

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

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

Adjacent Land Use to the:

North

Residential

South

Residential, Woodland

East

Residential

West

Agriculture, Woodland

Public Consultation

Comments for allocating the site

- no comments

Comments against allocating the site

- This site has significant access limitations.
- Through roads are too narrow and junctions off main roads are incapable of taking extra traffic. Will add to traffic at Stump Cross. Windmill Drive is too narrow to take further traffic.
- Infrastructure is at capacity.
- School full
- Loss of green space
- Skyline site visible from Godley Lane and Shibden Park and it should be retained in the Green Belt to safeguard the Shibden Valley from encroachment.
- Impact upon Conservation Area.

Flooding

Flooding Zone Coverage

Flood Zone 1 (Area %)

100

Surface Water Flooding

1 in 30 Year (Area %)

0

| | | | |
|-------------------------|--------------------------------|-------------------------|--------------------------------|
| Flood Zone 2 (Area %) | <input type="text" value="0"/> | 1 in 100 Year (Area %) | <input type="text" value="0"/> |
| Flood Zone 3a (Area %) | <input type="text" value="0"/> | 1 in 1000 Year (Area %) | <input type="text" value="0"/> |
| Flood Zone 3ai (Area %) | <input type="text" value="0"/> | | |
| Flood Zone 3b (Area %) | <input type="text" value="0"/> | | |

Strategic Recommendation

Flooding RAG **Flooding issues which can be mitigated**

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

Access appears to be possible from existing residential road Windmill Cres. 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

Site Access RAG **Potential access issues which are resolvable**

Impact on Local Road Network

Local Road Network RAG

Impact on the road network requiring mitigation

Ecology

Natural England

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

West Yorkshire Ecology

SHLAA Ref **00564**

SSSI Comments

Mitigation

Conclusion

Local Wildlife Site Comments

Mitigation

Conclusion

Local Geological Site Comments

Mitigation

Conclusion

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.

Species of Principal Importance Comments

Mitigation

Conclusion

Habitat Network Comments

Mitigation

Conclusion

Conclusion

Remove 0.21ha from developable area leaving

Ecology RAG

Some impact on environmentally sensitive areas which can be mitigated against

Open Space

OS Ref

OS Typology

OS Recommendation

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).

Historic Conservation

Comments

Provided trees are retained at edge of site, no impact on Shibden Park as site completely screened

Recommendation

Mitigation

Historic Environmental RAG

Some impact which could be mitigated

Housing Services

Comments

Housing Services RAG

Positive

Business and Economy Services

Comments

Mitigation

Conclusion

Business and Economy RAG

Positive

Minerals

Stone Mineral Safeguarding Area

Within MSA

Coal Mineral Safeguarding Area

Within MSA

Minerals RAG

Within MSA

Environmental Health

Comments

no major issues although stand off between quarry boundary necessary.

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

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

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)

Meets 0-2 of the identified purposes

Green Belt Review (Site Specific)

Meets 0-2 of the identified purposes

Deliverability

Developable Area (ha)

1.67

Dwellings per Hectare

36

Residential Capacity

60

Site Summary

RAG Score

38

/48

Overall Assessment Summary

This is a gently sloping greenfield site within the Green Belt, and adjacent to the urban area on its north eastern boundary. The site has 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.

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.

Access appears to be possible from existing residential road Windmill Crescent. Although this is a minor residential street. An assessment is likely to determine mitigation at Westercroft Lane/Bradford Rd crossroads and Hipperholme Crossroads.

To mitigate against potential ecological impacts, a small area to the north which is an area of species rich grassland has been excluded from the site.

A Heritage Impact Assessment will be undertaken to identify impacts on Grade II Listed Shibden Hall Park. The Conservation Officer has suggested that impacts could be mitigated by retaining the trees on the edge of the site resulting in a complete screening of the site. Trees could also be used on the northern part of the site to provide a larger stand off between the quarry to the north and residential properties. However the minerals officer states the quarry is not extracting at this time.

The sustainability appraisal recommends that due to the site's greenfield status, and resulting potential to increase run-off, mitigation could be secured through 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 would be required in relation the potential impact on the Wildlife Habitat Network and associated deciduous woodlands.

Given the lack of significant constraints, the Council's preferred use is a New Housing Site, with a capacity of 60 dwellings.

Site specific policies will be required to ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.

Outcome

New Housing Site