

# Calderdale Local Plan

## LP1041 – REVIEW OF DEVELOPABLE AREA

Calderdale Metropolitan Borough Council

July 2021



## **LP1041 – Review of Developable Area**

### **1. Introduction**

- 1.1 The Stage 2 Hearings of the Examination of the Local Plan concluded on Friday 4th December 2020. The Council are now working through the tasks and modifications resulting from the hearings. These item tasks can be found in [CC85 – Stage 2 Draft Task List](#).
- 1.2 During the hearing on ‘Matter 20 – Northowram and Shelf Housing Allocation’, the Inspector recommended the Council to amend the developable area to include the western section of the site in line with the Councils Hearing Statement (HS20.1) and to also check the boundary in the vicinity of northern section of hardstanding (CC85 - Item 248).

### **2. Review of developable area in vicinity of northern section of hardstanding**

- 2.1 The Council’s Ecology Officer has visited this site and, with advice from West Yorkshire Ecology Service, made the following recommendations:

*“The most significant habitat on the site is the pioneering woodland which forms a continuation of Sun Wood LWS/Ancient Woodland. This woodland follows a watercourse which flows through the site. Whilst there is reference to semi-improved grassland in some of the comments raised by members of the public to the proposed allocation, the grassland appears to be largely ruderal and streetview from the A6036 suggests tall ruderal habitat and scattered hawthorn scrub. It looks very similar from the Beechwood Avenue end. Streetview highlights a metalled path which runs along the northern edge of the site providing good access for people to enjoy the wildlife.*”

*“Tree removal from the core of the Wildlife Habitat Network (WHN) which runs across the site will be very costly in biodiversity units when the site is assessed using the Defra metric. The corollary of this is that retaining and enhancing this corridor would provide good quality scope for biodiversity net gain required under the NPPF. It would be appropriate to use seed/plant material of local provenance from Sun Wood for this enhancement work. As this is not ancient woodland a second path could potential be included within the wildlife corridor for recreational green space provision.*”

*“The 1948 Ordnance Survey map shows much of the southern part of the site to be Clough Mill. Some of the land towards the north-west corner may have been hardstanding but has now started to regenerate with ruderal vegetation and needs to be included with the WHN associated with redevelopment of the site.*”

*The map below extracted from the Local Plan consultation is a good reflection of the corridor (in white) which should be retained and enhanced within this allocation site. Retention and enhancement of the area of hardstanding which is regenerating also ensure that links with the WHN to the north west are maintained.”*

### **3. Conclusion**

- 3.1 Based on the recommendations of West Yorkshire Ecology Service and the Council’s Ecology Officer the developable area will be modified in line with the Council’s Hearing Statement (HS20.1) and a Site Specific Consideration will be added to ‘Appendix 1 – Site Allocations Supporting Information’ to include “Retain and enhance Wildlife Habitat Network (use seed/plant material of local provenance from Sun Wood for this enhancement work) and ensure that links with the WHN to the north west are maintained.”

Figure 1: Google Street View south from Shelf Hall Lane



Figure 2: Indicative Developable Area extract from HS20.1

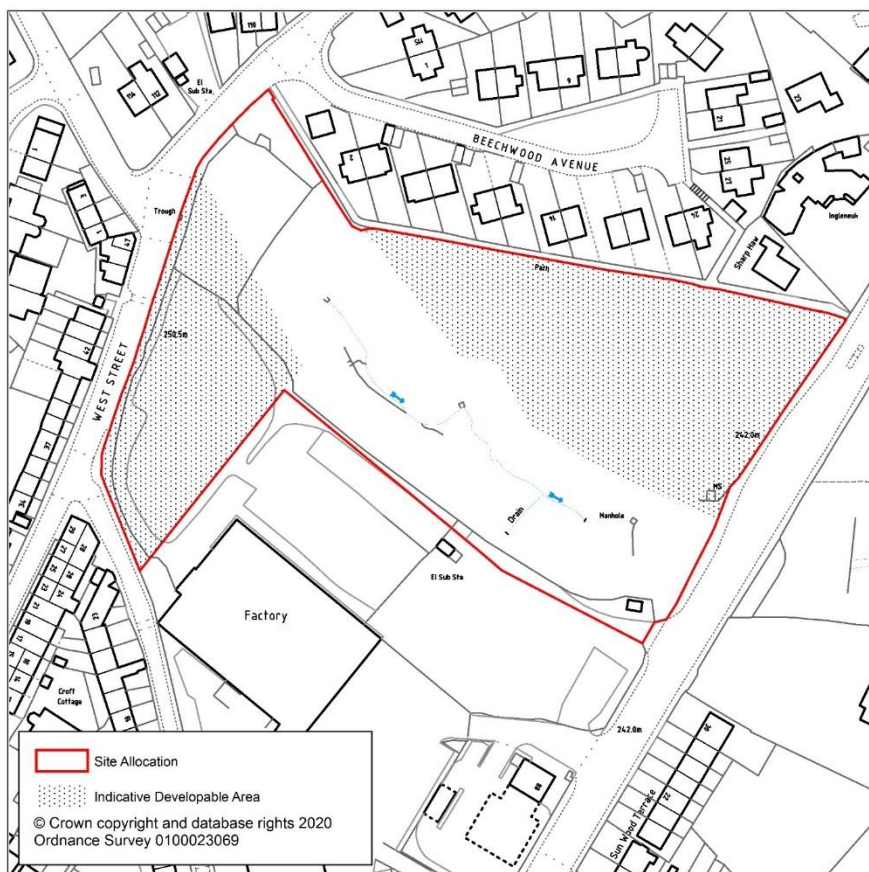


Figure 3: Site Visit Photo



Figure 4: Site Visit Photo



Figure 5: Site Visit Photo

