

Site Assessment Report - Main Report

LP Site Ref **LP1047**

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

Comments against allocating the site

Flooding

Flooding Zone Coverage

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

Surface Water Flooding

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

Strategic Recommendation Permitted subject to consultation with the LPA / LLFA

Flooding RAG No Flooding issues

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 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 LP1046 anticipated.

Mitigation

Access Junction design required

Conclusion (see methodology)

Developable (A)

Justification

Technical Information Required

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

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

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 issues

Environmental Health RAG

There is no detrimental effect

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

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)

0.33

Dwellings per Hectare

40

Residential Capacity

13

Site Summary

RAG Score

43 /48

Overall Assessment Summary

This is a relatively flat, greenfield site, located adjacent to existing urban area and with good accessibility to local services and amenities including a bus stop within 400m with a service at least every 30 minutes.

The site is within the Mineral Safeguarding Area for both stone and coal.

There are very few constraints to this site. Highways Development Management considers the site accessible potentially with access through the adjacent Local Plan site.

The Green Belt review found that this land meets 3-5 of the purposes for including the land in the Green Belt review and release would require adequate justification.

There are some Tree Preservation Orders on south eastern side of site and the site is within a bat alert zone where mitigation would be required to protect these areas.

The preferred use of the site is for housing with a potential capacity of up to 13 dwellings depending on mitigation.

Outcome

New Housing Site