

## Site Details

Eastings

411450

Northings

426846

Full Address

Land Adjacent to &amp; Rear of 8 Back Clough, Northowram, Halifax, HX3 7HH.

Ward

Northowram and Shelf Ward

Local Plan Area

Northowram and Shelf

**Current RCUDP Allocation or Designation**

Leeds Bradford Airport consult zone, Primary housing area

Land Type

Greenfield

Topography

Gentle Slope

Site Area (ha)

0.37

*Is the site an efficient use of land? RAG*
**Greenfield**

## Current Land Use

Primary

Grassland, Woodland

Secondary

**Adjacent Land Use to the:**

North

Residential

South

Residential

East

Residential

West

Residential

## 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 %)

**0.02**

1 in 1000 Year (Area %)

**0.07**
**Strategic Recommendation**

Permitted subject to consultation with the LPA / LLFA

## 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 fronts onto Bradford Road and is adjacent to existing residential area. Site already has a Right Turn Lane junction to access the residential area to the west (off Joseph Avenue) and with a small amount of widening into the site this could be amended to provide a Right Turn Lane junction to access the site. Bradford Road has footways both sides.

#### Mitigation

Amend existing junction to provide site access junction and contribute towards Hipperholme scheme.

#### Conclusion (see methodology)

Developable (A)

#### Justification

#### Technical Information Required

Site Access RAG

No access issues

## Impact on Local Road Network

Local Road Network RAG

Impact on the road network requiring mitigation

## Ecology

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*

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 Buffer

Coal Mineral Safeguarding Area

Within MSA

*Minerals RAG*

Within MSA

## Environmental Health

Comments

good acoustic design required for layout and house types.

*Environmental Health RAG*

There is no significant detrimental effect that cannot be mitigated against

## Other Factors

*Physical Constraints RAG*

Gentle undulations/Gentle Slope

*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

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

## Deliverability

Developable Area (ha)

0.37

Dwellings per Hectare

40

Residential Capacity

15

## Site Summary

RAG Score

41 /48

### Overall Assessment Summary

The site is a gently sloping, greenfield site located within an existing urban area. It is currently designated within the RCUDP as Primary Employment Area. The site has good accessibility to local facilities and services and is within 400m of a bus stop with a service at least once every 30 minutes, however it is more than 2km to a railway station.

The site is within Flood Zone 1, therefore the site is suitable to be allocated subject to consultation with the Local Planning Authority. There are also no concerns over the access to the site; Highways Development Management recommends minor improvements to the road network.

The site is within 100m of a Conservation Area and 400m of a listed building, however, Historic England have not made any comments on the sites. West Yorkshire Archaeology Advisory Service have stated there are no direct archaeological implications.

There are few constraints to this site with potential mitigation required in terms of acoustic design. Environmental Health has recommended that design and layout of houses are considered to mitigate noises from the main road.

The preferred use of the site is for new housing with a potential capacity of up to 15 dwellings depending on mitigation.

Outcome

New Housing Site