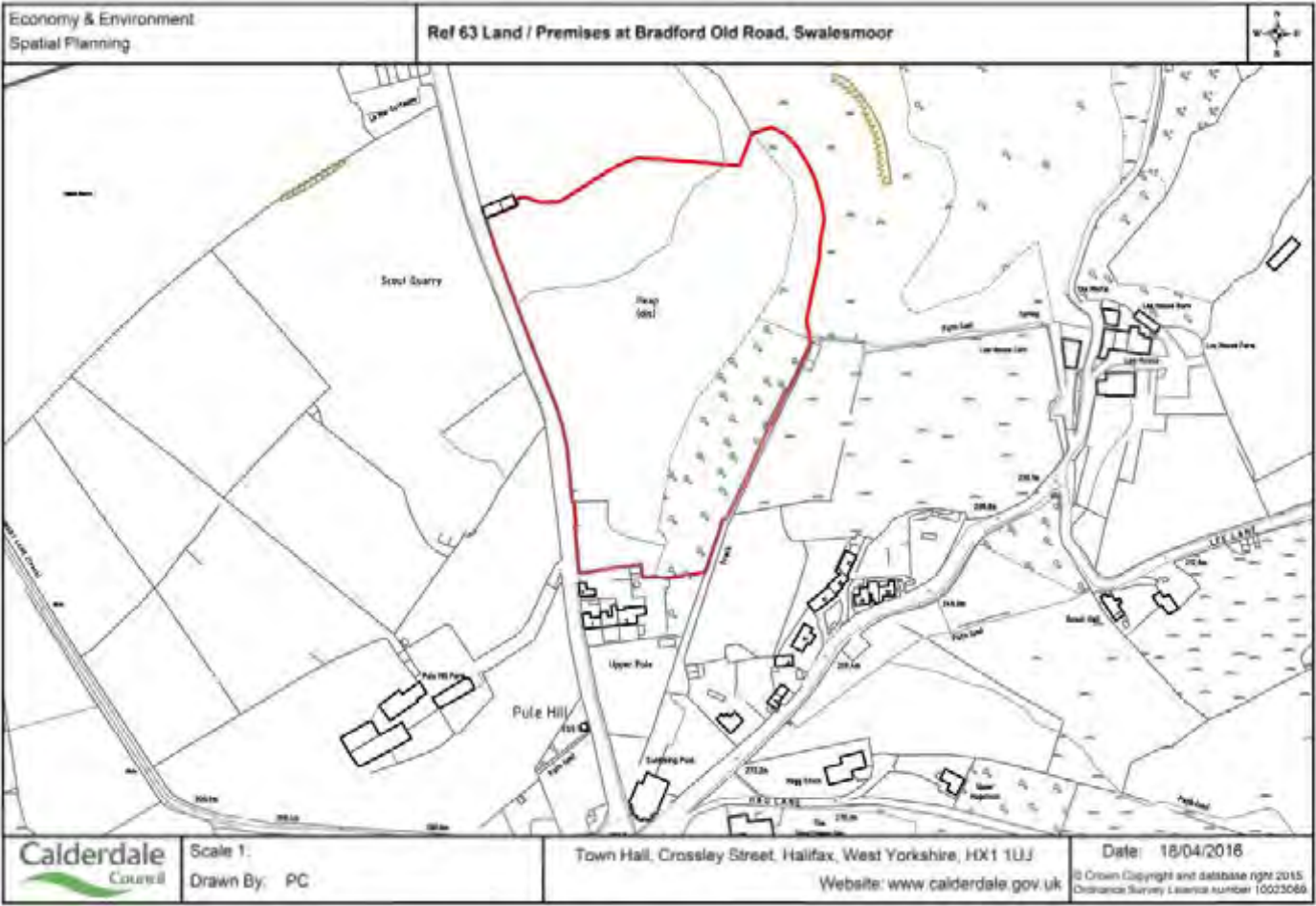
Map 1.2 Site Ref 44 Former Park Springs Quarry



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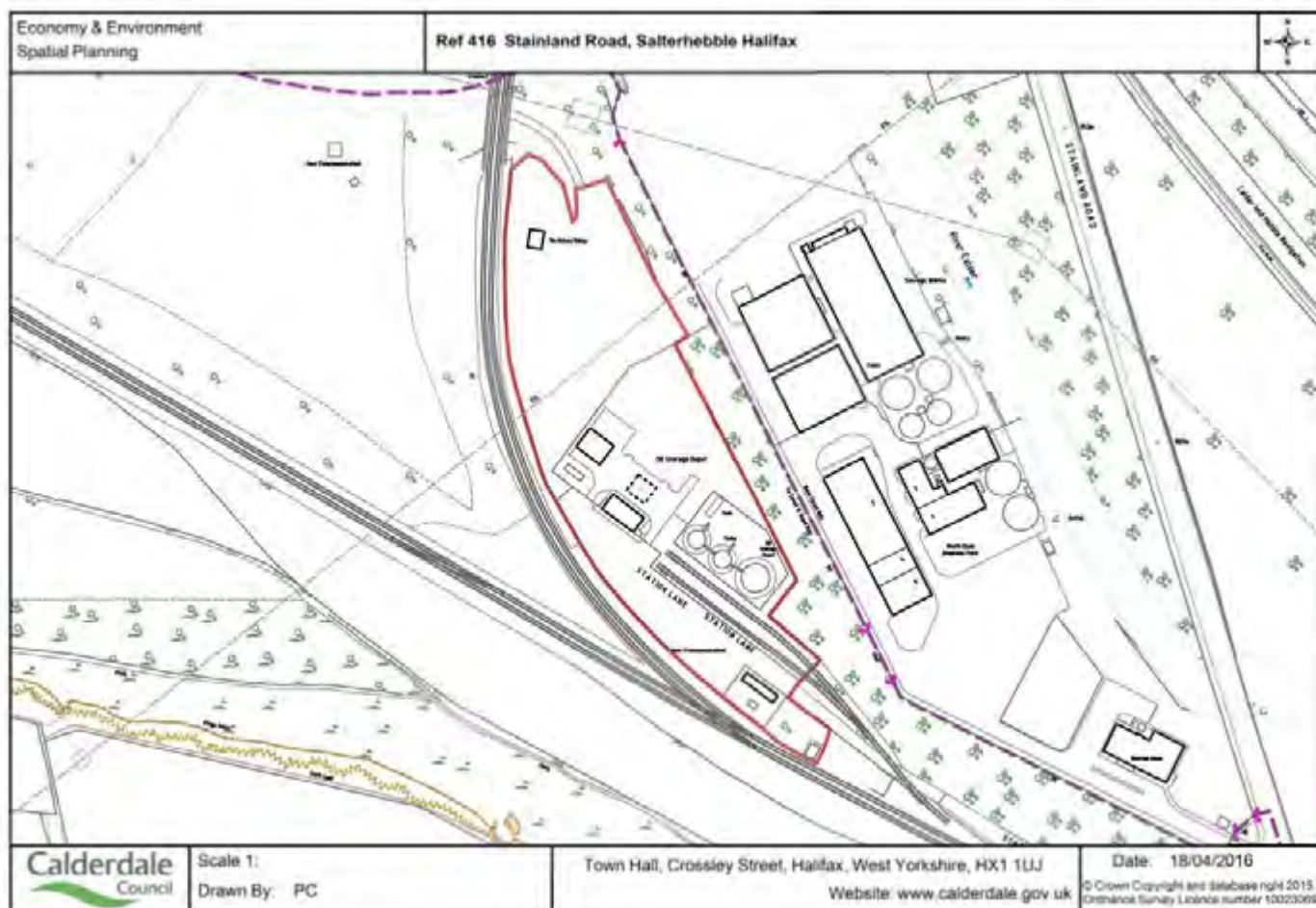
Site Ref	44	Site Specific Comments							
Address 1	Former Park Springs Quarry	Site is adjacent to an existing and established waste facility. This site is in a location that could potentially be suitable for a built waste facility. The site scores well in relation to the primary, secondary and additional constraints, however as the site is considered as a greenfield site, and is not in a designated primary employment area it therefore scores poorly against the positive criteria. Any future allocation would be subject to removal from the Green Belt and the requirement to demonstrate exceptional circumstances.							
Address 2	Swalesmoor Road								
Address 3	Swalesmoor								
Settlement									
Town	Halifax								
Postcode	HX3 6UF								
Area (Hectares)	3.68								
Primary Constraints Score	490	Secondary Constraints Score	145	Additional Constraints Score	100	Positive Criteria Score	0	Total Score	735

Map 1.3 Site Ref 63 Swalesmoor



Site Ref	63			Site Specific Comments					
Address 1	Land / Premises At			Site is Pule Hill Quarry which is in the aftercare phase. Dependent on site condition and restoration method, could offer some potential for a built waste facility, although at present the site adjoins a construction and demolition waste recycling facility and therefore may be more suited to an extension of that type of facility. Site scores well against the primary constraints, although less well against the secondary and additional constraints, primarily because it lies within the Green Belt and a special landscape area. The site has a waste management licence according to the Environment Agency which contributes to the positive criteria score. Any future allocation would be subject to removal from the Green Belt and the requirement to demonstrate exceptional circumstances.					
Address 2	Swalesmoor Road								
Address 3									
Settlement	Swalesmoor								
Town	Halifax								
Area (Hectares)	2.72								
Primary Constraints Score	470	Secondary Constraints Score	135	Additional Constraints Score	80	Positive Criteria Score	30	Total Score	715

Map 1.4 Site Ref 416 Stainland Road

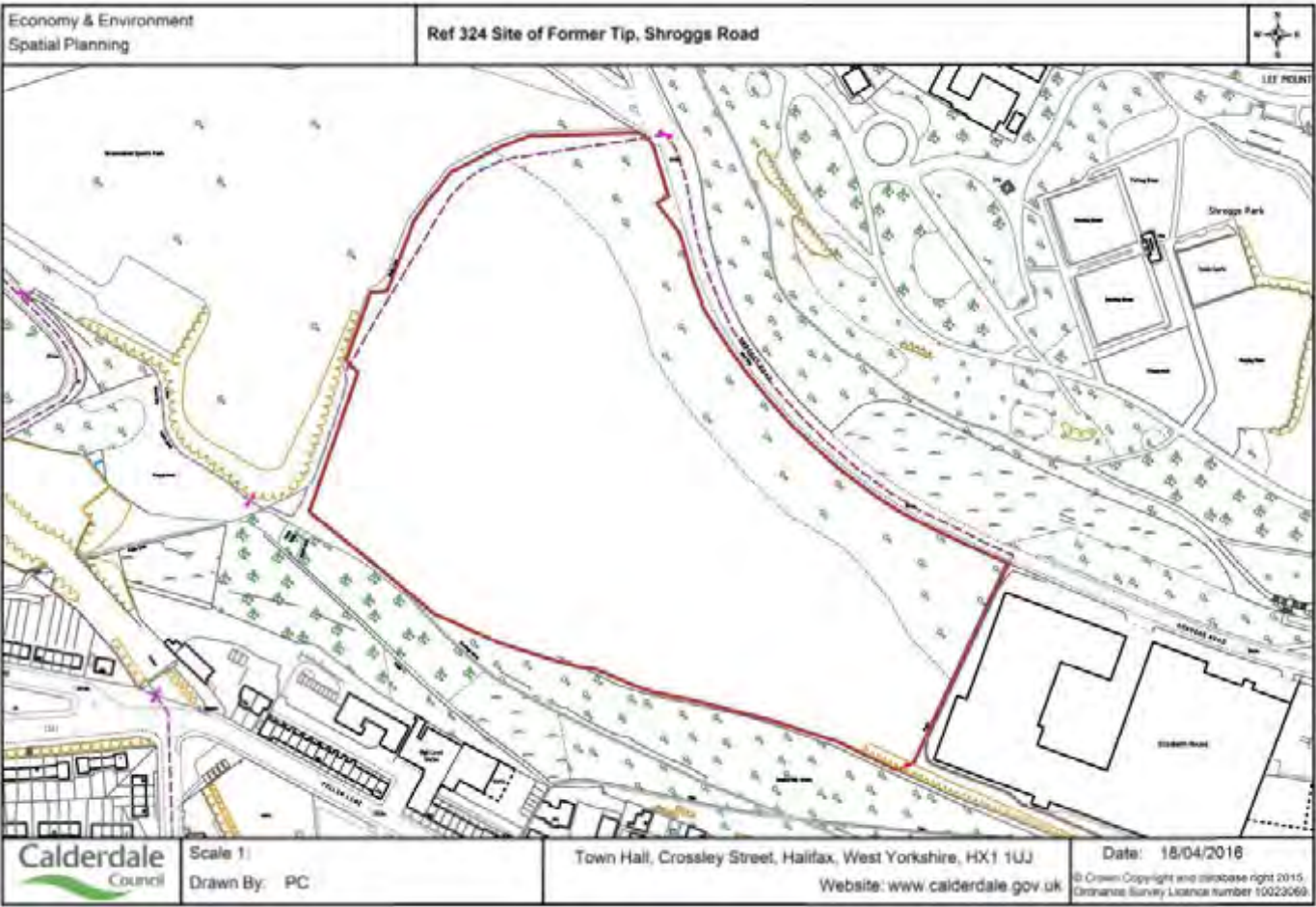


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Waste Sites Assessment 2016 Calderdale MBC

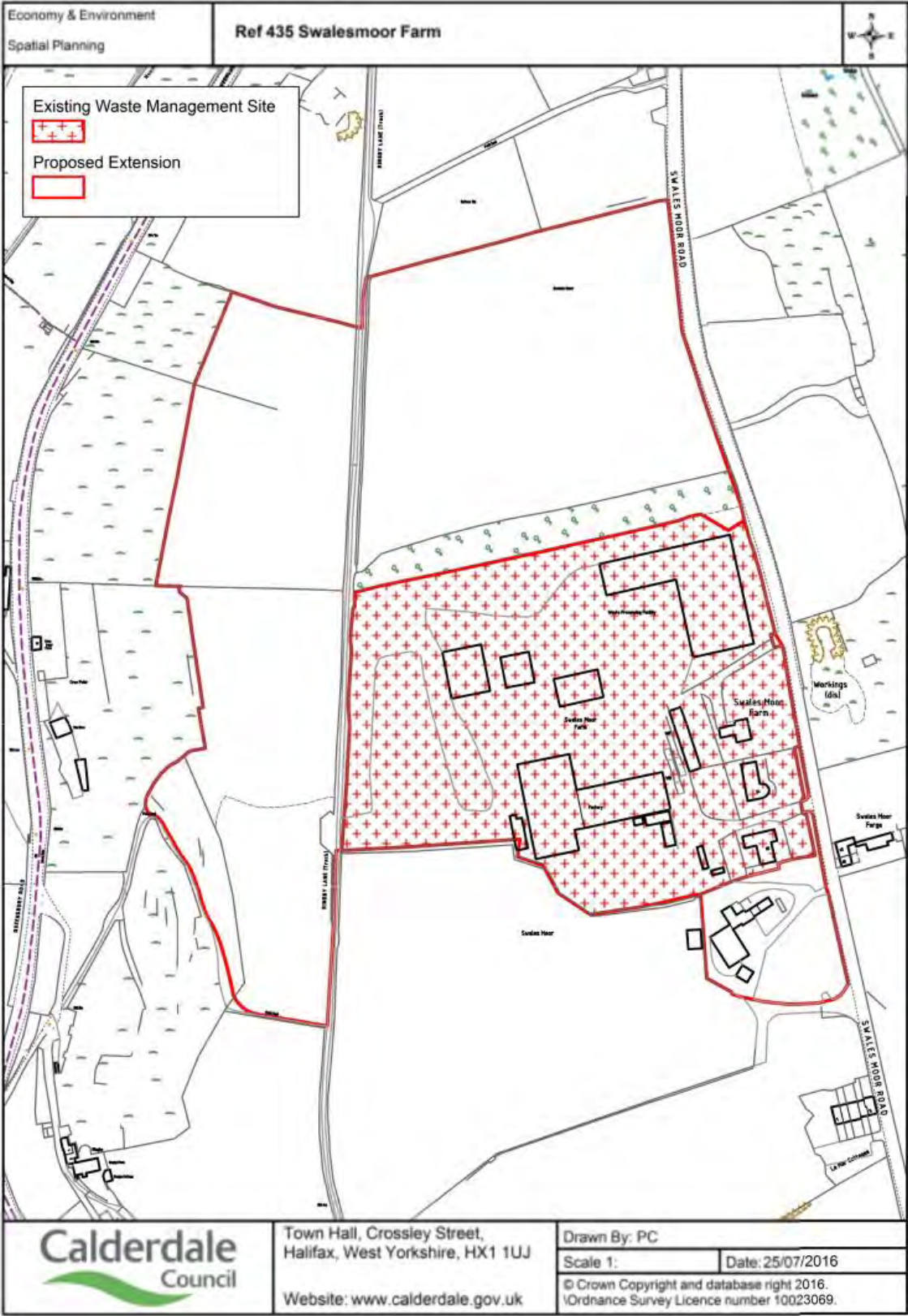
Site Ref	416			Site Specific Comments					
Address 1	Stainland Road			Site originally identified in previous waste studies. Appears to be used for storage. Adjacent to an aggregates recycling facility. Site scores comparatively well against the primary constraints, but has a lower score against the secondary constraints, due to its Green Belt location. The site is one of the top performers against the additional constraints, although as it is a greenfield site outside an existing primary employment area does not score against the positive criteria score. Any future allocation would be subject to removal from the Green Belt and the requirement to demonstrate exceptional circumstances.					
Address 2									
Address 3									
Settlement	Salterhebble								
Town	Halifax								
Postcode									
Area (Hectares)	1.55								
Primary Constraints Score	440	Secondary Constraints Score	95	Additional Constraints Score	100	Positive Criteria Score	0	Total Score	635

Map 1.5 Site Ref 324 Former Tip, Shroggs Road



Site Ref	324			Site Specific Comments					
Address 1	Site of Former Tip			Former landfill site, could be potentially suitable for a built waste facility, dependent amongst other issues as to whether the site is developable or not and contamination issues. Main issues in relation to the primary constraints group are the proximity to a primary housing area, and Shroggs Park, although topography may restrict the impact. The site is a new employment allocation in the RCUDP, which is acknowledged through the positive criteria score.					
Address 2									
Address 3	Shroggs Road								
Settlement	Wheatley								
Town	Halifax								
Postcode									
Area (Hectares)	6.61								
Primary Constraints Score	350	Secondary Constraints Score	150	Additional Constraints Score	90	Positive Criteria Score	30	Total Score	620

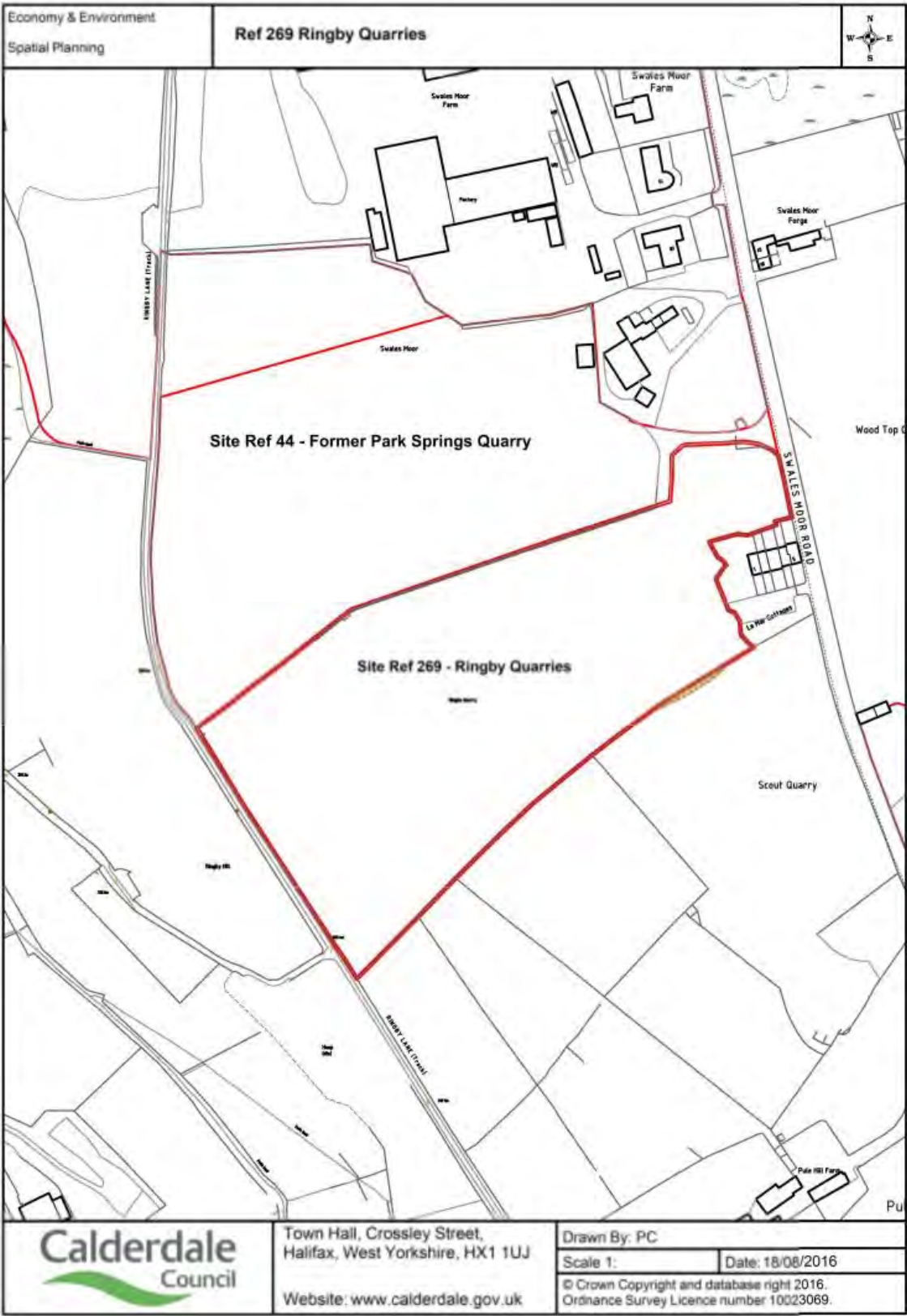
Map 1.6 Site Ref 435 Swalesmoor Farm



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Site Ref	435			Site Specific Comments					
Address 1	Swalesmoor Farm			Site incorporates an existing waste management site, however the proposed allocation would incorporate a much larger area to the north and west of the existing site. The site is adjacent to other compatible uses such as quarrying and an aggregates recycling and training facility, and is considered to be potentially suitable for an allocation. Any future allocation would be subject to removal from the Green Belt and the requirement to demonstrate exceptional circumstances.					
Address 2	Swalesmoor Road								
Address 3									
Settlement	Swalesmoor								
Town	Halifax								
Postcode	HX3 6UF								
Area (Hectares)	15.47								
Primary Constraints Score	450	Secondary Constraints Score	135	Additional Constraints Score	100	Positive Criteria Score	45	Total Score	730

Map 1.7 Site Ref 269 Ringby Quarries



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Site Ref	269			Site Specific Comments					
Address 1				Site is an existing quarry, although in the restoration phase. The site is adjacent to other compatible uses such as quarrying and an aggregates recycling and training facility, and is considered to be potentially suitable for an allocation. Any future allocation would be subject to removal from the Green Belt and the requirement to demonstrate exceptional circumstances.					
Address 2	Swalesmoor Road								
Address 3									
Settlement	Swalesmoor								
Town	Halifax								
Postcode									
Area (Hectares)	3.92								
Primary Constraints Score	480	Secondary Constraints Score	140	Additional Constraints Score	100	Positive Criteria Score	30	Total Score	750

Appendix 2 Refined List Site Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
7	Upper Hazel Hurst Farm	Withens Road	Wainstalls	Halifax		4.77	470	140	80	0	690	Although allocated as a waste site in RCUDP this was to facilitate the restoration of the site to agricultural grazing land, which has taken place. Part of site was submitted through Call for Sites (CFS-0084) with the owner proposing housing. Site is not considered suitable for a built waste facility.	No
13	Common Woodhead Quarries					2.94	450	115	80	0	645	Former quarry site appears to be restored, not considered as a suitable location for a built waste facility, significant access constraints.	No
18	West Lane Works		S'thowram	Halifax	HX3 9SY	20.94	450	160	90	90	790	This site is primarily a minerals extraction and processing site and is to be considered primarily	No

44 Refined List Site Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
21	Land/ Premises At	Park Road			HX5 9JA	60.91	470	110	80	30	690	as a minerals site in the new Local Plan. Site boundary amended to reflect the developed area as opposed to the entire minerals allocation. Operational clay pipe manufacturing facility therefore not considered available and is therefore unlikely to come forward in the lifetime of the Local Plan.	No
26	Brook Mills	Saddle- worth Road	Greetland	Halifax	HX4 8LZ	0.62	390	155	100	90	735	EA states waste management licence exists but no recorded WDI inputs during reporting period 2007-2014. the site consists of a number of smaller individual units and scored relatively poorly on the primary constraints therefore not considered for further assessment.	No

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
32		Off Lilland Lane		Brighouse	HD6 3BR	1.06	410	105	100	0	615	The site had a temporary waste licence which was surrendered. There is no other supporting factors to retain this site as a potential built waste facility therefore it is filtered.	No
37		Chapel Lane		Sowerby Bridge	HX6 3LF	0.83	330	90	100	60	580	Former gas works, now vacant, residential development adjacent to the site, significant flood risk issues. Filtered.	No
39	Lee Bridge Mills		Lee Bridge, Dean Clough	Halifax	HX3 5AT	2.01	330	130	100	60	620	Industrial estate made up of a number of different businesses and units. Appears to be occupied and is not considered available for a built waste facility.	No
41	Land off Swales-moor Rd			Halifax	HX3 8JG	1.19	410	135	90	0	635	The site has previously been the subject of a waste management licence and is adjacent to land owned by the Leo Group which has a	No

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
												waste facility, however it is separated from the operational site and is filtered.	
42		Norcliffe Lane	S'thowram	Halifax	HX3 8PL	2.60	450	125	100	0	675	Mineral allocation in the RCUDP, although extraction appears to have ceased, however restoration of the site only recently commenced and Saw Shed remains active and received a Lawful Development Certificate in 2014. Not considered suitable or available for a built waste facility.	No
44	Former Park Springs Quarry	Swales-moor Rd	Swales-moor	Halifax	HX3 6UF	3.68	490	145	100	0	735	Site is adjacent to an existing and established waste facility. This site is in a location that could potentially be suitable for a built waste facility.	Yes
47	Land/ Premises At	Old Lane	Ovenden	Halifax	HX3 5QN	0.36	380	160	100	60	700	Some form of small scale scrap yard, location, size and shape of site is not considered	No

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
												suitable for a built waste facility.	
51	Browside Farm	Medley Lane	N'thowram	Halifax	HX3 7SX	1.03	490	150	90	30	760	EA states the site has a waste management licence for a landfill however no recorded inputs during the period 2007 to 2014. Site's remote location alongside narrow access roads mean it is considered unsuitable for a built waste facility.	No
58	Land/ premises At	Mill Lane		Brighouse	HD6 1PN	0.58	340	125	100	90	655	Scrap Yard with a waste management licence however no recorded inputs since 2011. Dependent on the scrap metal operation, could be a potential site for a built waste facility. Site visit confirmed that the scrap metal business is operational therefore site is filtered.	No
60	Scotland Quarry	Radcliffe Lane	Midgley	Halifax	HX2 6UT	1.90	360	125	90	0	575	Former quarry, now restored. Isolated location alongside	No

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
												narrow access roads mean the site is not considered suitable for a built waste facility.	
62	Land/ Premises At Only House Quarry	Forest Hill Road	Holywell Green	Elland	HX4 9LF	4.04	480	140	80	30	730	Permission for mineral extraction expired, now in aftercare and restoration phase therefore not considered suitable for a built waste facility.	No
63	Land/ Premises At	Swales- moor Rd	Swales- moor	Halifax	HX3 6UF	2.72	470	135	80	30	715	Site is Pule Hill Quarry which is in the aftercare phase. Dependent on site condition and settlement, could offer some potential for a built waste facility, although at present the site adjoins a construction and demolition waste recycling facility and therefore may be more suited to an extension of that type of facility.	Yes
64	Clifton Mills		Bailiff Bridge	Brighouse	HD6 4EJ	1.12	430	165	100	60	755	The site did have a waste management licence however this	No

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
70	Land/ Premises At	Wakefield Road		Brighouse	WF14 0BU	0.98	480	120	100	60	760	ended in 1999. Sites location means that there would be significant impacts from a built waste facility and therefore is not considered.	Yes
72	Clifton Bridge Works	Wood Street		Brighouse	HD6 1PW	0.46	350	115	100	90	655	Previously the site was used as a plastics recycling facility, lies with an established industrial estate. Flood risk flagged up as a potential constraint .Prior use means that it could be a potential built waste facility. However the landowners are currently pursuing an	No

50 Refined List Site Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
73		Lower Hamble-ton Hill	Wainstalls	Halifax	HX5	0.36	420	140	80	0	640	Not considered as a suitable location for a built waste facility, the waste management licence was surrendered as this was only to facilitate the construction of an access road by removing some clay and landfill materials.	No
78	Wood-bottom	Ellen Holme Lane	Ludden-denfoot	Halifax	HX2 6EP	1.29	420	105	90	0	615	Although the site appears to have been used for some form of waste transfer, the narrow access roads are a significant constraint with regards to the suitability of the site in regards to a potential built waste facility.	No
80	Land/premises At	Blackley Road	Blackley	Elland	HX5 OTB	24.47	450	150	100	0	700	Large mainly greenfield site, some minerals activity but the site	No

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
												appears to have been restored. New housing opposite the site.	
111	Holby Business Park	West Street	Sowerby Bridge	Halifax	HX6 3BS	0.39	340	120	90	90	640	Existing waste site, although no recorded inputs since at least 2011 according to the Waste Data Interrogator. Flooding is seen as the biggest constraint. Could potentially be suitable for a built waste facility providing flooding concerns can be overcome. Site visit confirmed the majority of the area is used by existing businesses for parking and access and development of a built waste facility would impact significantly on this access to other businesses . Site is therefore filtered.	No
112	Thorn Tree Farm	Den- holme Gate Road	North-owram	Halifax	HX3 7TF	18.20	500	150	90	30	770	EA States the site has a waste management licence for a vehicle	No

52 Refined List Site Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
												de-pollution facility, however maximum inputs recorded by EA is 1 tonne per annum. Given site appears to be a well established scrap metal operation, unlikely to be available for a new recycling or treatment facility.	
119	Moorhall Plastics Ltd, Vale Mill	Stansfield Road		Todmorden	OL14 5DL	0.59	310	110	110	90	620	Although the site has a waste management licence this appears to have applied to the former company that occupied the building, and no inputs were recorded during 2007 to 2014. No longer a plastics recycling facility, site is a manufacturing facility.	No
123	Land off	Bacup Road		Todmorden	OL14 7HP	1.40	500	180	80	30	790	This site was an old refuse tip, allocated in the RCUDP. However, the site is restored and lies within the Area Around Todmorden.	No

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
124	Foseco	Holmfield Industrial Estate	Holmfield	Halifax		1.72	350	170	90	30	640	Owners have put in a Call for Sites (CFS-350) which proposes recent Local Plan sites assessment recommended retention as employment land. The site is however adjacent to a school and is not considered as a suitable location for a built waste facility.	No
129	Wakefield Road		Clifton	Brighouse		25.48	440	145	100	30	715	New Employment Allocation in RCUDP. owners submitted a Call for Sites (CFS-0143) proposing B1 office use. The proposed uses in the RCUDP were restricted to B1a Office uses and B1b Research and developments of products.	No
133	Lowfields			Elland		5.07	410	145	100	30	685	Site appears to be a vacant plot on Lowfields Industrial Estate. Adjacent to electricity transformer therefore	No

54 Refined List Site Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
												may be a constraint on the site coming forward. Ownership constraints likely to prevent the site coming forward.	
135	East of Brighouse Road		Hipperholme	Halifax		3.16	420	145	100	30	695	Site is owned by Crosslee plc and was submitted through the Call for Sites (CFS-0163) proposing the retention of the employment designation, for future operational requirements of Crosslee plc or any other potential owners of the site. Not considered for further assessment as a potential built waste facility. Filtered.	No
139	Adjacent Stainland Road	North of River		Elland		2.51	430	115	90	30	665	Owner submitted an application 13/00488/REN that was approved for industrial use (B1 to B8 uses). The permission is still live. Also submitted	No

Site Ref	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
140	Adjacent Halifax Building Society		Sowerby Bridge		4.02	430	125	90	30	675	through the Call for Sites (CFS-0261) for industrial or commercial. Given permission the site is not considered available. New employment allocation in RCUDP, however not considered as a suitable location for a built waste facility as adjacent the HBOs data centre therefore more potentially suited to office development or light industry. Filtered	No
152	Ainleys Ind Estate		Elland		2.28	430	170	100	30	730	Site appears to be used partly for storage of lorries and a few skips, with approximately half the site vacant. Location is considered potentially suitable for a built waste facility, however ownership constraints likely to prevent the site coming forward.	No

56 Refined List Site Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
153	Lowfields	Off Shaw Lane		Elland		2.96	440	155	100	60	755	Vacant site at Lowfields Industrial Estate, also submitted for employment uses through Call for Sites (CFS-0086). Located within a well established industrial location. Permission 13/00631/FUL granted for B8 storage unit which has been developed therefore unlikely to be available and filtered.	No
154	Tenterfields	Burnley Road	Luddenden-foot			0.99	360	135	90	30	615	Site was awarded permission for extension to existing factory (12/00612/REN) that manufactures parts for the automotive and industrial sectors, although this has now lapsed it is not considered the site is suitable for a built waste facility.	No
161	Burwood Way	Stainland Road	Holywell G	Elland		2.03	420	120	90	0	630	Site is immediately adjacent to residential	No

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
												properties and is not considered as a potential built waste facility.	
164	Land at	Wakefield Road	Copley	Sowerby Bridge		2.66	430	95	80	0	605	Owners have submitted a Call for Sites (CFS-0193) proposing B1 uses, the site also lies directly opposite residential properties and is heavily wooded. Not considered suitable for a built waste facility.	No
165	Star Garage	Wakefield Road	Copley	Sowerby Bridge		0.48	430	85	90	0	605	Site was submitted through the Call for Sites (CFS-0240) for either residential or commercial, its location and size are not considered to be suitable for a built waste facility.	No
167	Water Lane	Sedbergh Road		Halifax		2.99	330	140	90	60	620	Site submitted by CMBC Business and Economy (CFS-0265) proposing employment use, however ownership is not known. Former gas	No

58 Refined List Site Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
												governor site, majority of the site is tree covered however sufficient brownfield land remains to consider for some form of industrial and or commercial use.	
229	Land west of	Anchor Place		Brighouse		0.63	460	160	100	30	750	Greenfield site at the edge of an established industrial park. Flooding and availability would appear to be the main constraints, although residential properties are adjacent as well.	No
234	Drakes Industrial Est	Shay Lane		Halifax		2.03	390	165	100	0	655	Part of site developed, remaining area of site would be within close proximity of residential properties, not considered as a suitable location for a built waste facility.	No
243	Spaniard Hall		Shelf			18.66	440	140	100	0	680	Currently a minerals site, given the time scales needed to work the reserves and	No

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
												subsequent restoration it is not considered the site would become available during the Local Plan period.	
263	West Lane Quarry		S'thowram	Halifax		1.36	470	120	90	0	680	Site was proposed by landowners for an expansion of the PEA. Primarily the site is a minerals processing plant and therefore any waste activities are ancillary to the main purpose of the site.	No
268	Upper Pule/ Scout Quarry		Swales-moor	Halifax		3.21	470	135	100	30	735	Operational Quarry, availability would be in the longer term if at all.	No
269	Ringby Quarry		Swales-moor	Halifax		3.60	480	140	100	30	750	Site is an existing quarry, although in the restoration phase. The site is adjacent to other compatible uses such as quarrying and an aggregates recycling and training facility, and is considered to be potentially suitable for an allocation. Any future	Yes

60 Refined List Site Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
												allocation would be subject to removal from the Green Belt and the requirement to demonstrate exceptional circumstances.	
289	Robinwood Mill	Burnley Road		Todmorden		1.21	440	180	110	60	790	Mill buildings, appears to be occupied by different users, such as Pet Food Store, Removals company. No indication that the site is available.	No
293	Millwood	Pickthall Terrace		Todmorden		1.73	400	130	100	0	630	The vacant site is overlooked by a row of terrace houses, and is also across the road from Castle Hill Primary School and is not considered as a potential site for a built waste facility.	No
299	Hollins Mill	Hollins Mill Lane		Sowerby Bridge		0.67	340	110	90	60	600	Site is occupied by a demolition and stone sales company and is therefore filtered from the waste sites assessment.	No

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
300	Opposite 52 To 74	Atlas Works		Elland		5.86	420	165	100	60	745	EA states the site has a waste management licence for a Household, commercial and industrial landfill but no recorded inputs during 2007 to 2014, and site is restored. Site lies within an established industrial area therefore could potentially be suitable for a built waste facility , however landowner intends to develop the site therefore not considered available.	No
304	Lowfields Business Park	Lowfields Way		Elland		0.93	390	120	90	30	630	Land between Calderdale Way and Rail line on the edge of Lowfields Business Park. Following site visit site was filtered as site is off the main roundabout into the business park and could present significant highway safety issues in addition the Spire	No

62 Refined List Site Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
												Hospital is close to the site.	
310	Victoria Mills Thrum Hall Industrial	Albert Road	Pellon	Halifax		2.10	350	160	100	60	670	Site appears occupied and no indication that it would be available, adjacent to a school and therefore filtered.	No
313	Alexander Terrace	Hanson Lane		Halifax		0.71	330	140	100	0	570	Site is a piece of open space within a densely populated and industrial area. Site is adjacent to residential properties and a GP surgery therefore filtered.	No
317	Frostholme Mill	Burnley Road	Cornholme	Todmorden		0.85	440	180	110	60	790	Furniture company operating from site therefore not available. Issues over suitability as well due to location.	No
322	Computer Centre	Hays Lane	Mixenden	Halifax		3.32	410	175	100	60	745	Filtered as residential development proposed.	No
324	Site Of Tip	Shroggs Road	Wheatley	Halifax		6.61	350	150	90	30	620	Former landfill site, could be potentially suitable for a built waste facility, dependent amongst other issues as	Yes

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
												to whether the site is developable or not and contamination issues.	
327	Land Off	South Parade		Halifax		2.97	350	140	100	30	620	Site on edge of Halifax Town centre and adjacent to Eureka!. Not considered suitable for a built waste facility.	No
331	Land At	Bob Lane And Hubert Street	Highroad Well	Halifax		0.71	340	150	100	60	650	Site lies within a mixed industrial, residential, and school area and is not considered as a suitable location for a built waste facility.	No
337	Land Adjacent 35	Bar Lane	Ripponden	Sowerby Bridge		0.43	420	175	100	30	725	Site appears to be some form of low level skip hire facility but is not considered as a suitable location for a built waste facility therefore filtered.	No
341	Land Off	Jubilee Road	Siddal	Halifax		0.83	390	95	90	0	575	Sloping open space opposite residential area therefore filtered.	No
354	Land West Of Victoria Road	Victoria Road	King Cross	Halifax		0.53	340	140	100	60	640	Site is a vacant brownfield plot within an established industrial	No

64 Refined List Site Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
357	Bradley Mill	Stainland Road	Greetland	Elland		0.81	400	140	90	30	660	Site not considered as suitable for a potential built waste facility, lies within 100 metres of a school and flood risk issues. Owners have submitted two Call for Sites, (CFS-0085 and CFS-0207) for both residential and mixed use.	No
361	Clarence Mill	Pellon Lane	Pellon	Halifax		0.63	350	140	100	60	650	The site is within a mixed residential and industrial area, however the location is not considered a suitable location for a built waste facility.	No

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
369	Firths Carpets (2)	Bradford Road	Bailiff Bridge	Brighouse		0.89	400	155	100	30	685	Site was awarded planning permission on appeal for a mix of uses including retail, and outline permission for a 56 bed care home.	No
373	Spa Field Mills	Dewsbury Road		Elland		0.40	390	135	100	45	670	Vacant industrial land, however residential area adjacent to the west of the site and mitigation would be difficult due to the size and shape of the site therefore filtered.	No
375	Cinderhill Mills	Halifax Road		Todmorden		0.47	410	130	100	30	670	Old mill building, row of terraced housing adjacent and immediately opposite, alongside lapsed permissions for residential development the site is not considered suitable for a built waste facility therefore filtered.	No
377	Callis Mill	Halifax Road		Todmorden		0.75	420	115	90	30	655	Vacant brownfield site, potential constraints would primarily be flood	No

66 Refined List Site Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
406	Armitage Road			Brighouse		0.73	460	155	100	60	775	Site appears to be used by Car Auctions for car storage. Suitable location, no availability information. Site Visit confirmed the site was developed as a formal car park for the Car Auctions business therefore filtered.	No
410	Hanson Brick- works		Lower Edge	Elland		41.59	460	125	80	15	680	Although the site is now vacant and no longer a Brick Works, the site lies adjacent to a School, and part of the site is subject to a planning application for residential use submitted by the owners. Previous applications for	No
												risk and the small group of residential properties to the north east of the site, however due to the size of the site the impacts could be mitigated, however no availability information.	

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
												employment use have acknowledged constraints with regard to access.	
416	Stainland Road		Salter-hebble	Halifax		1.55	440	95	100	0	635	Site originally identified in previous waste studies. Appears to be used for storage. Adjacent to an aggregates recycling facility. Potentially suitable for a built waste facility	Yes
422	Opposite Birds Royd Works	Birds Royd Lane		Brighouse		1.28	420	160	100	30	710	Previously vacant industrial site, recently developed and therefore unavailable.	No
423	Drakes Industrial Estate	Shay Lane	Illingworth	Halifax		2.27	390	170	100	60	720	Although identified in previous waste studies the site is made up of a number of different units and businesses therefore availability may be an issue. Could potentially be suitable for a built waste facility although availability and proximity to residential	No

68 Refined List Site Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	Primary Const Score	Secondary Const Score	Additional Const Score	Pos. Criteria Score	Total scores	Site Specific comments	Potentially Suitable ?
												properties could be significant constraints.	
432	Holme End Depot	Burnley Road	Hawks Clough	Mytholmroyd		0.80	390	140	100	30	660	Council Engineers depot, due to proximity of residential dwellings the site is not considered suitable for a built waste facility. Filtered.	No
435	Swales-moor Farm	Swales-moor Rd	Swales-moor	Halifax	HX3 6UF	15.47	450	135	100	45	730	Site incorporates an existing waste management site, however the proposed allocation would incorporate a much larger area to the north and west of the existing site. The site is adjacent to other compatible uses such as quarrying and an aggregates recycling and training facility.	Yes

Appendix 3 List of Sites Remaining after Stage 2 Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
31		Shay Lane	Holmfield	Halifax	HX2 9AG	0.63	Deleted from assessment as the site was developed as a car park for a new employment facility and is not available.	No
134	Land at Former Eiland Power Station			Eiland		8.77	New employment allocation, developed, therefore filter.	No
141	Shay Lane		Illingworth	Halifax		0.60	Existing business park, developed and in use therefore filtered.	No
144	Burnley Road		Mytholmroyd	Hebden Bridge		0.72	Existing employment site. Developed. Filter.	No
157	Blackley Brickworks	Blackley Road		Eiland		5.39	Developed for Residential use. Also includes site ref 292. Filtered.	No
171	Heywoods Ind Park	Birds Royd Lane		Brighouse		0.13	Existing industrial unit - unlikely to come forward in the short to medium term. Filter	No
172	Burrwood Way Ind	Rawroyds Road	Holywell G	Eiland		0.94	Existing industrial units - unlikely to be available in the short term to medium term. Filter.	No
173	Black Brook Way	Stainland Road	Greetland	Eiland		0.52	Existing industrial units - unlikely to be available in the short term to medium term. Filter.	No

70 List of Sites Remaining after Stage 2 Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
176	Waterside	Water Lane		Halifax		0.34	Hargreaves Foundry therefore filter.	No
179	Clough Mills	Halifax Road		Shelf		2.13	Site is owned and operated by Lightcliffe VW dealership. Filter	No
185	Top Land Country Par	Cragg Road		Mytholmroyd		1.74	Site already developed for commercial and industrial use. Uncertainty due to location and access as to whether it could perform a waste management role in the future, therefore filtered.	No
189	Bridge Royd House			Todmorden		0.77	Brisbane Moss Corduroy factory, in use therefore filtered	No
224	Land to side car par	Bank Street		Brighouse		0.50	Car Park in Brighouse Town Centre therefore filtered.	No
236	Elmwood Bus Station	Shaw Hill		Halifax		1.23	Occupied at present by First group. Unlikely to offer potential in the short to medium term. Filtered.	No
281	Canal Mills	Wakefield Road		Sowerby Bridge		0.60	Planning permission 08/00585/FUL lapsed for the majority of site - other PP (00/01657) implemented but this was for one dwelling at the east of the site. Planning application 12/01069 permitted for a car park to service an existing employer - therefore filter from assessment.	No

List of Sites Remaining after Stage 2 Assessment 71

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
282	Land adjacent Stanningley Green Junior School	Clough Lane	Mixenden	Halifax		1.52	Planning permission 95/01528 for 38 dwellings on site lapsed. Site is adjacent a Primary School and surrounded by housing therefore filtered.	No
283	Land	Furness Avenue	Illingworth	Halifax		2.01	Planning permission 95/01857 for 77 dwellings on site and additional land lapsed. Site within a densely populated residential area therefore filtered.	No
285	Adj 4	Wakefield Gate		Halifax		0.43	Planning permission 92/02914 for 12 dwellings on site lapsed. Planning Permission 14/00062 granted for residential development therefore filtered.	No
291	Monoplas Site	Badger Lane	Hipperholme	Halifax		1.81	Planning permission 00/00556 for 29 dwellings on site lapsed but recent Planning Application 14/00218/OUT for a retirement village is permitted subject to a legal agreement therefore filtered.	No
296	Adj To Stone Lea	Brookfoot Lane		Brighouse		0.88	Outline Planning Permission 03/02318 for 24 dwellings on site approved 2007. Reserved Matters permission lapsed but outline was part implemented therefore stays live	No

72 List of Sites Remaining after Stage 2 Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
							indefinitely and is filtered from waste assessment.	
301	Drakes Industrial Estate	Shay Lane		Halifax		1.32	MU8 allocation in RCUDP. Adjacent to site reference 234. Site was part of CFS-0075 which proposed residential. Given owners apparent intentions, filtered.	No
302	Adj Honda Garage	King Street		Halifax		0.39	MU2 allocation in RCUDP & SHLAA00158. Impact on Halifax Minster and adjacent uses would be a major constraint therefore filtered.	No
303	Car Park Of Wool Merchant Hotel	Mulcture Hall Road		Halifax		0.49	MU2 allocation in RCUDP. Impact on Halifax Minster and ownership would be a major constraint therefore filtered.	No
306	Portsmouth Mill	Burnley Road	Cornholme	Todmorden		0.44	Site vacant. The site is located at the western edge of the district therefore there may be access issues. Planning permission 13/01274 granted for conversion to apartments therefore filtered.	No
308	Mytholm Works	King Street		Hebden Bridge		1.92	Allocated employment site. Planning permission 07/022224 for 58 houses covers approximately a third of site. Site expanded to include all of vacant land 2012. Recent planning	No

List of Sites Remaining after Stage 2 Assessment 73

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
							permission 12/01003 awarded for retail and hotel therefore filtered. Also recorded against site ref 208 (filtered).	
316	Tipside	Hall Royd Crescent		Todmorden		1.56	Amenity Open Space in RCUDP. Site is within Todmorden town centre therefore any significant waste related development would have significant impacts therefore filtered.	No
322	Computer Centre	Hays Lane	Mixenden	Halifax		3.32	Site used for offices at present. Part of site forms allocation EM64. Remainder of site is PEA. Has been office developed for last 20 years. Also recorded against site ref 125 and 191. Outline Planning permission 15/00590 awarded therefore filtered.	Yes
325	South Side	Dewsbury Road		Elland		1.24	MU5 allocation in RCUDP. New factory / Industrial Unit developed and occupied therefore filtered.	No
328	Elizabeth Shed	Shroggs Road	Lee Bridge	Halifax		4.09	Retail Park therefore filtered	No
333	Land Between	Cinderhills And Siddal Lane	Siddal	Halifax		0.53	Full PP for residential development lapsed . Given owners past desire to develop for residential site does not appear to be available for potential waste use therefore filtered.	No

74 List of Sites Remaining after Stage 2 Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
334	126 To 128	Bradford Road		Brighouse		0.57	Majority of site is also submitted as CFS-0618 for mixed use including residential element therefore filtered.	No
338	Land North Of Millbrook House	Rochdale Road		Todmorden		0.73	HS3-2 allocation in RCUDP. Filter from waste site assessments due to flood relief works resulting in a much smaller developable area.	No
342	Land Off The Newlands	Dean Lane	Sowerby	Sowerby Bridge		0.77	Site adjacent to residential development, no ownership details, identified as a potential housing allocation in the Local Plan consultation therefore filtered.	No
344	Land Adjacent To	Brow Lane	Holmfild	Halifax		3.09	Previously developed land or buildings that have been redeveloped or where construction has started - planning permission 08/00654 for employment and housing commenced. Given owners intentions and proximity to school filter.	No
345	West Of	Shaw Lodge Mills	Boyes Lane	Halifax		1.25	Outline planning permission 07/02146 granted on site. PP renewal 11/00192 for mixed use scheme. Not yet implemented however given owners expressed desire to develop the site for mixed of uses such as residential, leisure and employment	No

List of Sites Remaining after Stage 2 Assessment 75

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
							the site is filtered from the waste site assessment.	
347	Adj Prospect Mill	Church Street	West Vale	Elland		0.57	Packaging company has acquired the site and applied to develop two new industrial units for their use therefore filtered.	No
349	Land Adjacent To	Workhouse Lane And Nabb End Lane	West Vale	Elland		1.26	Identified through NLUD - has been undeveloped/allotments therefore removed from NLUD-PDL. Site forms open space in amongst housing. Western end awarded planning permission 15/00001/FUL for residential development - remainder of site also identified as a potential housing allocation. Given the pending residential development on the western half of the site it is filtered from the waste sites assessment.	No
353	Kebroyd Mill	Off Halifax Road	Triangle	Sowerby Bridge		2.80	Planning permission 08/01764/FUL. 2008 PP now lapsed but buildings demolished. Southern half of site has a significant tree cover and TPO, northern part of site identified as a potential housing allocation. Given owners previous successful applications for residential development site is filtered.	No

76 List of Sites Remaining after Stage 2 Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
360	Land At	Furness Avenue	Illingworth	Halifax		0.78	HS2-6 New Housing Allocation site in RCUDP. Also identified as a potential housing allocation in the recent Local Plan consultation. Surrounded by residential development therefore filtered	No
364	Hope Street Mill	Hope Street	Halifax Road	Todmorden		1.18	PP refused for supermarket on site and appeal unsuccessful. Planning application for retail unit and additional unit flexible for a range of uses pending therefore filtered from assessment.	No
365	Old Lane Dyeworks	Old Lane	Boothtown	Halifax		1.90	Original Planning permission Lapsed. Subsequent Planning application 08/01329 permitted for 64 dwellings therefore filtered.	No
371	Adj Prospect Mill (2)	Church Street	West Vale	Elland		0.61	Packaging company has acquired the site and applied to develop two new industrial units for their use therefore filtered.	No
372	Black Brook Way (2)	Off Stainland Road	Greetland	Elland		1.93	Permission 13/00185 granted for storage and distribution building with small business starter units therefore filtered.	No

List of Sites Remaining after Stage 2 Assessment 77

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
378	Southfield Works	Dodgson Street		Elland		0.42	Residential permission in 2012 12/00586 /FUL therefore filtered from assessment.	No
381	Land Off Dewsbury Road & Elland-Riorges Link Road	Dewsbury Road		Elland		1.72	Remainder of MU5 allocation in RCUDP - Now Morrisons therefore filtered	No
383	Former Adamroyd Mill	Victoria Road		Todmorden		0.57	PP 08/02020 granted for 45 dwellings, mill demolished so permission extant, therefore filtered.	No
389	Land Off	River Street		Brighouse		0.49	Permission 14/00939 granted for warehouse and offices therefore filtered.	No
394	Land Off	Claremount Road	Claremount	Halifax		0.25	Residential permission 13/00896/RES therefore filtered.	No
396	Former Windsor Mills	Ryburn Terrace	Queens Road	Halifax		0.39	PP 06/01898 for 18 dwellings now lapsed. Recent permission 14/01011 for small starter business units therefore filtered.	No
397	Former Works	Turney St & Lentilfield St	Ovenden	Halifax		1.06	The site has a planning permission for residential development -13/01498 therefore filtered.	No
398	Land At	Ovenden Green	Ovenden	Halifax		0.52	PP now lapsed for housing on site. However given site is open space	No

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
							surrounded by residential properties it is filtered.	
404	Rosemount Works	Huddersfield Road		Elland		3.72	Identified in ELR. Also a new employment allocation in the RCUDP. Also recorded against site ref 136 and site ref 203 which have been filtered in order to avoid duplication. Approximately half of site developed for residential therefore filtered.	No
407	Armitage Road			Brighouse		1.70	Land at Armytage Road industrial estate. Also in ELR. Planning permission 15/00299 granted for extension to existing steel company therefore filtered.	No
409	Lowfields Business Park			Elland		2.45	Electricity substation/ transformer therefore filtered	No
411	Land adjacent Yorkshire Water Incinerator		Cooper Bridge	Brighouse		7.69	Yorkshire Water Sewerage works at Cooper Bridge therefore filtered.	No
412	Land adjacent Yorkshire Water Incinerator		Cooper Bridge	Brighouse		10.06	Yorkshire Water Incinerator at Cooper Bridge. Filter.	No

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
431	Walkleys Mill	Burnley Road		Mytholmroyd		0.21	Owner submitted land for consideration in Local Plan for residential and a Park and Ride facility therefore filtered.	No
433	Former Gas Works Site	Burnley Road		Todmorden		0.92	Former Gas Holder Station. Significantly constrained by location as immediately opposite a school. Remediation works carried out on site in 2014. Filtered.	No
29	Carlton Mills	South Street		Halifax	HX1 2TE	0.03	EA state the waste licence was surrendered in 2008. Site is below 0.1ha therefore filtered.	No
71			Mytholmroyd	Halifax		0.63	EA states the waste site was closed. Access would be a significant constraint therefore filtered.	No
85		South Lane		Elland		4.29	EA data states the waste licence was surrendered (no date given). Restored landfill , topography would prevent the site being developed therefore filtered.	No
181	Asquith Bottom Mills	Asquith Bottom		Sowerby Br		0.34	Mill buildings occupied by various businesses therefore filtered.	No
186	Dean Hey	Cragg Road		Mytholmroyd		5.12	Established business park occupied therefore filtered.	No

80 List of Sites Remaining after Stage 2 Assessment

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
216	Land Adjacent	Brow Lane	Shelf	Halifax		0.07	Checked on EA website for details, polygon based on information from EA website, as no polygon available in the ELR dataset. Site is below 0.1ha therefore filtered.	No
225	Adjacent 25	Rastrick Common		Brighouse		0.44	No polygon related to ELR. Polygon information gained from EA website. Filtered as site appears to be a buffer between residential development and manufacturing facility.	No
235	Skircoat Road Bus St	Skircoat Road		Halifax		1.65	First Bus Depot therefore filtered.	No
18	West Lane Works		Southowram	Halifax	HX3 9SY	20.94	EA Permitted waste site (Industrial Landfill)	Yes
21	Land/ Premises At	Park Road			HX5 9JA	60.91	Allocated as a mineral and waste site in the RCUDP therefore retain in assessment. Also recorded against site refs 11 and 264 which have been filtered to avoid duplication.	Yes
24		Elland Road	Brookfoot	Brighouse	HD6 2QY	0.86	EA state that waste licence surrendered in 2004 therefore filtered.	No
26	Brook Mills	Saddleworth Road	Greenland	Halifax	HX4 8LZ	0.62	Further checks required to establish potential - desktop search indicates some form of skip hire / haulage firm.	Yes

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
							EA confirms waste licence exists but no recorded inputs during reporting period 2007-2014	
28	Land/ Premises At	Off Shibden Hall Road	Hipperholme	Halifax	HX3 8PJ	0.32	Planning Permission for residential development 13/01101 therefore filtered	No
37		Chapel Lane		Sowerby Bridge	HX6 3LF	0.83	EA states waste licence surrendered in 2002 and residential development now completed. However the eastern part of the site is still vacant and therefore retained in the assessment against this site record.	Yes
39	Lee Bridge Mills		Lee Bridge, Dean Clough	Halifax	HX3 5AT	2.01	Industrial units retain for further assessment. Also in as site ref 178 which has been filtered to avoid duplication.	Yes
40	Land/ Premises At	Exmoor Street		Halifax	HX1 3QP	0.18	The site has a EA Waste Management Licence therefore retain in assessment	No
41		Swalesmoor Road	Queensbury	Bradford	HX3 8JG	1.19	EA states the sites waste licence expired (2001) - however retain in assessment due to location and neighbouring uses	Yes
42		Norcliffe Lane	Southowram	Halifax	HX3 8PL	2.60	Allocated in RCUDP as a mineral site therefore retain in assessment. Also	Yes

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
							recorded against site ref 261 which has been filtered to avoid duplication.	
44	Former Park Springs Quarry	Swalesmoor Road	Swalesmoor	Halifax	HX3 6UF	3.68	Former landfill site, allocated in RCUDP as a waste site. Submit for further assessment due to location and neighbouring uses. Also recorded against site ref 16 which has been filtered to avoid duplication.	Yes
47	Land/ Premises At	Old Lane	Ovenden	Halifax	HX3 5QN	0.36	Desktop survey suggests some form of small scale scrap metal / skip hire business	Yes
51	Browside Farm	Medley Lane	Northowram	Halifax	HX3 7SX	1.03	Existing Waste Management Licence according to EA therefore retain in assessment.	Yes
58	Land/premises At	Mill Lane		Brighouse	HD6 1PN	0.58	Operational scrap yard but no recorded inputs since 2011	Yes
60	Scotland Quarry	Radcliffe Lane	Midgley	Halifax	HX2 6UT	1.90	EA states the waste licence was surrendered in 2007, however, submit for further assessment	Yes
62	Land/ Premises At Only House Quarry	Forest Hill Road	Holywell Green	Elland	HX4 9LF	4.04	Allocated in RCUDP as a mineral and waste allocation therefore retained in assessment. Has a waste management licence for landfill but no recorded inputs during reporting	Yes

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
							period 2007-2014. Also recorded against site refs 3 and 270.	
63	Land/ Premises At	Swalesmoor Rd	Swalesmoor	Halifax	HX3 6UF	2.72	Site has a Waste Management Licence according to EA and is also allocated in RCUDP as a waste disposal site therefore retain in assessment.	Yes
64	Clifton Mills		Bailiff Bridge	Brighouse	HD6 4EJ	1.12	EA states the waste licence was surrendered in 1999. Retain in assessment at present dependent on further site analysis	Yes
66	Office 1	Lucy Street	New Bank	Halifax	HX3 6AJ	0.31	EA states the waste licence for the site was revoked in 2011. Retain in assessment at present.	No
68	Phoebe Mills Unit 15a	Phoebe Lane	Siddal	Halifax	HX3 9EX	0.08	EA state the site is operated by T H Holroyd - (Asbestos removal).	No
70	Land/ Premises At	Wakefield Road		Brighouse	WF14 0BU	0.98	Operational Scrap Yard, therefore submit for further assessment. Placed in Other Sites as no recorded inputs since 2012.	Yes
72	Clifton Bridge Works	Wood Street		Brighouse	HD6 1PW	0.46	Operating as a plastics recycling facility therefore retain in assessment. Has a waste licence but placed in other sites list as no recorded inputs since 2012.	Yes

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
78	Woodbottom	Ellen Holme Lane	Luddendenfoot	Halifax	HX2 6EP	1.29	Some form of waste transfer operation occurring on this site, therefore retain.	Yes
79		Elland Road	Elland	Halifax	HX5 9JB	14.00	Cromwell Bottom. Former Landfill now restored and part of a nature reserve therefore filter	No
80	Land/premises At	Blackley Road	Blackley	Elland	HX5 0TB	24.47	Also recorded against site ref 242 (filtered). Mineral allocation in RCUDP therefore retain in assessment at present.	Yes
96		Green Lane	Sowood	Halifax	HX3 5QN	0.93	Existing waste allocation in RCUDP and former mineral site therefore retain in assessment. Also recorded against site ref 4 which has been filtered.	No
104		Rough Hey Wood	Triangle	Sowerby Bridge	HX6 3NB	0.06	Pet Crematoria, EA data indicates waste licence still operational. Retain in Assessment	No
111	Holby Business Park	West Street	Sowerby Bridge	Halifax	HX6 3BS	0.33	EA states the site has a Waste Management Licence therefore retain in assessment.	Yes
112	Thorn Tree Farm, Brighouse	Denholme Road	Northowram	Halifax	HX3 7TF	18.20	EA states the site has a Waste Management Licence therefore retain in assessment	Yes

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
119	Moorhall Plastics Ltd, Vale Mill	Stansfield Road		Todmorden	OL14 5DL	0.59	EA data states the site has a waste management licence. Uncertainty as to which company this relates to (Moorhall Plastics is still in existence). No recorded inputs during reporting period 2007-2014. However retain in assessment.	Yes
123		Bacup Road		Todmorden	OL14 7HP	1.40	N&R Todmorden Limited. Existing Waste Management Licence, although no recorded inputs since 2007 therefore placed in other sites list. Also recorded against site ref 9 which has been filtered to avoid duplication.	Yes
124	Fosco Holmfield Industrial Estate		Holmfield	Halifax		1.72	Site is adjacent to existing warehousing and industrial units, also existing RCUDP new employment allocation; therefore retain in assessment. Also recorded against site ref 190 which is filtered.	Yes
129	Wakefield road		Clifton	Brighouse		25.48	New employment allocation undeveloped. Retain in assessment. Also recorded against site ref 197 which is filtered to avoid duplication.	Yes
133	Lowfields			Elland		5.07	Existing employment allocation, partly developed but retain in assessment due to location. Also recorded against	Yes

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
							site reference 201 which has been filtered in order to avoid duplication.	
135	East of Brighouse Road		Hipperholme	Halifax		3.16	Part of site mapped, remainder of site awarded permission for residential (12/00497). Retain in assessment at present. Also recorded against site ref 202 which is filtered to avoid duplication.	Yes
139	Adjacent Stainland Road, North of the River			Elland		2.51	Existing employment allocation undeveloped. Retain in assessment.	Yes
140	Adjacent Halifax Building Society	Wakefield Road		Sowerby Bridge		4.02	New employment allocation adjacent to HBOS undeveloped.	Yes
152	Ainleys Ind Estate			Elland		2.28	Site appears to be used partly for storage of lorries and a few skips, with approximately half the site vacant. Location is considered potentially suitable for a built waste facility.	Yes
153	Lowfields	Off Shaw Lane		Elland		2.96	Site submitted as part of call for sites proposing employment land. Adjacent to existing industrial units. Retain in assessment.	Yes

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
154	Tenterfields	Burnley Road	Luddendenfoot			0.99	Site could be an extension to the existing industrial / business park therefore retain in assessment.	Yes
161	Burrwood Way	Stainland Road	Holywell G	Elland		2.03	Potential new employment allocation in new Local Plan however proximity to residential properties likely to preclude development for waste facility	Yes
164	Land at	Wakefield Road	Copley	Sowerby Bridge		2.66	Potential new employment allocation in the new Local Plan therefore submit for further assessment	Yes
165	Star Garage	Wakefield Road	Copley	Sowerby Bridge		0.48	Land adjacent existing employment land	Yes
167	Water Lane	Sedbergh Road		Halifax		2.99	Former Gas works site	Yes
229	Land west of	Anchor Place		Brighouse		0.63	Although ELR assessment did not consider the site as deliverable in the plan period, retain in assessment at present. Access could be a major constraint.	Yes
234	Drakes Industrial Es	Shay Lane		Halifax		2.03	Site forms extension to site reference 301. Retain at present but proximity to residential likely to be a major constraint	Yes

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
238	Cross Platts North of Birks Royd		Southowram	Halifax		8.40	Currently a mineral allocation in the RCUDP therefore retain in assessment. Also recorded against site ref 252 which has been filtered in order to avoid duplication.	No
239	Sunny Bank Farm		Southowram	Halifax		3.01	Mineral allocation in the RCUDP therefore retain in the assessment.	No
241	Pepper Hill Nashville Works					1.61	Allocated as a mineral site in the RCUDP therefore retain in the assessment.	No
243	Spaniard Hall		Shelf			18.66	Allocated as a mineral site in the RCUDP therefore retain in the assessment.	Yes
247	Sunny Bank Quarry		Southowram	Halifax		1.83	Allocated in RCUDP as a mineral allocation therefore retain in assessment.	No
248	Rock End Moor Delph			Todmorden		0.54	Allocated as a mineral site in RCUDP therefore retain in assessment.	No
251	Squire Hill Quarry		Southowram	Halifax		3.72	Allocated in RCUDP as a mineral site; however two live permissions for residential development to the north of the site therefore significant constraints.	No
255	Pasture House Farm		Southowram	Halifax		9.78	Allocated in RCUDP as a mineral site therefore retain in assessment.	No

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
256	Birks Royd Quarry		Southowram	Halifax		0.40	Mineral allocation in RCUDP therefore retained in assessment.	No
258	Fly Flatts Delph Quarry		Warley	Halifax		3.36	Allocated in RCUDP as a mineral site therefore retain in assessment.	No
259	Little Crow Hill		Cragg Vale	Hebden Bridge		0.33	Allocated in RCUDP as a mineral site therefore retain in assessment.	No
260	Spring Hill Quarry		Greetland	Elland		0.92	Allocated in RCUDP as a minerals site therefore retain in assessment.	No
262	Pinnar Lane Quarry		Southowram	Halifax		8.14	Mineral allocation in RCUDP therefore retain in assessment.	No
263	West Lane Quarry		Southowram	Halifax		1.36	Allocated in RCUDP as a mineral site therefore retain in assessment. Also part of West Lane works which does have a waste management licence, but this is an additional piece of land therefore do not score this site as well.	Yes
266	Springfield Clay Mine		Shibden	Halifax		3.72	Allocated in RCUDP as a mineral site therefore retain in assessment.	No
267	Quarry off Lee Lane		Swalesmoor	Halifax		3.33	Allocated in RCUDP as a mineral site therefore retain in assessment.	No
268	Upper Pule/Scout Quarry		Swalesmoor	Halifax		3.21	Allocated in RCUDP as a mineral site therefore retain in assessment. Also recorded against site ref 2 which is	Yes

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
							filtered to avoid duplication. Site has a waste management licence but no recorded inputs during reporting period 2007 to 2014 therefore listed in other sites.	
269	Ringby Quarries		Swalesmoor	Halifax		3.60	Allocated in RCUDP as a mineral site therefore retain in assessment. Part of site (western) has a Waste Management Licence but no recorded inputs during reporting period 2007 to 2014 therefore in other sites list.	Yes
271	White Rock Quarry		Stainland	Elland		3.52	Mineral allocation in RCUDP therefore retain in assessment.	No
274	Park Farm		Mount Tabor	Halifax		0.94	Allocated in RCUDP as a mineral site therefore retain in assessment.	No
275	Mount Tabor Quarry Balkram Edge		Mount Tabor	Halifax		0.66	Allocated in RCUDP as a mineral site therefore retain in assessment.	No
276	Hunters Hill Quarry	Withens Road	Wainstalls	Halifax		7.29	Allocated in RCUDP as a mineral site therefore retained in assessment.	No
277	Soil Hill Quarry		Causeway Foot	Halifax		5.51	Allocated in RCUDP as a mineral site therefore retained in assessment. Site also had a Waste Management Licence that expired according to the	No

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
							EA. Site also recorded against site ref 36 which has been filtered to avoid duplication.	
278	The Hut, Soil Hill Farm		Causeway Foot	Halifax		3.29	Allocated in RCUDP as a minerals allocation therefore retain in assessment. Also recorded against site ref 34 which has been filtered to avoid duplication.	No
279	Soil Hill Pottery		Causeway Foot	Halifax		0.89	Allocated in RCUDP as a mineral site therefore retain in assessment.	No
289	Robinwood Mill	Burnley Road		Todmorden		1.21	River runs under mill - Housing potential on western section only. Employment development currently. Could offer some potential for waste management therefore retain in assessment.	Yes
293	Millwood	Pickthall Terrace		Todmorden		1.73	Land identified as access land to gas holder station, through SHLAA - owned by Northern Utilities Gas - currently Open Space in RCUDP.	Yes
299	Hollins Mill	Hollins Mill Lane		Sowerby Bridge		0.67	Planning Permission 06/02125 for 81 units (conversion) lapsed therefore retain for 2nd stage assessment.	Yes
300	Opposite 52 To 74	Atlas Works		Elland		5.86	EM11A allocated site in RCUDP. Part of site mapped against 46, but retain	Yes

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
							as part of site falls outside of 46. This part of the site also has a waste management licence but no recorded inputs during reporting period 2007 to 2014 therefore placed in other sites list.	
304	Lowfields Business Park	Lowfields Way		Elland		0.93	Land within existing employment area.	Yes
310	Victoria Mills Thrum Hall Industrial	Albert Road	Pellon	Halifax		2.10	Potential for a small scale facility but would need to be located away from the neighbouring school and residential properties.	Yes
313	Alexander Terrace	Hanson Lane		Halifax		0.71	Amenity Open Space in RCUDP. Also recorded against site ref 427. CFS-0520 refers.	Yes
317	Frostholme Mill	Burnley Road	Cornholme	Todmorden		0.85	Existing employment area in the RCUDP.	Yes
319	Land To East Of Blakeboroughs Athletic	St Giles Road	Lightcliffe	Halifax		4.56	Existing minerals allocation in RCUDP. Amend boundary to include site ref 35. Also includes site refs 10 and 249. Full boundary taken from RCUDP Mineral site details (Site ref M23). Site also has a waste management licence but no recorded inputs during reporting period 2007-2014. Not considered as a	No

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
							suitable location for a built waste facility.	
320	Gannex Mill	Dewsbury Road		Elland		0.92	Also recorded against site ref 210 (filtered). New mixed use scheme under development therefore filtered.	No
324	Site Of Tip	Shroggs Road	Wheatley	Halifax		6.61	EM53 allocation in RCUDP, also includes site ref 128, 194 and 417. Former Landfill Site.	Yes
327	Land Off	South Parade		Halifax		2.97	MU3 allocated site in RCUDP. Housing density taken from SHLAA00168. Also recorded against site ref 213 which has been filtered to avoid duplication.	Yes
331	Land At	Bob Lane And Hubert Street	Highroad Well	Halifax		0.71	Planning permission 07/01572 for B2 employment granted but work not started. 11/00583 renews permission. 2012 updated to suitable for employment use following comments from Business Economy dept. Retain in assessment but mindful of site location adjacent to Wellesley Park School.	Yes
332	Land East Of Haigh Lane	Haigh Lane	Siddal	Halifax		0.89	Also in as site refs 77 and 99. Mapped against site ref 332. Filter 77 and 99 to avoid duplication. EA data states one waste licence expired.	No

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
337	Land Adjacent 35	Bar Lane	Ripponden	Sowerby Bridge		0.43	Site is identified as a potential housing allocation but constrained by flood risk. No ownership details therefore uncertainty regarding availability.	Yes
341	Land Off	Jubilee Road	Siddal	Halifax		0.83	Land adjacent existing employment land, open space, however also alongside residential area.	Yes
354	Land West Of Victoria Road	Victoria Road	King Cross	Halifax		0.53	PP 11/00031 change of use to builders merchants depot, ELR site visit confirmed site is now vacant.	Yes
357	Bradley Mill	Stainland Road	Greetland	Elland		0.81	Site lies within green belt. Identified through NLUD. CFS-0207 proposes either residential or employment.	Yes
361	Clarence Mill	Pellon Lane	Pellon	Halifax		0.63	Planning permission 08/00558 to convert mill to business centre valid until July 2011 - ELM173. PP lapsed. Site expanded 2012 to include additional vacant land around former mill building.	Yes
368	Site Of Queens Road J And I School (2)	Arundel Street	Queens Road	Halifax		0.91	Permission awarded for a cemetery 15/00904 therefore filtered.	No

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
369	Firths Carpets (2)	Bradford Road	Bailiff Bridge	Brighouse		0.89	PP for retail and care home as at 19/9/12. Lapsed. Retain in assessment	Yes
373	Spa Field Mills	Dewsbury Road		Elland		0.40	Sites either side recently converted to housing. Identified as NLUD site through SHLAA. Retain in assessment at present.	Yes
375	Cinderhill Mills	Halifax Road		Todmorden		0.47	Identified as NLUD site. proposed residential use via a number of planning applications. Last planning permission was 01/01306/FUL.- Lapsed. Therefore retain in assessment for further analysis.	Yes
377	Callis Mill	Halifax Road		Todmorden		0.75	Identified as NLUD site and SHLAA. CFS-0151 submitted for mixed use site but retain in waste site assessments for further consideration.	Yes
406	Armitage Road			Brighouse		0.73	Also recorded against site ref 130 and 198.	Yes
410	Hanson Brickworks		Lower Edge	Elland		41.59	Allocated as a mineral site in the RCUDP therefore retain in assessment. Also recorded against site ref 253 which has been filtered in order to avoid duplication.	Yes

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Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
416	Stainland Road		Salterhebble	Halifax		1.55	Originally identified through previous waste site assessments.	Yes
422	Opposite Birds Royd Works	Birds Royd Lane		Brighouse		1.28	Allocated as an employment site in the RCUDP. Retain in assessment due to location. Also recorded against site ref 232 which has been filtered to avoid duplication.	Yes
423	Drakes Industrial Estate	Shay Lane	Illingworth	Halifax		2.27	Originally identified in previous waste site assessments.	Yes
7	Upper Hazel Hurst Farm	Withens Road	Wainstalls	Halifax		4.77	Allocated as a waste site in the RCUDP therefore retain in assessment.	Yes
13	Common Woodhead Quarries					2.94	Allocated in RCUDP as a waste site therefore retain in assessment.	Yes
432	Holme End Depot	Burnley Road	Hawks Clough	Mytholmroyd		0.80	Council Engineers depot. Retain in assessment.	Yes
435	Swalesmoor Farm	Swalesmoor Rd	Swalesmoor	Halifax	HX3 6UF	15.47	Part of site is existing waste management site with an EA waste licence; proposal is for an extension to the existing site.	Yes
30	Land/premises At	Cow Hill Gate Lane	Bradshaw	Halifax	HX2 9PB	0.29	EA states the waste licence expired in 2010.	No

Site Ref	Address	Address	Settlement	Town	Post code	Site Area (ha)	General comments	Submitted to Refined List for Stage 4 Assessment?
32		Off Lilland Lane		Brighouse	HD6 3BR	1.06	EA states the waste licence was surrendered. Time limited planning permission granted to National Rivers Authority.	Yes
73		Lower Hambleton Hill	Wainstalls	Halifax	HX5	0.36	EA states waste licence surrendered.	Yes