

## Site Details

Eastings

410991

Northings

426516

Full Address

Land at, Spring Head, Northowram, Halifax, HX3.

Ward

Northowram and Shelf Ward

Local Plan Area

Northowram and Shelf

Current RCUDP Allocation or Designation

Greenbelt, Leeds Bradford Airport consult zone

Land Type

Greenfield

Topography

Gentle Slope

Site Area (ha)

1.82

Is the site an efficient use of land? RAG

**Greenfield**

## Current Land Use

Primary

Scrubland

Secondary

Woodland

Adjacent Land Uses:

North

Residential

South

Residential, Woodland

East

Residential

West

Agriculture, Woodland

## Public Consultation

To view comments made during the Local Plan - Initial Draft Consultation 2017, please visit:

[http://calderdale-consult.limehouse.co.uk/portal/planning\\_services/lp17/lpid?pointId=ID-4458645-ISSUE-LP0221-SPRING-HEAD-NORTHOWRAM#ID-4458645-ISSUE-LP0221-SPRING-HEAD-NORTHOWRAM](http://calderdale-consult.limehouse.co.uk/portal/planning_services/lp17/lpid?pointId=ID-4458645-ISSUE-LP0221-SPRING-HEAD-NORTHOWRAM#ID-4458645-ISSUE-LP0221-SPRING-HEAD-NORTHOWRAM)

## Flooding

Flooding and Drainage Section

Comments

A large site exists within greenfield and associated with brownfield areas. One land drainage issue has been reported in the past.

Mitigation

Not applicable

Conclusion

The site is suitable for the development after necessary action for the surface water/drainage assessment

Technical Information

Capacity building of existing drainage network and well planned site investigations. Topography and water features that affect the layout of the development

## Flooding and Drainage Comments in response to issues raised during 2017 Consultation

### Summary of key points raised

#### Response to Comments

This site is not agreed in the public domain while Loss of green space, replacing open and green area with the new development and resulting flooding pressure to downstream properties. From the past flooding history of an area, the site is being used as flood storage area during winter flooding. The site is located within 100% within Flood Zone 1. Numbers of drainage issues have been occurred in the surrounding areas and suitable actions being placed. However, The site is suitable for the development after necessary action for the surface water/drainage assessment.

#### Mitigation

Well planned site investigations. Topography and water features that affect the layout of the development as site is used for flood storage. The sustainability application recommends that due to the site's greenfield status, and resulting potential to increase run-off, 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.

#### Flooding Zone Coverage

Flood Zone 1 (Area %)	<input type="text" value="100"/>
Flood Zone 2 (Area %)	<input type="text" value="0"/>
Flood Zone 3a (Area %)	<input type="text" value="0"/>
Flood Zone 3ai (Area %)	<input type="text" value="0"/>
Flood Zone 3b (Area %)	<input type="text" value="0"/>

#### Surface Water Flooding

1 in 30 Year (Area %)	<input type="text" value="0"/>
1 in 100 Year (Area %)	<input type="text" value="0"/>
1 in 1000 Year (Area %)	<input type="text" value="0"/>

#### Strategic Recommendation

Subject to FRA

#### Flooding RAG

Flooding issues which can be mitigated

## Highways

### Highways England

#### Comments

#### Summary

#### Highways England Site Comments

#### Strategic Highway Network Status Level of impact

No significant impact on mainline.

#### Location of primary impact ie nearest junction

N/A

#### Potential impact of non SRN traffic passing through the junction

N/A

#### Potential for cumulative impact

N/A

#### Committed mitigation schemes

N/A

#### Is additional mitigation likely to be required by 2028?

N/A

#### Ranking

1

#### Comments

## Highways Development Management

### Site Access

#### Site Observations and Planning Application

Access appears to be possible from existing residential road Windmill Drive. Although this is a minor residential street and not designed to accommodate large numbers of additional trips. Development traffic would use Hough to access the A6036 Bradford Rd and A58 Leeds Road in Halifax or Town Gate to access the Westercroft Lane / Bradford Rd crossroads in Northowram.

#### Mitigation

Subject to assessment may need mitigation at Westercroft Lane / Bradford Rd crossroads and Hipperholme Crossroads

#### Conclusion (see methodology)

Developable with mitigation (B)

#### Justification

#### Technical Information Required

Transport Assessment and Travel Plan.

## Highways DM Comments in response to issues raised during 2017 Consultation

#### Summary of key Comments Made

Traffic Impact

#### Response to Comments

Several comments questioning the ability of Windmill Drive to accommodate the potential number of dwellings. Current guidance indicates that a road of this type and geometry would be suitable subject to minor mitigating measures. There are also comments on the traffic impact and absence of traffic calculations. The Transport Assessment in any submission would address impacts on the immediate area and identify any road layout changes. Cumulative traffic impact is being assessed by the Council using the strategic model

#### Conclusion

Highway authority view unchanged

## Impact on Local Road Network

## Ecology

### Natural England

Name	Description	Buffer (m)
N/A	N/A	N/A
Issues	UK BAP Priority habitat on site - Deciduous woodland	

### West Yorkshire Ecology

SHLAA Ref **00564**

SSSI Comments

**Mitigation**

**Conclusion**

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**Local Wildlife Site Comments**

**Mitigation**

**Conclusion**

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**Local Geological Site Comments**

**Mitigation**

**Conclusion**

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**Habitats of Principal Importance Comments**

Area of lowland meadow probable UK BAP priority habitat to the northern end of this proposed site.

**Mitigation** Remove more species rich grassland from developable area and provide for on-going grassland management for nature conservation.

**Conclusion** Remaining site likely to be acceptable.

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**Species of Principal Importance Comments**

**Mitigation**

**Conclusion**

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**Habitat Network Comments**

**Mitigation**

**Conclusion**

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**Conclusion**

Remove 0.21ha from developable area leaving

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**Conservation (Ecology) Comments in response to issues raised during 2017 Consultation**

**Summary of Key Comments Made**

The site assessment for current land use identifies the site as scrubland whereas the ecology assessment correctly identifies the site as deciduous woodland due to the significant number of mature beech, sycamore and oak trees spread across the site. Part of the green corridor along the Shibden valley. The ecology assessment identifies one small area as being worth retaining as being species rich but this area only exists due to it being part of the larger site and the statement ignores the wide range of species elsewhere on the site. Segregating one small area and then surrounding it with housing will lead to the retained area losing its species due to the changes in the microclimate caused by the new surrounding environment and at worst will just end up as a species free grassland. Species - shrews, field mice, foxes, badgers, rabbits, deer including mount jack and fallow and potentially, Great Crested Newts. Numerous birds including Kestrel, Sparrow Hawks, Buzzards, Crows, Jackdaws, Magpies, Jays, Blackbirds, Blue, Great Tit, Long tailed tits, wood pigeons, song thrush, green woodpecker, Twite, Warblers. There is also a family of pipistrelle bats that feed on this land. Butterflies inc Common Blue, Small Copper and Large Skipper. Some pockets of Japanese Knotweed.

**Response to Comments**

Deciduous woodland (UK BAP Priority habitat), scattered trees and shrubs, bramble, unmanaged grassland and tall ruderals. Adjacent to deciduous woodland and Wildlife Habitat Network. Lowland meadow nearby. Mitigation measures are likely to enable the reduction of any adverse ecological impacts to an acceptable level.

### Mitigation

Reduce developable land by providing a buffer of 10m around the site and around the woodland within the site. Retain the vegetation within these buffers and supplementary plant with locally native shrubs. Perform protected species survey. Restore an area of lowland meadow to be used as open space by supplementary planting with appropriate species and management.

### Technical Information

### Conclusion

Acceptable with mitigation as specified.

**Ecology RAG**

**Some impact on environmentally sensitive areas which can be mitigated against**

## Open Space

OS Ref

OS Typology

OS Recommendation

**Safer, Cleaner, Greener Flowing LPID**

### Summary of Key Comments Made

Loss of open space used informally by residents, impact on existing open space facilities which are inadequate, visual impact

### Response to Comments

The site is currently designated as greenbelt but also performs the function of a natural/semi-natural open space. An assessment of open space in the area shows that there are sufficient alternative natural/semi-natural areas within the catchment of this site to meet the adopted standards. The requirements to offset the impact of any development on existing open space facilities will be assessed on submission of a planning application. The visual impact of any development should be considered and the public right of way through the site should be safeguarded.

**Open Space RAG**

**No loss/No Impact**

## Historic Environment

### Historic England

#### Comments

The development of this area could impact upon the setting of the Grade II Registered Historic Park and Garden at Shibden Hall. In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this currently-undeveloped area makes to those elements which contribute to the significance of this Historic Park and Garden and what effect the loss of this site and its subsequent development might have upon those significances.

#### Suggested Change

Before allocating this site for development:-(1) An assessment needs to be undertaken of the contribution which this site makes to the Historic Park and Garden and what impact the loss of this open area and its subsequent development might have upon its significance.(2) If it is considered that the development of this site would harm elements which contribute to the significance of this landscape, then the Plan needs to be set out how that harm might be removed or reduced. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the Historic Park and Garden, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or 134).

## HIA Undertaken?

### WYAAS Comments

No apparent significant archaeological implications

## Conservation (Heritage) Comments in Response to Issues Raised During 2017 Consultation

### Summary of Key Comments Made

### Response to Comments

### Mitigation

Any impact could be mitigated by the retention of the boundary trees, resulting in a complete screening of the site.

### Historic Environmental RAG

Some impact which could be mitigated

## Housing Services

### Comments

### Housing Service Comments in Response to Issues Raised During 2017 Consultation

### Summary of Key Comments Made

### Response to Comments

Support allocation to meet housing needs. The opportunity to secure affordable housing would be welcomed in an area with little currently.

### Housing Services RAG

Positive

## Business and Economy Services

### Comments

### Mitigation

### Conclusion

### Business and Economy Comments in Response to Issues Raised During 2017 Consultation

### Summary of Key Comments Made

### Response to Comments

Not relevant

### Business and Economy RAG

Positive

## Minerals

### Stone Mineral Safeguarding Area

Within MSA

### Coal Mineral Safeguarding Area

Within MSA

### Minerals Comments in Response to Issues Raised During 2017 Consultation

## Summary of Key Comments Made

### Response to Comments

Non mineral development will be expected to investigate the potential for extraction of the mineral resource prior to development taking place. This is a requirement of Local Plan policy.

**Minerals RAG**

**Within MSA**

## Environmental Health

### Comments

no major issues although stand off between quarry boundary necessary.

### Minerals Comments in Response to Issues Raised During 2017 Consultation

#### Summary of Key Comments Made

sewerage.

#### Response to Comments

no additional comments.

#### Mitigation

**Environmental Health RAG**

**There is no detrimental effect**

## Other Factors

**Physical Constraints RAG**

**Gentle undulations/Gentle Slope**

**Agricultural Land Classification RAG**

**Lies within 4 or 5 (and urban)**

**Logical Settlement Boundary RAG**

**Edged on 1-2 sides**

### Landscape Character Assessment

**Landscape Character Type** K – Coalfield Edge Urban Edge Farmland

**Landscape Character Area** K1: Thornton - Queensbury

**Special Landscape Area** Outside SLA

**Landscape RAG**

**No significant harm on the landscape**

### Other Comments in Response to Issues Raised During 2017 Consultation

#### Summary of Key Comments Made

- The scale of development will change the nature of the community and local environment.
- Brownfield land prioritisation.
- Skyline development to the detriment of critical vantage points.

#### Response to Comments

- The Council has the responsibility to identify sites that would meet the Borough's housing need. Local Plan policies will be in place to minimise any adverse impacts of development and to ensure development respects or enhances the character of existing buildings and surroundings, taking account of its local context and distinctiveness.
- In order to identify the most sustainable sites a 'sequential' approach has been adopted that prioritises brownfield sites in the urban area, only using the most sensitive Green Belt when all alternative sites have been considered.
- Proposals for development on sites within, or in close proximity to Landscape Character Areas should consider the Landscape Character policy which ensures development is sensitive to its setting, retaining and enhancing the distinctive qualities of the landscape area.

## Additional Comments in Response to Issues Raised During 2017 Consultation

### Summary of Key Comments Made

- Area is taking an unproportionate percentage of the overall borough's housing allocations.
- Increased opportunity for crime.

### Response to Comments

- Spatial distribution will be addressed as part of the site assessment process.
- Designing out crime and designing in community safety will be central to the planning and delivery of new development. In order to create safe environments and reduce opportunities for crime, development proposals will demonstrate they have due regard to the advice contained within Local Plan Policy BT5 - Designing Out Crime.

## Accessibility

Distance to Bus Stop	Between 400m and 2km
Distance to Rail Station	More than 2km
Distance to Publicly Accessible Open Space	Less than 600m
Journey time to Town Centre	Less than 15 mins
Journey time to Shops Selling Day to Day Goods	Less than 15 mins
Journey time to Hospital	Between 30 and 60 mins
Journey time to General Practitioner	Less than 15 mins
Distance to Primary School	Less than 15 mins
Journey time to Secondary School	Between 20 and 40 mins
Journey time to Further or Higher Education	Between 30 and 60 mins
Journey time to Primary Employment Sites	Less than 20 mins

### Accessibility Comments in Response to Issues Raised During 2017 Consultation

#### Accessibility Comments Following LPID

- Journey times specified in the assessment are contested.
- Pressure on schools and doctors.

### Response to Comments

- Accessibility modelling has been updated by West Yorkshire Combined Authority to take into account the most recent integrated transport networks and public transport timetables. The methodology is within or attached to the Site Assessment Methodology document.
- The Infrastructure Delivery Plan sets out the infrastructure requirements to support planned new development in Calderdale.

## Green Belt Review

Green Belt Review (Parcel)	Meets 0-2 of the identified purposes
Green Belt Review (Site Specific)	Meets 0-2 of the identified purposes

### Green Belt Review Comments in Response to Issues Raised During 2017 Consultation

#### Summary of Key Comments Made

- Application of results of Green Belt Review
- Brownfield Land prioritisation
- Impact of development on openness of Green Belt



## Response to Comments

- In order to identify the most sustainable sites a 'sequential' approach has been adopted that prioritises brownfield sites in the urban area, only using the most sensitive Green Belt when all alternative sites have been considered.
- The Local Plan will be required to demonstrate exceptional circumstances if land is to be removed from the Green Belt. To demonstrate exceptional circumstances the Council will need to show that all land outside the Green Belt has been considered.
- Impact on openness has been assessed as part of the Green Belt Review.

## Deliverability

Developable Area (ha) 1.27 Dwellings per Hectare 36 Residential Capacity 46

### Deliverability Comments in Response to Issues Raised During 2017 Consultation

### Deliverability Comments Following LPID

### Response to Comments

## Site Summary

### Overall Assessment Summary

This is a sloping greenfield site currently within the Green Belt. The site is adjacent to the urban area of Northowram on its north eastern boundary. The site contains some deciduous woodland and there appears to be a number of footpaths crossing the site. It falls within the Mineral Safeguarding Area for both stone and coal.

The site has good access to services and facilities, although it is beyond 2km to the nearest railway station, and further than 400m to a bus stop with a service at least every 30 minutes.

Regarding the Green Belt designation, the overall parcel within which the site is located performs poorly when assessed against the five green belt purposes, and when assessing the revised boundary of the specific site, it also performs poorly.

The site lies within Flood Zone 1, however, given the size and greenfield status of the site, a Flood Risk Assessment would be required in order to assess any risk of flooding and propose mitigation measures to reduce such risks.

The Highways Development Management Section has commented that access is possible from the existing residential road, Windmill Drive. Current guidance indicates that a road of this type and geometry would be suitable subject to minor mitigation measures. The Transport Assessment in any planning application would address impacts on the immediate area and identify any road layout changes.

In light of the Deciduous Woodland and Wildlife Habitat Network, which adjoins the site, it is recommended that the developable area is reduced by providing a buffer of 10m around the site and around the woodland within the site. A Protected Species Survey would also be required and various mitigation measures have been suggested.

The site is currently designated as greenbelt but also performs the function of a natural/semi-natural open space. An assessment of open space in the area shows that there are sufficient alternative natural/semi-natural areas within the catchment of this site to meet the adopted standards. The requirements to offset the impact of any development on existing open space facilities will be assessed on submission of a planning application. The visual impact of any development should be considered and the public right of way through the site should be safeguarded.

Historic England has highlighted whether development of this area could impact upon the setting of the Grade II Registered Historic Park and Garden at Shibden Hall. The Council's Conservation Section (Heritage) has suggested that any impact could be mitigated by the retention of the boundary trees, resulting in a complete screening of the site.

The site lies within the Mineral Safeguarding Areas for stone and coal. Non mineral development will be expected to investigate the potential for extraction of the mineral resource prior to development taking place. This is a requirement of Local Plan policy.

The Council's Environmental Health Section has raised no major issues with the allocation of the land, although it has been noted that a stand off between the quarry and the site boundary would be necessary. The Council's Minerals Officer has suggested that the quarry is not extracting at this time, as such, the status of the operation will need to be confirmed at the time of planning application.

The Council will allocate this site as a New Housing Site, with a capacity of 46 dwellings. The landowner has confirmed that the site is available immediately.

**Outcome**

New Housing Site