

Site Assessment Report - Main Report

LP Site Ref **LP0901**

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 main line

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

Recreational land, between railway line to south west (Hall Royd Junction) and Woodlands Ave to North East. Site has frontage onto Woodlands Ave (residential alleyway) too narrow to provide access but also a short frontage onto Stansfield Hall Road where access may be achieved.

Mitigation

Conclusion (see methodology)

Developable (B)

Justification

Technical Information Required

Access design and Transport Statement

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

Concerns with residential developments of 50 units or more. Concerns for proposals with significant impact on landscape. Provisional BMV 5.

West Yorkshire Ecology

SHLAA Ref

SSSI Comments

Lies within Natural England consultation zone for any new dwellings due to proximity to South Pennine Moors SPA/SAC/SSSI.

Mitigation

Impact on SPA birds unlikely due to surrounding development. May need to provide additional recreational provision to reduce impact on SAC/SPA. May need a Habitat Regulations Assessment

Conclusion

May be acceptable

Local Wildlife Site Comments

Mitigation

Conclusion

Local Geological Site Comments

Mitigation

Conclusion

Habitats of Principal Importance Comments

Lowland mixed deciduous woodland on part of the site

Mitigation

Remove woodland from developable area

Conclusion

Some development may be acceptable

Species of Principal Importance Comments

Mitigation

Conclusion

Habitat Network Comments

Woodland lies within the WHN

Mitigation

Conclusion

Remove woodland from developable area

Conclusion

Reduce developable area by 0.30ha leaving 0.43ha

Ecology RAG

Some impact on environmentally sensitive areas which can be mitigated against

Open Space

OS Ref

725.3

OS Typology

Provision for children and teenagers

OS Recommendation

Retain

OS Ref

725.2

OS Typology

Amenity greenspace

OS Recommendation

Retain

OS Ref

725.1

OS Typology

Natural and semi natural urban green spaces

OS Recommendation

Retain

OS Ref

OS725

OS Typology

Amenity greenspace

OS Recommendation

Retain

Open Space RAG

Loss of important space

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

Council owned site, would support for mixed tenure housing or to support work of Community Land Trust

Housing Services RAG

Positive

Business and Economy Services

Comments

Mitigation

Conclusion

Business and Economy RAG

Positive

Minerals

Stone Mineral Safeguarding Area

Outside MSA and Buffer

Coal Mineral Safeguarding Area

Outside MSA and Buffer

Minerals RAG

Outside MSA or with buffer

Environmental Health

Comments

Rail noise a concern but design of the development would be critical

Environmental Health RAG

There is no significant detrimental effect that cannot be mitigated against

Other Factors

Physical Constraints RAG

Relatively flat

Agricultural Land Classification RAG

Lies within 4 or 5 (and urban)

Logical Settlement Boundary RAG

Within settlement or edged on 3 sides

Accessibility

Distance to Bus Stop

Less than 400m

Distance to Rail Station

Between 800m and 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

Less than 20 mins

Journey time to Further or Higher Education

Between 30 and 60 mins

Journey time to Primary Employment Sites

Less than 20 mins

Deliverability

Developable Area (ha)

0.73

Dwellings per Hectare

0

Residential Capacity

0

Site Summary

RAG Score

40 /48

Overall Assessment Summary

This is a relatively flat, greenfield site within the Urban Area and owned by the council. This is an important amenity greenspace, play area and natural and semi natural urban green spaces. The site is to be retained as recommended in Open Space Study and will not be allocated in the Local Plan.

Outcome

Filtered