

## Site Details

Eastings

394070

Northings

424534

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

Steep Undulations

Site Area (ha)

0.92

Is the site an efficient use of land? RAG

Greenfield

## Current Land Use

Primary

Agriculture, Grassland, Public Open Space

Secondary

Adjacent Land Use to the:

North

Residential

South

Transport, Woodland

East

Residential

West

Grassland, Public Open Space

## Public Consultation

Comments for allocating the site

No comments

Comments against allocating the site

- not suitable for housing due to access constraints

## 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 %)

2.6

1 in 100 Year (Area %)

2.76

1 in 1000 Year (Area %)

6.15

Strategic Recommendation

Unknown

Flooding RAG

## 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

Potential impact of non SRN traffic passing through the junction

##### Potential for cumulative impact

##### Committed mitigation schemes

Is additional mitigation likely to be required by 2028?  Ranking

#### Comments

**Strategic Road Network RAG** No significant impact on the road network

## Highways Development Management

### Site Access

#### Site Observations and Planning Application

Immediately south east of and adjoining site 0901. Could be accessed through site 0901/ Access onto Hallroyd Lane would be problematic due to topography of the land and point of access immediately north narrow railway bridge which is signal controlled.

#### Mitigation

Feasible subject to development of site 0901. Access from Hallroyd Lane could not be achieved to standards

#### Conclusion (see methodology)

Developable (C) - subject to site 0901

#### Justification

#### Technical Information Required

Transport Statement and Access Design / link road through site 0901

**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 0.25ha leaving 0.67ha

**SHLAA Ref** 00452

#### SSSI Comments

1500m from the South Pennine Moors SAC/SPA/SSSI .

**Mitigation** Direct disturbance to feeding areas of SPA birds unlikely. Recreational pressure will need

mitigation.

**Conclusion**

Likely to be acceptable.

**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 with mitigation

**Ecology RAG**

Some impact on environmentally sensitive areas which can be mitigated against

**Open Space**

**OS Ref**

OS9534

**OS Typology**

Natural and semi natural urban green spaces

**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* **Steep Slope/Undulations or Unstable Land**

*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* **Between 400m and 2km**

*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) | 0.91 | Dwellings per Hectare | 0 | Residential Capacity | 0 |
|-----------------------|------|-----------------------|---|----------------------|---|

## Site Summary

RAG Score /48

### Overall Assessment Summary

This is a sloping greenfield site within Todmorden owned by the Council and designated as Open Space in the RCUDP.

The Open Space Study recommends this site be retained as natural/semi-natural urban green space. The site is currently used for grazing and CMBC Safer, Cleaner, Greener suggests it could be converted to a deficient typology such as allotments or cemeteries. The site is therefore retained as Open Space, and will be filtered.

|         |          |
|---------|----------|
| Outcome | Filtered |
|---------|----------|