

Site Assessment Report - Main Report

LP Site Ref **LP1603**

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

Flooding RAG

No Flooding issues

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

Suitable access onto Claremount Road could be provided.

Mitigation

Conclusion (see methodology)

Developable (A)

Justification

Technical Information Required

Access layout

Site Access RAG

No access issues

Impact on Local Road Network

Local Road Network RAG

Impact on the road network requiring mitigation

Ecology

Natural England

Name

Description

Buffer (m)

Issues

No concerns

Yorkshire Wildlife Trust

Comments

YWT has no comments to make on this allocation at this stage. Should any additional information on protected species come forward we would be happy to provide additional comments.

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

OS Typology

OS Recommendation

Open Space RAG

No loss/No Impact

Historic Environment

Historic England

Comments

The development of this site is unlikely to result in harm to any designated heritage asset.

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

Unsuitable for employment use

Mitigation

Conclusion

Business and Economy RAG

Positive

Minerals

Stone Mineral Safeguarding Area

Within MSA Buffer

Coal Mineral Safeguarding Area

Within MSA

Environmental Health

Comments

Very small possible land contamination. No other issues.

Environmental Health RAG

There is no detrimental effect

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

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

Less than 30 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 0-2 of the identified purposes

Deliverability

Developable Area (ha)

0.45

Dwellings per Hectare

36

Residential Capacity

16

Site Summary

RAG Score

42 /48

Overall Assessment Summary

Sloping, greenfield site, adjacent to an existing residential area which has good accessibility to local facilities and services. With the exception of a small area of land to the south west of the site (urban area), the vast majority of the site is situated within the designated Green Belt.

While the overall parcel within which the site is located performs strongly when assessed against the five green belt purposes, when assessing the revised boundary of the specific site, it performs poorly.

Development would result in no significant impact on the strategic or local road network and Highways Development Management consider access to be suitable from Claremount Road.

There are no concerns over flooding, however as the site is greenfield, development would result in the potential to increase run-off. Therefore mitigation could be secured by applying green and blue Infrastructure on site such as Sustainable Drainage Systems and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

There would be no impact on environmentally sensitive areas should the land be developed and there would be no loss of designated open space. The site is however between 100m and 400m from a listed building, a conservation area and a historic park and garden, therefore the significance of these heritage assets may need to be taken into consideration when proposing any development scheme. Although Historic England have said development of this site is unlikely to result in harm to any designated asset.

Environmental Health have highlighted a small possibility of land contamination which may require mitigation.

The preferred use of the site is a new housing site with an indicative capacity of 16 dwellings.

Outcome

New Housing Site