

Site Details

Eastings409005

Northings426806

Full Address

Land at, Titan Works, Claremount Road, Boothtown, Halifax, HX3 6NT.

Ward

Northowram and Shelf Ward

Local Plan Area

Halifax

Current RCUDP Allocation or Designation

Greenbelt, Leeds Bradford Airport consult zone, Openspace rural, Primary housing area

Land Type

Mixed

Topography

Gentle Slope

Site Area (ha)

0.98

Is the site an efficient use of land? RAG

Mixed

Current Land Use

Primary

Disused / Vacant Buildings, Industrial / Commercial, Scrubland

Secondary

Adjacent Land Use to the:

North

Agriculture, Scrubland

South

Industrial / Commercial, Residential

East

Agriculture, Scrubland

West

Agriculture, Residential, Scrubland

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 %)

0.11

1 in 1000 Year (Area %)

3.77

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

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

Gordon Street access suitable subject to improvement to adoptable standard.

Mitigation

Parking on Gordon Street and on short lengths of Claremount Road will need to be removed by the introduction of waiting restrictions.

Conclusion (see methodology)

Developable (B)

Justification

Technical Information Required

Access improvement and proposed waiting restrictions

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

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 OS1544

OS Typology Allotments, community gardens and city (urban) farms

OS Recommendation Retain

Open Space RAG

Some loss which is not required or can be replaced elsewhere

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. No longer suitable as now mostly a residential area

Mitigation

Conclusion

Business and Economy RAG

Positive

Minerals

Stone Mineral Safeguarding Area

Within MSA Buffer

Coal Mineral Safeguarding Area

Within MSA Buffer

Minerals RAG

Outside MSA or with buffer

Environmental Health

Comments

Land provides a stand off between proposed residential development below and agricultural buildings above. If agricultural buildings were included within the site then would over come concerns. This would leave 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

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)

0.98

Dwellings per Hectare

50

Residential Capacity

49

Site Summary

RAG Score

41 /48

Overall Assessment Summary

Mixed greenfield/brownfield site that is gently sloping and has few constraints. There is an electricity substation in the centre of the site. The site is sustainable and reasonably accessible but is between 400m and 2km from a bus stop and over 2km from the nearest rail station. Notwithstanding the above, an application for 49 dwellings on this mixed site has recently been refused.

Currently, JBA considers the site developable subject to consultation with the Local Flooding Authority. Highways England and Highways Development Management state that the site is developable subject to suitable access to adopted standards and potential waiting restrictions.

Further, there are no concerns from Natural England or West Yorkshire Ecology.

Part of the site is designated open space and this in turn forms part of a larger open space area categorised as allotments but now disused. With regard to the open space part of the site, Safer Cleaner Greener advise that there is a deficit of allotments in the area and that any development should include proposals to open an area for active allotment use. However, given that the open space portion of the site only covers a small area, the allotments are no longer in use and the site is privately owned, this would be difficult to achieve.

The site is located close to heritage assets therefore their significance would have to be considered when drawing up any future scheme. However, Historic England have stated that development of this site is unlikely to result in harm to any designated heritage asset.

Business and Economy considers the site no longer suitable for employment use due to the mostly residential use surrounding the site.

Environmental health has concerns with the site and recommends a stand-off between any residential use and the agricultural land to the north of the site.

Part of the site is within the Green Belt which meets 3 to 5 of the purposes as assessed within the Green Belt Review. However, when the same assessment is carried out using the boundaries of the site itself only 0-2 of the purposes are met.

The preferred use of the site is residential with an indicative capacity of 49 dwellings.

Outcome

New Housing Site