

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

- Site is located in a highly sustainable location on the edge of the settlement of Northowram.
- Masterplan submitted by ID Planning
- The site benefits from good access to public transport providing linkages to Halifax, Bradford and Leeds.
- Within a single ownership and is available and free from development constraints.
- The site will provide a mixed use development which will help to sustain the facilities of Northowram
- A significant proportion of the site is can be developed for sports which will enhance the sports facilities in Northowram

Comments against allocating the site

- Open countryside important for leisure, health and well being.
- Access problems
- Mineral area of search/safeguarding
- Meets green belt purposes

Flooding

Flooding Zone Coverage

Surface Water Flooding

Flood Zone 1 (Area %)	100	1 in 30 Year (Area %)	0
Flood Zone 2 (Area %)	0	1 in 100 Year (Area %)	0
Flood Zone 3a (Area %)	0	1 in 1000 Year (Area %)	0
Flood Zone 3ai (Area %)	0		
Flood Zone 3b (Area %)	0		

Strategic Recommendation Subject to FRA

Flooding RAG **Flooding issues which can be mitigated**

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

Existing footway on Hedge Top Lane is substandard. On-street parking restricts effective width. Site not suitable for development in isolation.

Mitigation

Not possible to improve Hedge Top Lane.

Conclusion (see methodology)

Developable (C)

Justification

Technical Information Required

Details of access through adjacent site.

Impact on Local Road Network

Ecology

Natural England

Name	Description	Buffer (m)
Issues	PROW through site. Concern if combustion >50MW	

Name	Description	Buffer (m)
N/A	N/A	N/A
Issues	UK BAP Priority habitat on site - Deciduous woodland	

Yorkshire Wildlife Trust

Comments

The proposed allocation is located within our Mid Calder Valley Living Landscape Corridor. This is an area identified by the Trust as important for wildlife and with the potential to be enhanced for biodiversity. See <http://www.ywt.org.uk/living-landscapes> for more information. We would therefore like to see any development in this area to provide enhancements for biodiversity. We would be happy to assist with the design and management of biodiversity enhancements in this area.

West Yorkshire Ecology

SHLAA Ref

SSSI Comments

Mitigation

Conclusion

Local Wildlife Site Comments

Mitigation

Conclusion

Local Geological Site Comments

Mitigation

Conclusion

Habitats of Principal Importance Comments

Mitigation

Conclusion

Species of Principal Importance Comments

Mitigation

Conclusion

Habitat Network Comments

Mitigation

Conclusion

Conclusion

Likely to be acceptable

Ecology RAG

No impact on environmentally sensitive areas

Open Space

OS Ref

OS179

OS Typology

Natural and semi natural urban green spaces

OS Recommendation

Retain

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

Subject to the greenbelt review the site appears to be suitable for housing. It is located in a sustainable location next to major transport routes.

Housing Services RAG

Positive

Employment Land Study

Site Summary

Recommendation

Officers Comments

NOTE: ELS 2017 USED LP1103 AS WAS PART OF LARGER SITE THAT HAS NOW BEEN SPLIT. LP1612 IS EMPLOYMENT ELEMENT - ELS SUMMARY ON RECORD FOR LP1612

Business and Economy Services

Comments

Not suitable for employment use

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

Surrounding land is residential so would not like commercial development. Some land contamination and non mains drainage.

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

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

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)

2.31

Dwellings per Hectare

30

Residential Capacity

69

Site Summary

RAG Score

39 /48

Overall Assessment Summary

This is a gently sloping, greenfield site within the Green Belt, and is adjacent to the existing Urban Area on two sides. The site also falls within the Mineral Area of Search designation in the RCUDP. It is also within the Mineral Safeguarding Area for both stone and coal.

The site has good access to services and facilities, although it is beyond 400m to a bus stop with a service at least every 30 minutes, and beyond 2km to 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 a concern; Highway Development Management Officers have stated that access cannot be taken using Hedge Top Lane. The existing footway on Hedge Top Lane is substandard, and on-street parking restricts effective width. The developers would need to show alternative and satisfactory access arrangements, but the site is not suitable for development in isolation.

There are no known ecological, open space, heritage or archaeological constraints to developing this site. There are some land contamination and drainage issues, however.

The sustainability appraisal recommends that due to the site's greenfield status, and resulting potential to increase run-off, mitigation could be secured by applying 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. In addition mitigation should consider the impacts on the Wildlife Habitat Network, and the adjacent deciduous woodlands.

There are no significant constraints to developing this site, apart from site access. The Council's preferred use is a New Housing Site, with an indicative capacity of 69 dwellings, but this is dependent on identifying an acceptable approach to site access.

A site specific policy would be required to facilitate the open space proposals for OS1103.

Outcome

New Housing Site