

Site Details

Eastings

411521

Northings

426447

Full Address

Hough Mills, Bradford Road, Northowram, Halifax, HX3 7BN.

Ward

Northowram and Shelf Ward

Local Plan Area

Halifax

Current RCUDP Allocation or Designation

Leeds Bradford Airport consult zone, Primary employment area

Land Type

Brownfield

Topography

Relatively Flat

Site Area (ha)

0.34

Is the site an efficient use of land? RAG
Brownfield

Current Land Use

Primary

Industrial / Commercial

Secondary
Adjacent Land Use to the:
North

Woodland

South

Agriculture

East

Agriculture, Woodland

West

Residential, Transport

Public Consultation

Comments for allocating the site

- No Comments

Comments against allocating the site

-No Comments

Flooding

Flooding Zone Coverage

Flood Zone 1 (Area %)

100

Flood Zone 2 (Area %)

0

Flood Zone 3a (Area %)

0

Flood Zone 3ai (Area %)

0

Flood Zone 3b (Area %)

0
Surface Water Flooding

1 in 30 Year (Area %)

0

1 in 100 Year (Area %)

0

1 in 1000 Year (Area %)

0
Strategic Recommendation

Permitted subject to consultation with the LPA / LLFA

Flooding RAG
No Flooding issues

Highways

Highways England

Summary

Highways England Site Comments

Strategic Highway Network Status Level of impact

Location of primary impact ie nearest junction

Potential impact of non SRN traffic passing through the junction

Potential for cumulative impact

Committed mitigation schemes

Is additional mitigation likely to be required by 2028?

Ranking

Comments

Strategic Road Network RAG **No significant impact on the road network**

Highways Development Management

Site Access

Site Observations and Planning Application

Site has two existing access onto Bradford Road (A6036) and car park to rear and therefore it is likely that the site previously accommodated more trips than would be generated by 10 dwellings.

Mitigation

Conclusion (see methodology)

Developable (A)

Justification

Technical Information Required

Transport Statement and access design

Site Access RAG

No access issues

Impact on Local Road Network

Local Road Network RAG **Impact on the road network requiring mitigation**

Ecology

Natural England

Name Description Buffer (m)

Issues

Ecology RAG

No impact on environmentally sensitive areas

Open Space

OS Ref

OS Typology

OS Recommendation

Open Space RAG

No loss/No Impact

Historic Environment

Historic England

Comments

Suggested Change

Historic Conservation

Comments

Recommendation

Mitigation

Historic Environmental RAG

No impact on any heritage asset.

Housing Services

Comments

Housing Services RAG

Positive

Employment Land Study

Site Summary

The site within the existing boundary is fully occupied. However, there is vacant, level site to the north of the site which could be suitable for employment uses. The site is designated as a primary employment site and should be retained. Future redevelopment of the site should encourage B1 uses to be most compatible with the adjacent residential properties.

Recommendation Within current PEA (UDP) - retain designation

Officers Comments

Site is rated as Good . Industrial premises are fully occupied , and ELS recommends retention of Primary Employment Area designation, this will be dependant on owner's intentions as site is also considered suitable for housing.

Business and Economy Services

Comments

Previously undeveloped site.

Mitigation

Adjacent to existing business

Conclusion

Retain as New Employment site.

Business and Economy RAG

Negative

Minerals

Stone Mineral Safeguarding Area

Within MSA Buffer

Coal Mineral Safeguarding Area

Within MSA

Minerals RAG

Within MSA

Environmental Health

Comments

No major issues apart from land contamination and road traffic noise and noise from adjacent uses.

Environmental Health RAG

There is no significant detrimental effect that cannot be mitigated against

Other Factors

Physical Constraints RAG

Relatively flat

Agricultural Land Classification RAG

Lies within 4 or 5 (and urban)

Logical Settlement Boundary RAG

Within settlement or edged on 3 sides

Accessibility

Distance to Bus Stop

Less than 400m

Distance to Rail Station

More than 2km

Distance to Publicly Accessible Open Space

Between 600m and 2km

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

Less than 30 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

Less than 30 mins

Journey time to Primary Employment Sites

Less than 20 mins

Green Belt Review

Green Belt Review (Parcel)

Urban Area

Green Belt Review (Site Specific)

Deliverability

Developable Area (ha)

0.34

Dwellings per Hectare

40

Residential Capacity

14

Site Summary

RAG Score

43 /48

Overall Assessment Summary

Relatively small brownfield site, located within the urban area of Northowram. There is currently an industrial building on the southern section of the site, however, the owners have put the site forward for residential use to facilitate the relocation of their business.

The site scores reasonably well in terms of accessibility criteria, despite being situated in excess of 2km from a rail station, between 600m and 2km from a publicly accessible amenity green space and a 20 to 40 minute journey time to the nearest secondary school.

There are no apparent problems with regards to flooding, and development would result in no significant impact on environmentally sensitive areas or cause no loss of designated Open Space. Further, there are no heritage assets within close proximity to the site that would need considering.

There would be no significant impact on the strategic road network should the site be developed and a Transport Statement would be required in order to highlight any mitigation required at the Bradford Road access point. Highways Development Management consider access arrangements are likely to be acceptable.

Environmental Health has raised no major issues. There is however the possibility of land contamination on the site and noise from Bradford Road may ultimately require mitigation.

The Council's Business and Economy team has raised concerns about the potential loss of employment land. The current use of the site therefore needs clarifying and the outcome of the Employment Land Review will need considering prior to allocation.

The 2017 Economic Land Study has commented that the industrial premises are fully occupied and the site is rated as good. As such, the recommendation is for the land to be retained as Primary Employment Area. However, the preferred use will depend on the owner's intentions and as outlined above, the owner's intentions are to relocate the existing business.

The preferred use of the site is a new housing site with an indicative capacity of 14 dwellings.

Outcome

New Housing Site