

## Site Details

Eastings

393955

Northings

424630

Full Address

Land off, Woodlands Avenue, Todmorden, .

Ward

Todmorden Ward

Local Plan Area

Todmorden

Current RCUDP Allocation or Designation

Hameldon hill consultation zone, Openspace urban, Wildlife corridors

Land Type

Greenfield

Topography

Relatively Flat

Site Area (ha)

0.73

Is the site an efficient use of land? RAG

Greenfield

## Current Land Use

Primary

Public Open Space

Secondary

Woodland

Adjacent Land Uses:

North

Residential

South

Transport, Woodland

East

Public Open Space, Residential

West

Residential, Transport

## Public Consultation

To view comments made during the Local Plan - Initial Draft Consultation 2017, please visit:

[http://calderdale-consult.limehouse.co.uk/portal/planning\\_services/lp17/lpid?pointId=ID-4494109-ISSUE-LP0901-LAND-OFF-WOODLANDS-AVENUE-TODMORDEN#ID-4494109-ISSUE-LP0901-LAND-OFF-WOODLANDS-AVENUE-TODMORDEN](http://calderdale-consult.limehouse.co.uk/portal/planning_services/lp17/lpid?pointId=ID-4494109-ISSUE-LP0901-LAND-OFF-WOODLANDS-AVENUE-TODMORDEN#ID-4494109-ISSUE-LP0901-LAND-OFF-WOODLANDS-AVENUE-TODMORDEN)

## Flooding

### Flooding and Drainage Section

Comments

The site exits within greenfield area and associated with an urban area. The site is at risk from potential of localized risk of surface water flooding. No land drainage issue has been reported in the close vicinity of the site.

Mitigation

Flood resilience & resistance

Conclusion

The site is suitable for the development after FRA of the water course and evaluation of existing drainage network and suitability of SUDS including analysis of historical surface water flooding

Technical Information

FRA of the river Calder. Topography and water features that affect the layout of the development and reduction of

or complete loss of amenity or recreation value and SUDS application if required.

### 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
1 in 1000 Year (Area %)	0

**Strategic Recommendation** Unknown

**Flooding RAG** No Flooding issues

## Highways

### Highways England

#### Comments

#### 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

## Highways DM Comments in response to issues raised during 2017 Consultation

Summary of key Comments Made

Response to Comments

Conclusion

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

## Safer, Cleaner, Greener Comments

### Comments

An equivalent or better play area should be developed on LP0902 together with a flat kick-about area. There should be pedestrian access to the replacement site through LP0901 to minimise the impact of moving the facilities to users approaching from the pedestrian railway bridge. The proposal would result in the loss of natural/semi-natural site LP0902. An analysis of open space within its catchment area shows that there are sufficient alternative natural/semi-natural sites to meet the Council's adopted standards.

## Safer, Cleaner, Greener Flowing LPID

### Summary of Key Comments Made

#### Response to Comments

An equivalent or better play area should be developed on LP0902 together with a flat kick-about area. There should be pedestrian access to the replacement site through LP0901 to minimise the impact of moving the facilities to users approaching from the pedestrian railway bridge. The proposal would result in the loss of natural/semi-natural site LP0902. An analysis of open space within its catchment area shows that there are sufficient alternative natural/semi-natural sites to meet the Council's adopted standards.

*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

#### HIA Undertaken?

#### WYAAS Comments

No apparent significant archaeological implications

## Conservation (Heritage) Comments in Response to Issues Raised During 2017 Consultation

### Summary of Key Comments Made

#### Response to Comments

#### 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. Strongly consider allocation for housing with relocation of play area to LP902. Key site for council housing delivery and to meet need in Todmorden

## Housing Service Comments in Response to Issues Raised During 2017 Consultation

### Summary of Key Comments Made

#### Response to Comments

*Housing Services RAG*

**Positive**

## Business and Economy Services

Comments

Mitigation

Conclusion

Business and Economy Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

Response to Comments

Business and Economy RAG

Positive

## Minerals

Stone Mineral Safeguarding Area

Outside MSA and Buffer

Coal Mineral Safeguarding Area

Outside MSA and Buffer

Minerals Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

Response to Comments

*Minerals RAG*

Outside MSA or with buffer

## Environmental Health

Comments

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

Minerals Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

Response to Comments

Mitigation

*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

## Landscape Character Assessment

Landscape Character Type	F – Settled Valleys
Landscape Character Area	F2: Calder (Todmorden Hebden Bridge Mytholmroyd)
Special Landscape Area	Outside SLA

### Landscape RAG

No significant harm on the landscape

### Other Comments in Response to Issues Raised During 2017 Consultation

#### Summary of Key Comments Made

#### Response to Comments

### Additional Comments in Response to Issues Raised During 2017 Consultation

#### Summary of Key Comments Made

#### Response to Comments

## Accessibility

Distance to Bus Stop	Less than 400m
Distance to Rail Station	Less than 800m
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	Between 15 and 30 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

### Accessibility Comments in Response to Issues Raised During 2017 Consultation

#### Accessibility Comments Following LPID

#### Response to Comments

## Deliverability

Developable Area (ha)	0.32	Dwellings per Hectare	50	Residential Capacity	16
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### Deliverability Comments in Response to Issues Raised During 2017 Consultation

#### Deliverability Comments Following LPID

#### Response to Comments

## Site Summary

### Overall Assessment Summary

This is a relatively flat, greenfield site within the Urban Area that is owned by the council. The site is immediately adjacent to site LP0902 which is also council owned. The site has very good access to services and facilities, including being within 400m of a bus stop with a high frequency bus route.

In terms of flooding and drainage, there are no major issues with the site being located exclusively in Flood Zone 1. However, should the site be taken forward as a housing allocation the drainage section has suggested that SuDS should be provided at the site through green and blue infrastructure.

Highways Development Management has stated that whilst the site has a frontage onto Woodlands Ave (residential alleyway) which is too narrow to provide access, a short frontage onto Stansfield Hall Road also exists where access may be achieved. They consider that the site is developable.

The Council's Housing section has stated that the site is council owned and that they would support mixed tenure housing. They suggest that the site should be strongly considered as an allocation for housing with relocation of the existing play area to the adjacent site (LP902). This is a key site for council housing delivery and to meet need in Todmorden and is part of 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 vehicle to improve housing delivery and meet identified housing need.

West Yorkshire Ecology has stated that whilst direct disturbance to feeding areas of SPA birds is unlikely, recreational pressure will need mitigation. They go on to state that Lowland mixed deciduous woodland can be found on part of the site and that this should be removed from the developable area. Development of the site is therefore acceptable subject to mitigation. A Habitat Regulations Assessment should be completed if the site is allocated for development.

This is an important amenity greenspace, play area and natural and semi natural urban green space. However, Safer, Cleaner, Greener has stated that provided that an equivalent or better play area is developed on the adjacent site (LP0902) together with a flat kick about area, development of the site for housing is acceptable. Pedestrian access to the site should be provided through LP0901 to minimise the impact of moving the facilities to users approaching from the pedestrian railway bridge. Allocating LP0901 for housing and providing improved open space facilities would result in the loss of natural/semi-natural site LP0902. An analysis of open space within its catchment area shows that there are sufficient alternative natural/semi-natural sites to meet the Council's adopted standards.

The Council's Environmental Health Section have raised a concern of the close proximity of the railway line to the site. A Noise Impact Assessment should therefore be undertaken.

The preferred use of the site is for housing with an indicative residential capacity of 16 dwellings.

### Outcome

New Housing Site