

Site Details

Eastings

411332

Northings

427675

Full Address

Land adjacent 44, Northowram Green, Northowram, Halifax, HX3 7SL.

Ward

Northowram and Shelf Ward

Local Plan Area

Northowram and Shelf

Current RCUDP Allocation or Designation

Greenbelt, Mineral area of search

Land Type

Greenfield

Topography

Steep Undulations

Site Area (ha)

1.19

Is the site an efficient use of land? RAG
Greenfield

Current Land Use

Primary

Grassland, Woodland

Secondary
Adjacent Land Use to the:
North

Agriculture, Residential

South

Residential

East

Agriculture

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 %)

3.79

1 in 100 Year (Area %)

7.4

1 in 1000 Year (Area %)

13.88
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 N/A

Potential impact of non SRN traffic passing through the junction N/A

Potential for cumulative impact

N/A

Committed mitigation schemes

N/A

Is additional mitigation likely to be required by 2028? N/A Ranking 1

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 Score Hill but site access design would need to take into account and possibly create a crossroads / roundabout junction with Lands Head Lane. Crossing would need to be provided to the existing footway on Eastern side of Score Hill. Shared access with 1047 anticipated.

Mitigation

Access Junction design and scheme of mitigation Halifax Rd / Brighthouse and Denholme Gate Rd junctions.

Conclusion (see methodology)

Developable (B)

Justification

Technical Information Required

Drawing depicting new access layout and proposed mitigation - plus Transport Assessment/Travel Plan

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

Some impact which could be mitigated

Housing Services

Comments

Housing Services RAG

Positive

Employment Land Study

Site Summary

This is an attractive greenfield site in a semi-rural area, adjoining residential properties. However, the topography of the site reduces the net developable area and therefore makes the site undevelopable. The site should not be released from the Green Belt for employment uses.

Recommendation Potential site – do not allocate

Officers Comments

Site assessed as Poor - Do not allocate for New Employment

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

Believe Tower Lodge Farm not a working farm. Land Contamination and non mains drainage also needs to be considered.

Environmental Health RAG

There is no significant detrimental effect that cannot be mitigated against

Other Factors

Physical Constraints RAG

Steep Slope/Undulations or Unstable Land

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

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

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

Less than 30 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)

1.19

Dwellings per Hectare

36

Residential Capacity

43

Site Summary

RAG Score

37 /48

Overall Assessment Summary

This is a greenfield site within the Green Belt and adjoins the existing Urban Area on two of its three sides. The topography of the site varies; the western part is relatively flat, with the remainder close to Score Hill drops away and is "bowl-like" in form. The site lies within the Mineral Safeguarding Area for both stone and coal.

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

Regarding the site's 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, but design would need to take into account and possibly create a crossroads/roundabout junction with Lands Head Lane. Crossing would need to be provided to the existing footway on Eastern side of Score Hill. It is also anticipated that access will be shared with LP1047 which is a preferred New Housing Site.

There are no known archaeological or heritage constraints to developing the site. Its development would also not lead to a loss of Open Space. There are several trees with Tree Preservation Orders on the southern boundary of the site. The site does lie within the Calderdale Wildlife Habitat Network, any development will need to ensure compliance with relevant Local Plan policies to mitigate against any adverse impacts.

Environmental Health Officers have commented that if Tower Lodge Farm to the north is a working farm, the site currently provides a stand off between the existing residential development and the farm. Maintaining an adequate stand-off will need to be addressed in the layout and design on any scheme. However, Environmental Health believe the farm has ceased operation.

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.

The site was assessed in the 2017 Employment Land Study; however, it was recommended that the site is not taken forward as an employment allocation in the Local Plan.

Given the lack of significant constraints, the Council's preferred use is a New Housing Site, with an indicative capacity of 43 dwellings. This may be reduced if part of the site cannot be developed due to the change in topography. It may be that this area can be incorporated into the landscaping of the site.

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