

**CC163**

# **CALDERDALE LOCAL PLAN HEARINGS**

## **MATTER 18**

**TASK 180: Capacity of LP0454**

**Land off Wheatley Road, Lee Mount, Halifax**

**Calderdale Metropolitan Borough Council**

**Published November 2021**



## **Task**

<b>Task No.</b>	<b>Matter</b>	<b>Task</b>
180	18	LP0454 Council to provide a Note outlining reasons why capacity is changing from 20 to 14 (reduces density to below 30dph)

### **Background: The initial allocation in the Publication Draft Local Plan**

Allocation LP0454 (Land off Wheatley Road, Lee Mount, Halifax) was initially allocated with an indicative capacity of 20 dwellings. This figure took into account the topography of the site as well as the ecological constraints.

At the time the site was assessed for inclusion in the Local Plan comments from both the Council's Highways Development Management Section and the Council's Ecological Officer were instrumental in determining the indicative capacity.

Highways Development Management Section: The site is on the edge of an existing residential area on a steep slope. Access may be possible from Hebble Lane or Wheatley Lane but significant earthworks would be required to achieve access gradients, more so if the access was taken from Wheatley Lane. A Topographical Survey would therefore be required.

Ecological Officer: The site lies within the Habitat Wildlife Network, and comprises scattered trees, shrubs, bramble and grassland providing habitat for breeding birds and, potentially, badgers. Subject to ecological surveys, taking out approximately 0.4 ha adjacent to Hebble Lane from the developable area development on the remainder of the site may be acceptable.

### **Subsequent Considerations: Housing Deliverability Statement from Housing Services**

The site has been identified in the Calderdale Together Investment Partnership (a partnership with Together Housing to deliver 500 affordable homes). The site is therefore an important part of the Council's proposed delivery vehicles to improve housing delivery and meet identified housing need.

In the Statement of Deliverability produced by Housing Services there are very few details as a scheme has yet to be drawn up. The reduced capacity in this document reflects the presence of trees across much of the site and the need to design a scheme around them. The view of Housing Services is that the indicative capacity may be closer to 14 dwellings.

The revised capacity was included in the updated Housing Technical Paper (March 2020).

### **Justification for the lower indicative capacity**

Given the constraints on this site there exists some uncertainty as to the actual extent of any development. The revised capacity of 14 dwellings is a best estimate prior to a scheme being drawn up where the design will need to reflect the topographical and ecological constraints on this site. The fact that the trees are scattered across the site adds to this difficulty. The Council's Ecological Officer comments that to determine the number of dwellings, if any, which can be accommodated the necessary ecological survey work needs to be undertaken.

Should the final capacity figure be lower than 20 which seems likely, then the corresponding density will be less than 30 dph. This would be due to the need to respect the existing Wildlife Habitat Network (within which the whole site lies) and associated ecological objectives.