

Site Assessment Report - Main Report

LP Site Ref **LP1034**

Site Details

Eastings Northings Full Address Ward Local Plan Area

Current RCUDP Allocation or Designation

Land Type Topography Site Area (ha) *Is the site an efficient use of land? RAG*

Current Land Use

Primary Secondary

Adjacent Land Use to the:

North South East West

Public Consultation

Comments for allocating the site

- Amenities within walking distance.
- The site is available for development now.
- The site is located within close proximity to key services.
- There are no obstacles of a technical, physical or environmental nature to prevent the development of this site.
- Development of the site could take place immediately.

Comments against allocating the site

Flooding

Flooding Zone Coverage

Flood Zone 1 (Area %) Flood Zone 2 (Area %) Flood Zone 3a (Area %)

Surface Water Flooding

1 in 30 Year (Area %) 1 in 100 Year (Area %) 1 in 1000 Year (Area %)

Flood Zone 3ai (Area %)

Flood Zone 3b (Area %)

Strategic Recommendation

Flooding RAG

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

Highways Development Management

Site Access

Site Observations and Planning Application

Mitigation

Conclusion (see methodology)

Justification

Technical Information Required

Site Access RAG

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

possible concerns if near any working farm.

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

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

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

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

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)

1.97

Dwellings per Hectare

36

Residential Capacity

71

Site Summary

RAG Score

39 /48

Overall Assessment Summary

This is a relatively flat, greenfield site within the Green Belt and it adjoins the existing Urban Area at its far south western point. However, sites to the south are also preferred New Housing Sites, and these sites have a stronger relationship with the Urban Area. The site falls within the Mineral Safeguarding Area for coal, and within the Mineral Safeguarding Area Buffer for stone. It is currently in use for agriculture.

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

Regarding the site's 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.

Site access is achievable from the eastern side of Soaper Lane. A footway would need to be provided on the site side of the road. Given the other preferred housing sites in Shelf, mitigation at Shelf Moor Road and Burned Road junctions with the A6036 would be needed to accommodate the additional trips. This may require traffic signals.

There are no known ecological or heritage constraints, and developing the site will not result in a loss of Open Space. If adjacent farms are to remain in operation, stand off between the farm and residential properties will be required.

There are low level overhead power lines within the site and a Public Right of Way crosses the site. The design and layout will need to consider these.

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.

Given the lack of significant constraints, the Council's preferred use is a New Housing Site with a capacity of 71 dwellings.

Outcome

New Housing Site