

Site Details

Eastings

411515

Northings

428040

Full Address

Hud Hill Farm, Northowram, Halifax, HX3 7LH.

Ward

Northowram and Shelf Ward

Local Plan Area

Northowram and Shelf

Current RCUDP Allocation or Designation

Greenbelt

Land Type

Mixed

Topography

Gentle Undulations

Site Area (ha)

2.42

Is the site an efficient use of land? RAG

Mixed

Current Land Use

Primary

Agriculture

Secondary

Residential

Adjacent Land Use to the:

North

Agriculture, Residential

South

Agriculture, Residential

East

Residential

West

Agriculture

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 %)

0.56

Strategic Recommendation

Subject to FRA

Highways

Highways England

Summary

Highways England Site Comments

Strategic Highway Network Status Level of impact

No significant impact on mainline.

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 at Hud Hill Farm and is joined to site 1045 with both having frontages along Brighthouse and Denholme Gate Road (A644). To produce an access both frontages may have to be combined to give acceptable visibility.

Mitigation

How to provide an access on to this site is important and acceptable layout and access strategy would need to be provided.

Conclusion (see methodology)

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

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

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 dwellings near Brighthouse and Denholme Gate Road may require sound amelioration works. Non mains drainage within this locality.

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

Edged on 1-2 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

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

Less than 20 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 3-5 of the identified purposes

Green Belt Review (Site Specific)

Meets 3-5 of the identified purposes

Deliverability

Developable Area (ha)

2.42

Dwellings per Hectare

30

Residential Capacity

73

Site Summary

RAG Score

40 /48

Overall Assessment Summary

This is a predominantly greenfield site with some buildings in the Green Belt. It adjoins the existing Urban Area on two sides. The site is within the Mineral Safeguarding Area for stone and coal.

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

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

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 Denholme Gate Road, but design needs to ensure acceptable visibility.

The sites has no known ecological, heritage, archaeological constraints and its development would not lead to a loss of Open Space. Given the location, dwellings near Brighouse and Denholme Gate Road may require sound amelioration works.

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 an indicative capacity of 73 dwellings.

A site specific policy is required to ensure the creation of a strong and defensible boundary between the allocation for housing and the Green Belt.

Outcome

New Housing Site