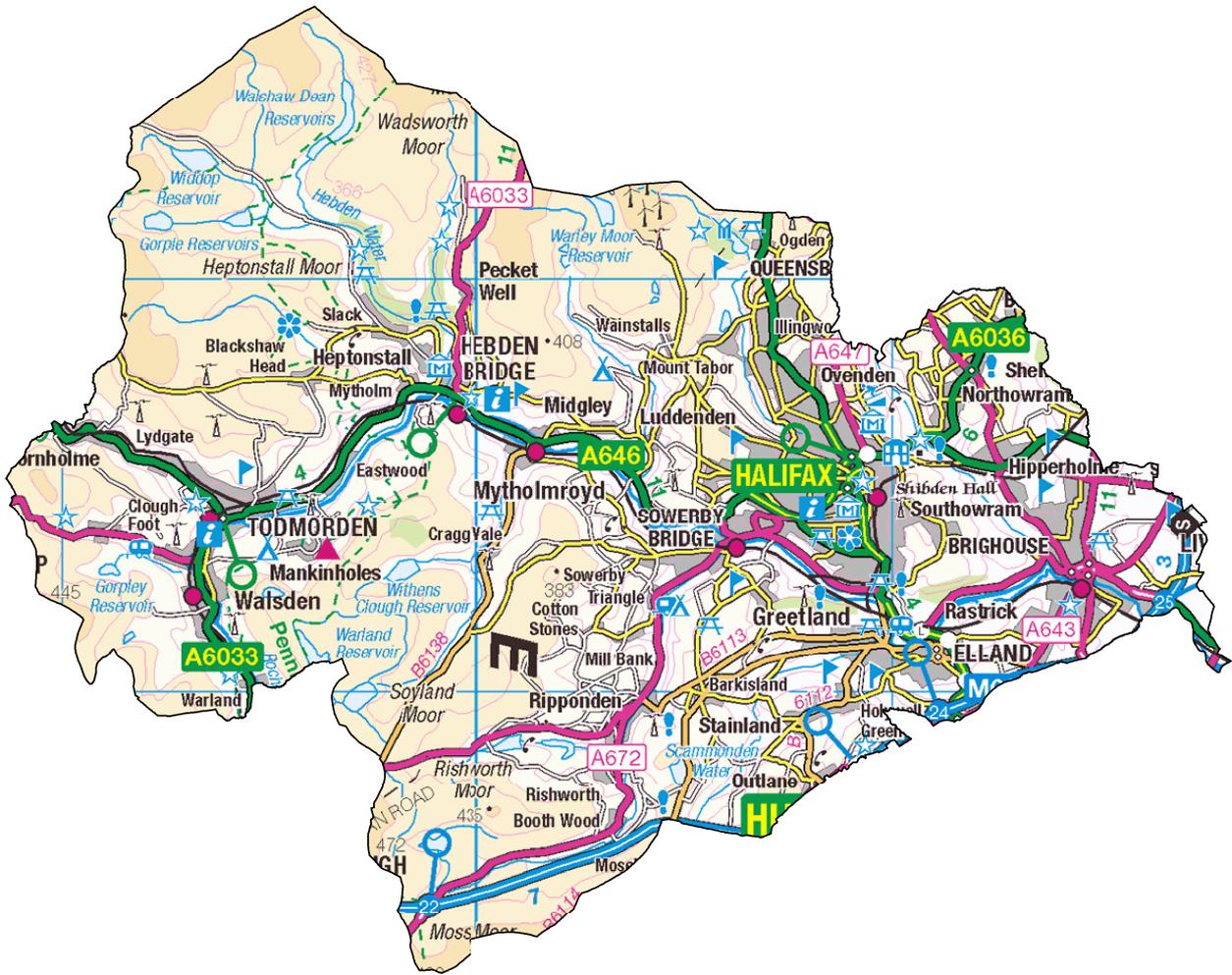


Site Allocations Assessment Methodology

Local Plan - Initial Draft



July 2017

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1 Introduction

1.1 The Local Planning Authority of Calderdale is preparing a development plan for the Borough in order to set the planning policies for the area which planning applications will be determined upon. The Local Plan is the new development plan for Calderdale Metropolitan Borough Council (the Council) which will supersede the Replacement Calderdale Unitary Development Plan (RCUDP)2006 as amended by direction of the Secretary of State 2009. The Local Plan is a key document in delivering sustainable development that reflects the vision and aspirations of local communities.

1.1 Background

1.2 The Council was in the process of producing a development plan which consisted of a Core Strategy and Land Allocations and Designations Plan document. However, due to a delay in the delivery of evidence required to ensure that the Core Strategy was “sound”, and evidence of other plan failures across the country, the Council after taking advice from the Planning Advisory Service (PAS) and guidance contained within the National Planning Policy Framework (NPPF), resolved to produce a single Local Plan containing both strategic policies and site allocations.

1.3 Allocating sites is integral to the Local Plan as it is these which will facilitate the delivery of the Local Plan's strategic policies and objectives. The Council is seeking to identify an appropriate portfolio of sites to allocate for housing, employment, retail, and other uses. These sites are required to accommodate an ever expanding population, to create new places and spaces, reflecting the needs and priorities of their communities and to ensure that the mutually dependent economic, social and environmental pillars of sustainability are met:

- Economic: contributing to building a strong, responsive and competitive economy, by ensuring sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
- Social: supports strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality environment, with accessible local services which reflect the community's needs and support its health, social and cultural well-being.
- Environmental: contributing to protecting and enhancing our natural, built and historic environment and as part of this helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy.

1.4 The Local Plan site allocations are informed by a robust evidence base including, but not limited to, the Strategic Housing Market Assessment (SHMA) which assesses housing need and demand; the Strategic Housing Land Availability Assessment (SHLAA) which assesses the land available over a 15 year period, and an Employment Land Study (ELS) which covers employment needs and availability. Furthermore, an Open Space Study; Minerals and Waste assessments; a Retail Study and a Green Belt Review (GBR) also informs the site allocations process. The GBR and Site Allocations Assessment are

undertaken independently; however, the results of the GBR are taken into account as part of the Site Allocations Assessment.

- 1.5** In April 2015, the Site Allocations Assessment Methodology was published which was originally used to assess the sites included in the 'Potential Sites and other aspects of the Local Plan' document. In the course of assessing the sites the methodology has been refined to reflect the feedback received from a range of statutory consultees. This has been done to ensure a robust, tried and tested methodology, which will guarantee the most appropriate sites have been chosen for allocation. This document sets out the revised methodology undertaken to assess sites for allocation and accompanies the Local Plan - Initial Draft site assessments.

2 Planning Policy

- 2.1** The NPPF published in March 2012 is a key part of the Government's reforms to make a simple, accessible planning system in order to protect the environment and promote sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. This means, for plan making, that planning policies should positively seek opportunities to meet the development needs of their area.
- 2.2** The NPPF sets out the requirements for producing a Local Plan and states a fundamental part of the Local Plan is to allocate sites to promote development and flexible use of land, bring forward new land where necessary and provide detail on form, scale, access and quantum of development where appropriate. In order to do this the Planning Practice Guidance provides clarity in the production and deliverability of local plans. It requires planning authorities to provide sufficient detail about nature, location and scale of development when proposing allocations.
- 2.3** The NPPF states that local plans should set out the opportunities for development and clear policies of what will or will not be permitted and where, whilst taking into account economic, social and environmental factors. Local Plans should also identify areas to limit change, where development is inappropriate and enhance natural, built and historic environments.
- 2.4** The NPPF also emphasises the importance of early and meaningful engagement, seeking collaboration with neighbouring authorities, local organisations, businesses and communities.
- 2.5** A considerable amount of attention needs to be placed on site viability. The NPPF requires Local Plans to be deliverable; therefore sites should not be overburdened by obligations which threaten viability. Requirements for infrastructure, affordable housing and to meet Community Infrastructure Levy should be clearly set out. The NPPF states that any affordable housing or local standard requirements that may be applied to development should be assessed at the plan making stage where possible and kept under review.

3 Consultation

3.1 There has been a range of consultations undertaken since work on the Local Plan commenced. These include:

- Potential Sites and Other Aspects of the Local Plan;
- Local Plan Workshops; and
- Local Plan Working Party.

Potential Sites and Other Aspects of the Local Plan

3.2 Consultation on ‘Potential Sites and Other Aspects of the Local Plan’⁽ⁱ⁾ which included emerging draft policies on various aspects as well as the initial suggestions for sites took place during November and December 2015 as well as additional engagement between January and March 2016. As part of this consultation, over 1500 sites were consulted on, with 365 of these being potential land allocations, way beyond the Council's requirements for housing and employment land. The Council received 4658 comments on sites which have been taken into consideration as part of the further assessments on the sites.

3.3 During the same period of consultation with the public, the sites were sent to a range of statutory and non-statutory consultees including:

Table 3.1 Internal Consultees

<ul style="list-style-type: none"> • Business and Economy • Corporate Assets and Facility Management • Clinical Commissioning Group for Calderdale and Kirklees • Education 	<ul style="list-style-type: none"> • Environmental Health • Flooding/Drainage • Highways Development Management • Housing Services • Safer, Cleaner, Greener
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Table 3.2 External Consultees

<ul style="list-style-type: none"> • Environment Agency • Civil Aviation Authority • Canal and Rivers Trust • Highways England • Historic England • National Grid • Natural England • Network Rail Infrastructure Ltd • CE Electric UK • Northern Electric Distribution Ltd • Northern Gas Networks Ltd 	<ul style="list-style-type: none"> • The Coal Authority • West Yorkshire Ambulance Service • West Yorkshire Combined Authority (METRO) • West Yorkshire Fire and Rescue • West Yorkshire Police • Yorkshire Water plc • Yorkshire Wildlife Trust • West Yorkshire Ecological Service • West Yorkshire Archaeology Advisory Service
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i ‘Potential Sites and Other Aspects of the Local Plan’ - http://calderdale.objective.co.uk/portal/planning_services/lp/lp

3 . Consultation

- 3.4** As well as the above consultees we have taken into consideration comments from other interested parties such as RSPB, Sport England, etc who have submitted their comments through the Council's consultation portal.⁽ⁱⁱ⁾
- 3.5** A summary of the public responses has been recorded as part of the site assessments within the Local Plan - Initial Draft in order to acknowledge and address the public's concerns and opinions. The consultee comments have been used to assess the suitability of the sites and make up the majority of the site reports in the Local Plan - Initial Draft. Where specific concerns have been identified by the public such as ecological pressures, site access or distances to local services etc; these have been investigated by the Planning Team and addressed using the statutory and non statutory consultee comments.

Local Plan Workshops

- 3.6** Planning Aid England was asked by Calderdale MBC to facilitate a public consultation exercise for the draft Local Plan. This took the form of six separate events in February and March 2016 in various parts of Calderdale. The events were primarily aimed at attendees looking at proposals in the general locality in which the event was located though more strategic and general topics were discussed if so desired. A description of each event, number attending and comments/questions raised by attendees can be found on the Council's website.⁽ⁱⁱⁱ⁾ These comments were also used to inform the site allocations assessment.

Local Plan Working Party

- 3.7** Throughout the preparation of the Local plan, a working party consisting of Ward Councillors have had regular sessions to discuss and oversee the Plan preparation. Planning Officers have presented different topic areas which the Councillors have discussed and provided guidance where necessary to Planning Officers. The Working Party also makes recommendations to Cabinet. On 2nd March 2017 the proposed draft allocations for housing and employment were presented to the Working Party. It was decided that the sites needed to be discussed in more detail, therefore two subsequent Working Parties were held on 16th March 2017 and 21st March 2017 and individual meetings were offered to ward councillors to discuss their specific areas. Comments from these meetings have been noted and during the consultation on the Local Plan - Initial Draft these comments will be considered. Minutes of the Local Plan Working Parties can be found on the Councils Website.^(iv)

ii Calderdale Council's Consultation Portal - http://calderdale.objective.co.uk/portal/planning_services/

iii Workshop Assessment Report -

<https://www.calderdale.gov.uk/environment/planning/planning-policy/local-plan/Workshops-assessment-report-PAE.pdf>

iv Council Meetings - <https://www.calderdale.gov.uk/council/councillors/councilmeetings/query.jsp>

4 Methodology

4.1 The assessment of sites has so far been undertaken in six stages which reflect the stages of the Housing and Economic Land Availability Assessment as set out in the Planning Policy Guidance.^(v) An assessment of land availability identifies a future supply of land that is suitable, available and achievable for housing and economic development uses over the plan period. The stages of the Site Allocation Assessment Methodology are:

Stages

1. Site Identification
2. Suitability
3. Development Potential
4. Sequential Approach
5. Availability
6. Achievability

4.2 Stage 1 gathers the sites required for Stage 2 and 3 which identifies the suitability for development. Stage 4 ensures the sites chosen are in line with a sequential approach to put forward the best sites first. Stage 5 tests whether the site is actually available for development and Stage 6 assesses the viability of the site; in other words is the site achievable?

v Planning Practice Guidance - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/578755/land-availability.pdf

4 . Methodology

4.1 Stage 1: Site Identification

4.3 In order for the Council to meet the requirement of the NPPF, to provide enough sites for housing and economic growth and other uses, the purpose of this stage was to gather and identify as many sites as possible to be assessed from a wide range of sources. Stage 1 gathers sites from:

- 'Call for sites'
- Spatial Planning Evidence Base
- Review of RCUDP Allocations
- Early Consultation
- Officer Recommendations
- Sites in Calderdale Ownership

Call for Sites

4.4 The majority of sites assessed have come from the 'Call for Sites'^(vi) process which has been running since 2008. This invites landowners/agents and members of the public to submit details of sites for employment, housing and other uses. During the Autumn 2015 consultation on potential site allocations more sites were submitted through 'Call for Sites'. It also allowed the public and community groups to inform the Council of any brownfield land not considered in the Autumn 2015 consultation.

Spatial Planning Evidence Base

4.5 Sites identified from evidence base such as the Strategic Housing Land Availability Assessment, Employment Land Study, Open Space Study and other evidence bases are also included for analysis.

Review of allocations in the RCUDP

4.6 A number of allocations in the RCUDP are still not fully developed and may still have development potential; therefore a review of existing site allocations has been undertaken. Sites which are allocated and have not yet been developed are assessed in the next stages. Allocations which are assessed include:

- New Housing Sites
- New Employment Sites
- Mixed Use Sites
- Protected Land

4.7 The council has established:

- what land is still remaining undeveloped.
- whether the allocated sites are still available.
- whether there is any evidence of why a site has not been developed.

Early consultation

- 4.8** As part of the preparation of the Core Strategy and separate Land Allocations and Designations document in 2014, early engagement workshops^(vii) in 2014 were arranged with members of local communities to consult on what site allocations and designations people think should be included in the Plan. It gave people the opportunity to suggest possible new sites and comment on potential sites which had already been put forward. These sites were also incorporated into the work being undertaken.

Officer recommendations

- 4.9** Different Council departments have specific strategic and local objectives and a thorough understanding of the Borough; therefore, Council Officers from Business and Economy, Corporate Projects, Housing, Highways, Asset Management, Development Management and a number of other departments were asked to suggest sites to be submitted for analysis. They have good local area knowledge and were able to identify potential brownfield land and strategic sites to be assessed.
- 4.10** Planning Officers have also conducted an online search of sites on the market through such sites as rightmove.co.uk. Sites for sale may indicate sites which are available as they are no longer required by the current owner. These were submitted by Planning Officers through the 'Call for Sites' form in order for the public to view online which sites the council have submitted.

Sites in Calderdale ownership

- 4.11** The Calderdale ownership database was explored for potential sites and discussions were undertaken with the asset management team as to the potential of these sites. Such sites were put forward for assessment.

Site rationalisation

- 4.12** Once the sites from the above sources had been gathered, some rationalisation was undertaken and boundaries checked as sites may have been submitted more than once and sites may overlap with others. Sites were joined to make one large site or divided as they may have more potential as different sized sites. This initial stage provided a long list of sites which was the basis of the Calderdale Local Plan Site Allocation Assessments. This amounted to 2,472 hectares of land to be assessed.

vii Early Engagement Workshops - <https://www.calderdale.gov.uk/environment/planning/planning-policy/local-plan/land-allocations-designations.html>

4.2 Stage 2: Suitability

4.13 The NPPF states that when assessing sites, the following factors should be considered to assess a site's suitability for development:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

4.14 This stage of the methodology establishes which sites will have reasonable potential for development.

4.2.1 Stage 2a: Sieve

4.15 The aim of the 'sieve' was to rule out those sites which were deemed unsuitable for allocation as they conflict with national and local policy and/or have overwhelming environmental constraints. If the answer to any of the below factors was 'Yes' then the site was 'sieved' and did not go on to be assessed for allocation:

- Is the site under 0.25ha?
- Is the site within Flood Zone 3b?
- Has the site existing planning permission?
- Is the site within an area of importance? (SAC, SPA, Nature Reserves, Ancient Woodland, SSSI and Historic Parks and Gardens)
- Is the site located more than 500m from the Urban Area? (to reflect Green Belt Review)

4.16 If the answer to any of the factors was 'No' or 'Partial' then the site went forward for further assessment where mitigation or boundary amendments may have made the site suitable for allocation.

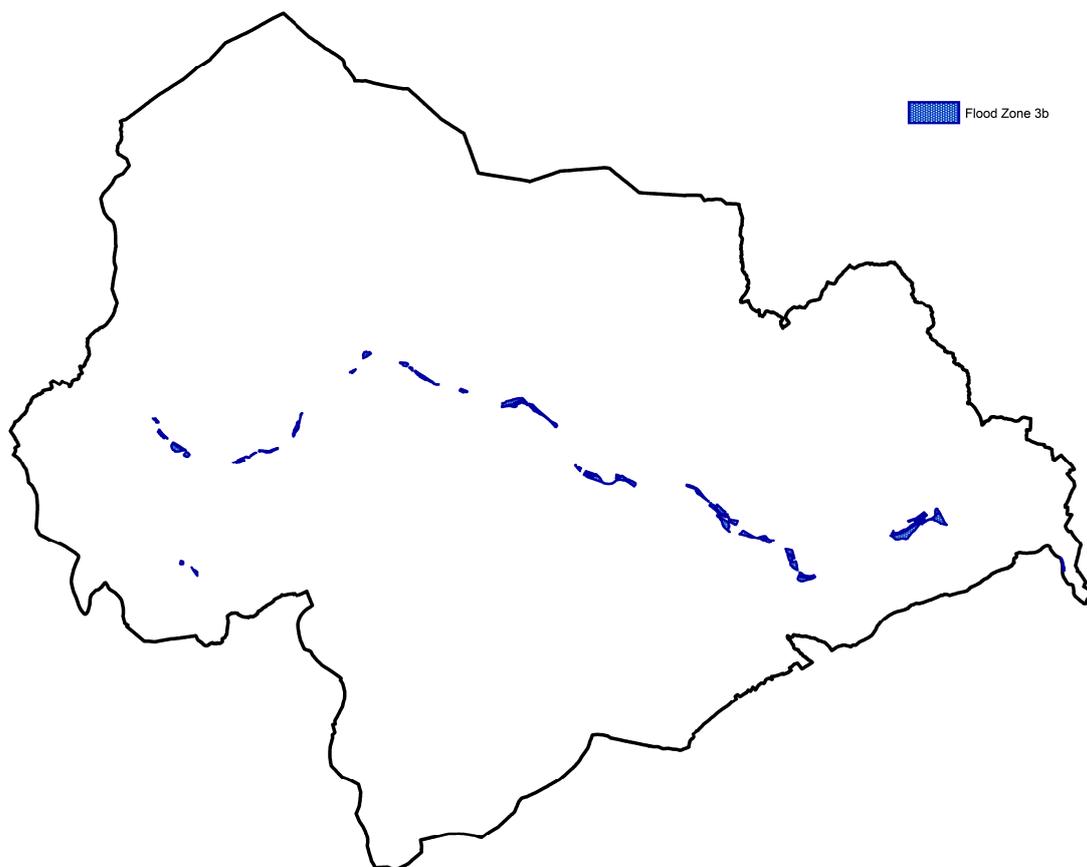
Sites under 0.25 hectares

4.17 Sites which were below 0.25 hectares were filtered from allocation. Many other local authorities have traditionally used a site size of 0.4 hectares, however due to the important contribution of small sites historically in Calderdale it is believed a 0.25 hectare threshold is more appropriate. Planning Practice Guidance states that a range of different sized sites will be required to deliver the required scale of development. It suggests that sites should be assessed which could support 5 or more dwellings or economic development sites of 0.25 hectares. Sites below 0.25 ha are likely to come forward as windfalls where an assumption will be made as to their contribution to housing numbers. Sites below 0.25 hectares which could be amalgamated with another site to take it above the site size threshold has been done so. These smaller sites also have the opportunity to be allocated as part of Neighbourhood Plans.

Located within Flood Zone 3(b)

- 4.18** Sites located within Flood Zone 3(b) are considered to be at risk which is great enough (due to the classification of functional flood plain) to merit the sites being sieved at this stage. Sites within other flood zone categories were assessed for their suitability and appropriate use of the site in the later stages of the methodology.

Map 4.1 Flood Zone 3b



Sites with Planning Permission

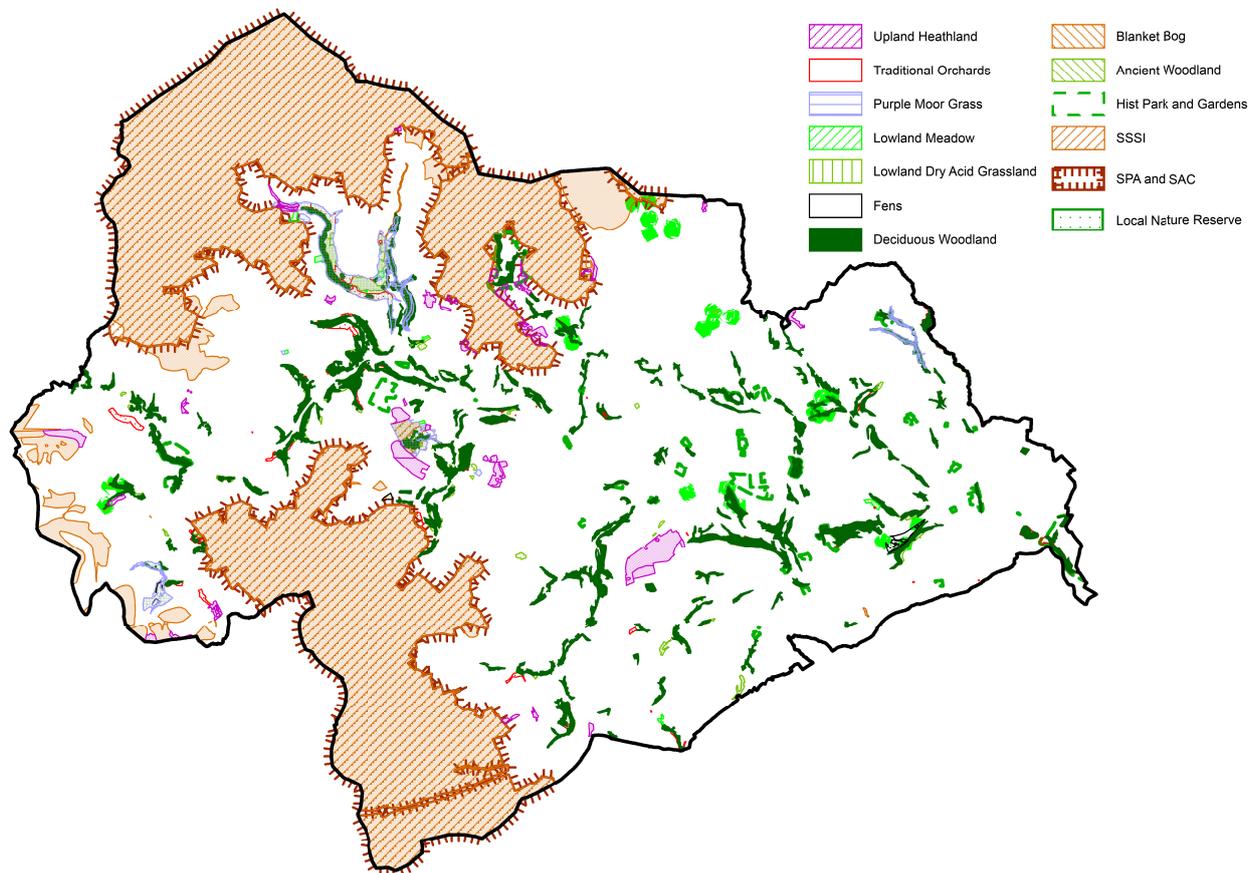
- 4.19** Sites which already have full planning permission do not need to be allocated. There is a presumption that these sites will gain planning permission again if the permissions lapse. Therefore those sites with full planning permission will be filtered. Sites which have outline consent or are pending will be assessed for their potential for allocation.
- 4.20** It is imperative to ensure the planning history of the site has been investigated. Any significant planning history will be considered as part of the assessment in order to identify factors that may require particular focus. For example, if a planning permission has been refused multiple times because of land stability then the site should be filtered.

Located within areas of importance

4.21 Areas of local, national and international importance require protection from development. The NPPF states “allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework” (Para 17). Therefore, sites which fell within these areas have been filtered for protection, unless it was demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. The protected areas are:

- Special Protection Areas
- Sites of Special Scientific Interest
- Special Areas of Conservation
- Local Nature Reserves
- Ancient Woodland
- Historic Park and Gardens
- Other Irreplaceable Habitats (Ancient Woodlands, Blanket Bog, Deciduous Woodland, Fens, Lowland Dry Acid Grassland, Lowland Meadow, Purple Moor Grass, Traditional Orchards, Upland Heath)

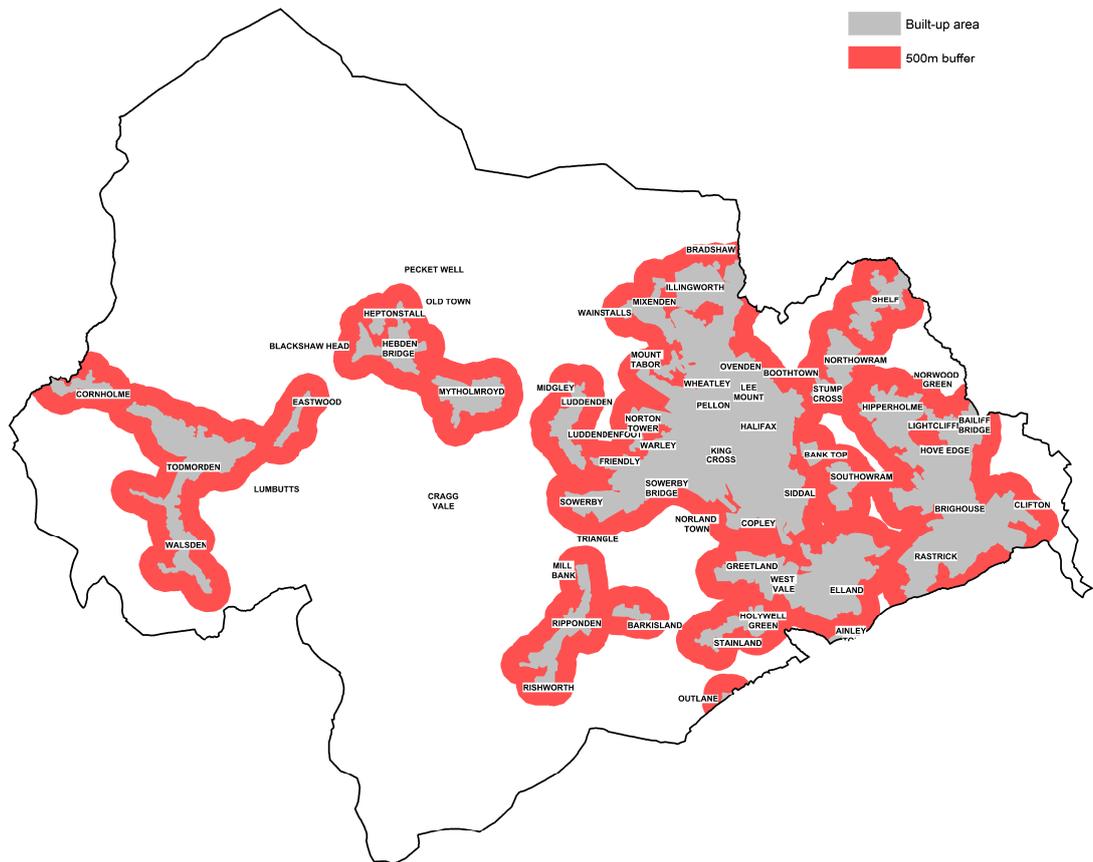
Map 4.2 Areas of Importance



Located outside a 500 metre Urban Area buffer

4.22 Sites which fall outside 500m of a built-up area buffer are deemed to be disconnected from the Urban Area and would therefore fail to support the key principles of sustainable development along with potentially harming the character of the local countryside. It was considered appropriate to assess those sites which fall within the buffer which are in the Green Belt as a review of the Green Belt boundary was being undertaken. It is fair to assess those sites which could potentially be released from Green Belt as the land may perform poorly against the Green Belt purposes. Furthermore, sites which fall within some 'Village Envelopes' as allocated in the current RCUDP have been assessed to reflect the potential of these 'envelopes' being inset into the Green Belt.

Map 4.3 Urban Buffer



4.2.2 Stage 2b: Suitability

- 4.23** Comments from a range of consultees have been used alongside Planning Officers' judgement as a qualitative assessment of the suitability of sites. A traffic light scoring system (Red, Amber, Green) has been used to highlight the potential impact of development on each site and where mitigation may be used to address these issues. Where there are no comments and the RAG score has been filled in then consultants have assessed the sites but do not have any comments. Where there are no comments and the RAG score is not filled out then the consultant has not made an assessment of the site.
- 4.24** In the initial 'Site Allocations Assessment Methodology - April 2015' it was suggested that the performance of the sites were scored against a set of factors and then weighted against which factor was deemed more important. This way of scoring the sites was seen as too complicated and the weighting process unclear (*The factors were weighted in line with the academic method of 'Pairwise comparison'*) therefore, the factors have been used differently in this iteration of the methodology. The factors detailed below will be used to support the qualitative assessment and the remaining factors will be used for accessibility. For each topic area the assessment process is set out below. A score was assigned to each factor recommendation to assist in the later sequential test.

4.2.2.1 Site Survey

- 4.25** A field and desktop survey was undertaken of sites after the initial “sieve” to determine some key characteristics including:
- Existing land use - the existing land use needs to be verified to check the site use is what it has been submitted as, and as to whether it is greenfield or brownfield.
 - Adjacent land use - areas adjacent to the proposed site will be identified to make sure the uses are compatible and to ensure there are no significant impacts from 'bad neighbours' on the submitted or adjacent sites.
 - Site characteristics and constraints - these need to be identified to establish whether constraints of the sites will render the site undevelopable. For example, unsuitable topography, contamination, etc.
 - Site boundary - the appropriateness of the site boundary needs to be considered as to whether it is logical. If it is not, then there may be a need for further site rationalisation.
- 4.26** The information recorded in the site survey and desktop appraisal was used with the consultees comments to assess the sites. A copy of the site survey form is provided in Appendix 1.

Previously Developed Land

- 4.27** One of the NPPFs core planning principles is to “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”. It is also a notable factor for the Council and a concern to local residents of the need to use brownfield land before greenfield; therefore, we have scored the efficient use of land as such:

Topic Area	Scoring	
Is the site an efficient use of land? RAG Scoring	3	Brownfield
	2	Partially Brownfield
	1	Greenfield

Physical Constraints

- 4.28** There are areas of land throughout Calderdale which are potentially unstable (see appendix 2). The British Geological Survey (BGS) carried out a survey of landslips and areas of potential instability for the Council in 1998 and are identified on the Proposals Map. Showing these broad areas of past and potential instability in Calderdale will raise awareness to fully investigate the situation on sites in bringing forward development proposals.
- 4.29** Topography is also a constraint in Calderdale. The most viable sites are likely be the flatter sites. Therefore, the following scores apply:

Topic Area	Scoring	
Are there any physical constraints? RAG Scoring	3	Relatively Flat
	2	Gentle undulations/Gentle Slope
	1	Steep Slope/Undulations and/or Unstable Land

4.2.2.2 Site "Show-stoppers"

- 4.30** There are four "show-stoppers" including Flooding, Highways, Ecology and logical settlement boundary that if the recommendation from the consultee is to remove/withdraw the site then it will be filtered and not allocated within the Local Plan at this stage. Planning Officers would require further evidence submitted to disprove or overcome the constraints as identified by the statutory consultee to consider the site for future allocation.

Flooding

- 4.31** Calderdale has a long history of flooding therefore the Council does not wish to exacerbate the issue where inappropriate development can be avoided or the risk mitigated. JBA Consulting was commissioned to undertake flood risk assessments as part the site allocation process. JBA have undertaken a Flood Risk Assessment Level 1 (Screening Study) and made recommendations for all sites over 0.25ha which show potential for allocation.
- 4.32** There are five recommendations:
- Strategic Recommendation A - consider withdrawing the site based on significant level of flood risk;
 - Strategic Recommendation B - Exception Test required if site passes Sequential Test;

- Strategic Recommendation C - Consider site layout and design if site passes Sequential Test;
- Strategic Recommendation D - Site-specific FRA required; and
- Strategic Recommendation E - Site permitted on flood risk grounds due to little perceived risk, subject to consultation with the LPA / LLFA.

Table 4.1

Topic	Scoring	
Flood Risk RAG Scoring	3	Little Perceived Flood Risk (Recommendation E)
	2	Potential Flood Risk where mitigation is required (Recommendation B, C, D)
	1	Significant level of Flood Risk (Recommendation A)

- 4.33** JBA have at times made the recommendation that sites be removed based on the percentage of the site within certain types of flood zones or surface water flooding. However, if a Planning Officer considers the redrawing of a boundary would exclude the risk area and provide a sensible site boundary with a developable area above the 0.25 ha threshold then they have done so. If the site cannot be redrawn then site is filtered and will not be assessed further.
- 4.34** Sites which have potential flood risk that perform well in other areas which the Council considers to be taken forward for potential allocation will have a Flood Risk Assessment Level 2 (Scoping Study) undertaken before the Local Plan - Publication Draft.

Highways and Transport

- 4.35** The requirement for growth as set out in the SHMA and the ELS will inevitably have an impact on the road network in the Borough and its surroundings. The sites have therefore been assessed by Highways England, the Council's Highways Development Management team and specialist highways and infrastructure consultants WSP to determine the impact of site selection on the strategic and local road network and site access issues.
- 4.36** Highways England has assessed individual sites on the strategic impact using the latest version of the Highways England Network Analysis Tool (NAT). They have not included small sites as Highways England does not consider they will contribute to any significant impact on the strategic road network.
- 4.37** Highways England has commissioned traffic modelling to determine the overall impact of Local Plan development proposals on the strategic road network in West Yorkshire. The findings are detailed in the Final Report of the West Yorkshire Infrastructure Study.
- 4.38** Highways England has commented on the level and location of any impact on the strategic road network, as well as the potential of cumulative impact; mitigation and the time frame of this mitigation. Based on the comments received the following scores will be applied:

Table 4.2

Topic Area	Scoring	
Impact on the Strategic Road Network RAG Scoring	3	No significant impact on the strategic road network
	2	Impact on the strategic road network requiring mitigation
	1	Significant impact on strategic road network with no possible mitigation

4.39 Highways Development Management has assessed the sites in terms of site access. The usual Highway Development Management criterion are utilised to assess each site on an individual basis solely in terms of access to each site. There are a high proportion of sites that require further technical assessment to ensure that mitigation work where appropriate is defined and is feasible, however this would be at application stage.

4.40 There are six Highways Development Management recommendations:

- Recommendation A – Developable;
- Recommendation B - Developable with mitigation;
- Recommendation C - Developable if Third Party Land available;
- Recommendation D - Developable with reduced number of dwellings;
- Recommendation E - Not desirable with new Access off “A” Class Public Highway; and
- Recommendation F - Not developable

Table 4.3

Topic Area	Scoring	
Site Access RAG Scoring	3	No access concerns (Recommendation A)
	2	Potential access concerns which are resolvable (Recommendation B, C, D, E)
	1	No access achievable (Recommendation F)

4.41 In order to understand the cumulative impact of development generated traffic, WSP consultants are in the process of undertaking modelling work using the Saturn model (*SATURN (Simulation and Assignment of Traffic to Urban Road Networks)*) which is a tactical transport model that estimates the traffic volume on each link of a road assuming a fixed trip matrix). Using this Planning Officers will score each site against the following:

Table 4.4

Topic Area	Scoring
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Transport: Impact on the local road network RAG Scoring	3	No significant impact on the road network
	2	Impact on the road network requiring mitigation
	1	Significant impact on road network with no possible mitigation

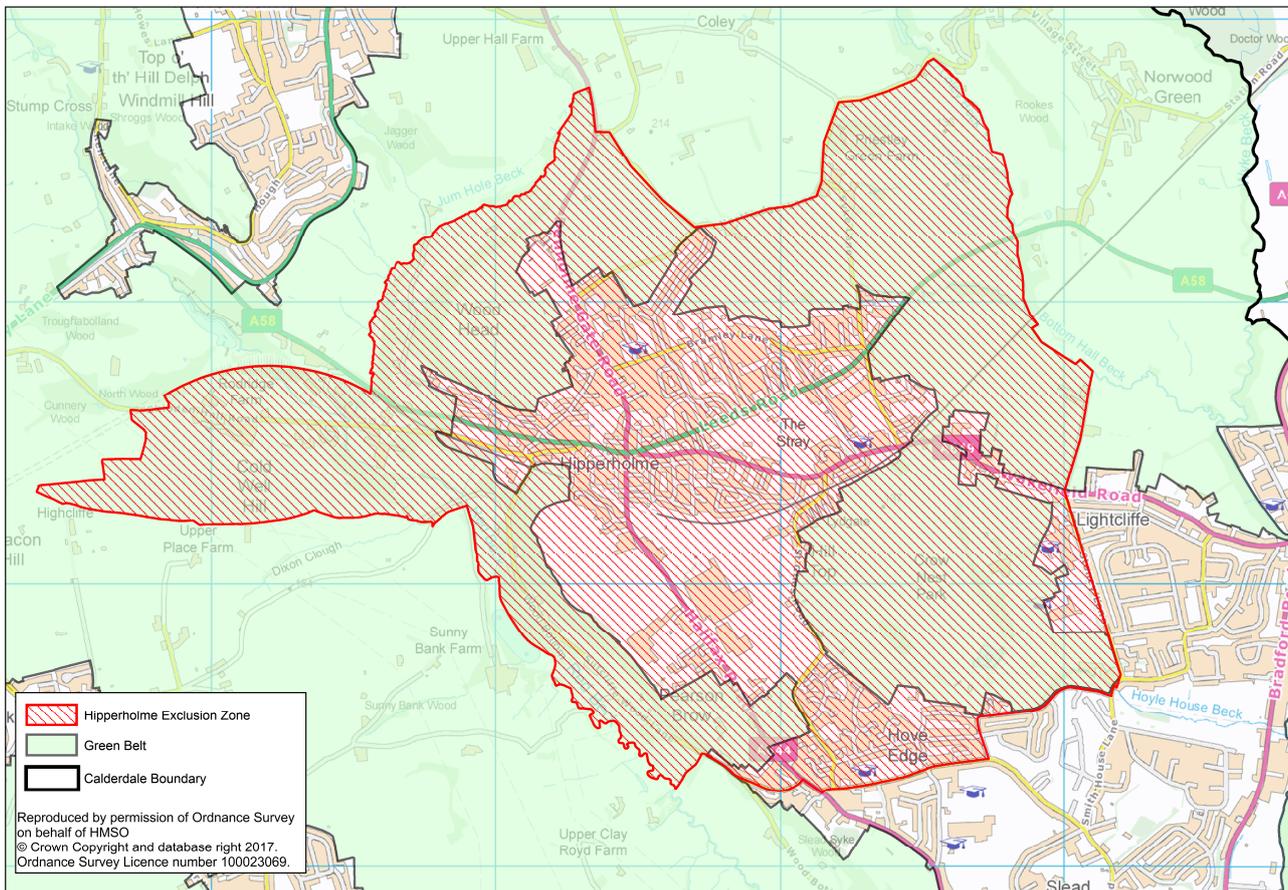
4.42 As the evidence is still in preparation the RAG score has been set to '2 - Impact on the road network requiring mitigation' for all sites apart from the sites within Green Belt around the Hipperholme Cross Roads which have been set to '1 - Significant impact on road network with no possible mitigation' due to the reasons set out below.

Hipperholme Cross Roads

4.43 The work^(viii) of WSP demonstrates that the A58/A649 cross roads is at or close to capacity. Any upgrade would likely be of large scale, requiring significant works, funding and third party land. Any development in Hipperholme would have a significant negative impact on the local road network especially the cross roads. Based on modelling, WSP have indicated that 57% of the impact on the cross roads would come from Hipperholme itself. WSP have therefore advised that additional land is not released for allocation and that only land within the urban area should be considered for allocation. Sites which fall within Green Belt within the Hipperholme exclusion zone will be filtered and not allocated within the Local Plan. The boundary below shows the exclusion zone for Hipperholme allocations.

viii WSP: Local Plan Assessment - <https://www.calderdale.gov.uk/environment/planning/planning-policy/evidence-base/transport.html>

Map 4.4 Hipperholme Exclusion Zone



Natural Environment

- 4.44** Sites will be assessed against the presence of international, national and locally designated biodiversity or geological sites. The impact of development options will be scored in line with responses from Natural England, West Yorkshire Ecology and West Yorkshire Wildlife Trust.
- 4.45** Natural England's purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Each potential site allocation has been examined with regards to Natural England's SSSI Impact Risk Zones and other data within Natural England's remit. SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the gov.uk website. Comments have been made for those sites which cause concern for Natural England.
- 4.46** The key role of WYES is to provide informed and authoritative advice and information to the planning authorities in West Yorkshire to help conserve the most significant biodiversity habitats and species. WYES is the body responsible for the Local Sites Partnership as well

as surveying, assessing and recommending designation of wildlife and geological sites for strategic planning documents. WYES has provided comments and suggested mitigation for SSSI's, Local Wildlife Sites, Local Geological Sites, Habitats of Principal Importance, Species of Principal Importance and Habitat Networks. WYES has provided revised site boundaries which have been used to refine the allocation boundary.

4.47 The Yorkshire Wildlife Trust works across the Yorkshire and Humber region managing more than 95 reserves and has a membership of over 40,000. The YWT is the second oldest of the 47 Wildlife Trusts which work in partnership to cover the whole of the UK. The Trust's principal vision is to work towards a Yorkshire, rich in wildlife, valued and enjoyed by people. Yorkshire Wildlife Trust has reviewed the potential allocation sites for impacts on ecology, nature conservation and designated sites.

4.48 Sites are scored in relation to the impact on biodiversity or the geological value of the site or surrounding land using the following:

Table 4.5

Topic Area	Scoring	
Biodiversity RAG Scoring	3	No impact on environmentally sensitive areas
	2	Some impact on environmentally sensitive areas which can be mitigated against
	1	Significant impact on an environmentally sensitive area

4.49 If any ecological concerns are resolved by the changing the developable area of the site or there have been no comments then the site will be scored '3 - No impact on environmentally sensitive areas'. Concerns only partially resolved by boundary changes, where mitigation is still required will be scored '2 - Some impact on environmentally sensitive areas where redrawing of boundaries or mitigation could reduce the significance of the constraint to an acceptable level'; and if West Yorkshire Ecology has recommended the site to be removed then the site will be scored '1 - Significant impact on an environmentally sensitive area' and the site will not go forward for allocation.

Logical Settlement Boundary

4.50 The final "show-stopper" is to assess whether the site is a logical extension to a settlement. If the site is disconnected from the existing Urban Area then the site will be filtered and not allocated within the Local Plan. The sites have been scored against the following using the Urban Area boundary:

Topic Area	Scoring	
Is the site a logical extension to a settlement? RAG Scoring	3	Within Settlement or edged on 3 sides
	2	Edged on 1-2 sides
	1	No Relationship

4.2.2.3 Other Suitability Factors

4.51 The remaining suitability factors have been considered and although their recommendation are not classed as "show-stoppers" great weight is given to them when there are serious concerns over a site.

Open Space, Sport and Recreation

4.52 Access to open space, playing fields or amenity space is important for maintaining active healthy lifestyles. Calderdale has undertaken an 'Open Space, Sport and Recreation Study'^(ix) where sites were surveyed in terms of quantity, quality, accessibility and value.

4.53 Safer, Cleaner, Greener who has responsibility of Open Space in the district has analysed the Open Space within the catchment area of a site against the adopted standards as set out in the Open Space Study. The following scores have been applied to the comments received by Safer, Cleaner Greener:

Topic Area	Scoring	
Open Space RAG Scoring	3	No loss/No Impact
	2	Loss which is not required or can be replaced elsewhere
	1	Loss of important space

4.54 A new Playing Pitch Strategy for Calderdale has recently been undertaken. Its purpose is to ensure the provision of outdoor playing pitches meets the needs of existing and future residents within Calderdale. The results from this study will help influence the allocations within the Local Plan.

Landscape

4.55 The Council has recently commissioned a Landscape Character Assessment (LCA)^(x) in order to identify and describe the variations and unique character of the landscape which

ix Open Space, Sport and Recreation Study - <https://www.calderdale.gov.uk/environment/planning/planning-policy/evidence-base/Open-Space-Sport-and-Recreation-Study.pdf>

x Landscape Character Assessment <http://www.calderdale.gov.uk/environment/planning/planning-policy/evidence-base/environment/6554-Calderdale-LCA-and-SLA-report-28-10-16-comp.pdf>

4 . Methodology

makes it distinctive and valued. The LCA can be then used to assess the sensitivity of the character of areas and whether development proposals will have an impact on the landscape.

- 4.56** The most important landscapes of the district need to be safeguarded and have therefore been designated Special Landscape Area (see appendix 2). An area to be designated a Special Landscape Area has to meet both of the two 'Practical Criteria' and at least one of the four 'Landscape Criteria'. Within these areas, development which would adversely affect landscape quality will not be permitted. Therefore the following scoring has been used:

Topic Area	Scoring	
Impact on the landscape RAG Scoring	3	Outside Special Landscape Area
	2	Partially within Special Landscape Area
	1	Within Special Landscape Area

- 4.57** The identification of the sites within a Special Landscape Area can be found in the 'Current RCUDP Allocation or Designation' field of the report and described in the Site Assessment Summary.

Historic Environment

- 4.58** The historic environment has a range of heritage assets include Conservation Areas, Listed Buildings, Schedule Ancient Monuments, designated Archaeology sites and Historic Parks and Gardens. The assessment of the impact of development on heritage assets has been sort from Historic England, West Yorkshire Archaeology Advisory Service and the Council's Conservation team.

- 4.59** Historic England are the public body with the responsibility of looking after England's historic environment who champion and protect historic places, helping people understand, value and care for these assets. WYAAS' key role is to provide informed and authoritative advice and information to Planning Authorities in West Yorkshire to help conserve the most significant heritage sites that are affected by development proposals. The Council's Conservation team's role is to encourage the conservation of the built environment by providing specialist advice on the protection and enhancement of conservation areas and historic buildings. Based on the consultant's comments the following scores have been applied:

Topic Area	Scoring	
Impact on Heritage Assets RAG Scoring	3	No impact on any heritage asset
	2	Some impact which could be mitigated
	1	Significant adverse impact

- 4.60** Where sites have no comments from Historic England or the Conservation team, but are located within close proximity of a Heritage Asset, the Council have scored this 'Amber -

Some impact which could be mitigated' in order to flag this as a potential constraint when undertaking Heritage Impact Assessments.

- 4.61** Heritage Impact Assessments will accompany sites to go forward to the Publication version of the draft Local Plan. They will identify the heritage assets that are affected, recognise the significance of the heritage asset and the impact allocation could have; and will consider enhancements of the heritage asset, ensuring any harm is avoided.

Housing Services

- 4.62** The Housing Service ensures that Calderdale builds the houses needed for its future residents and improves the housing we already have to a good condition. When assessing the potential sites for housing in the Local Plan, Housing Services looked at the facilities and infrastructure within the vicinity that help to create a sustainable community including existing or planned improvements to transport links (highways/ bus routes/ train links/ sustainable travel such as cycle paths), local amenities (such as shops, schools, open space) and the topography of the site (whilst understanding that many sites in Calderdale have challenges and opportunities linked to the topography). They have made comments on the sites in response to their service remit and the following scores reflect these comments:

Topic Area			Scoring	
Housing Scoring	Services	RAG	3	Positive
			2	Neutral
			1	Negative

Business and Economy

- 4.63** The Business and Economy Team provides support to businesses in Calderdale, across a wide range of economic development issues.
- 4.64** Business and Economy assessed the sites with the presumption of safeguarding employment land for the long term as the Council have particular concerns with the potential loss to other uses. The aim is to try to maximise the number of employment sites in all parts of Calderdale. Allocation of new employment sites in the new Local Plan ensures land for businesses to grow. The following scores reflect Business and Economy's comments:

Topic Area			Scoring	
Business and Economy Scoring	RAG		3	Positive
			2	Neutral
			1	Negative

4.65 The Council commissioned Nathaniel Lichfield & Partners (NLP) to undertake an Employment Land Study [ELS] for the Borough in June 2016. The study provides an important part of the evidence base that informs the preparation of the new Local Plan. Part of the study analyses the suitability and deliverability of available sites to meet future needs under a range of growth scenarios. It recommends which sites should be retained for employment uses which sites should be released for alternative uses and any need for additional sites. This evidence has been used to support the recommendations for the draft Local Plan proposed uses.

Minerals

4.66 The purpose of Mineral Safeguarding Areas (MSA) (see appendix 2) is to protect known locations of specific minerals resources of local and national importance, ensuring they are not needlessly sterilised by non-mineral development. Designation of MSAs do not carry a presumption that any resources will be worked, nor do they preclude other forms of development taking place. Non mineral development (apart from certain exempt minor developments) will be expected to investigate the potential for extraction of the mineral resource prior to the development taking place. Minerals related infrastructure, such as concrete batching plants are also within the MSA.

4.67 The MSA buffer zone is proposed in order to ensure that any site assessment considers not only the minerals immediately beneath the site, but also the effect of the development on mineral resources beyond that, therefore they prove useful in protecting the mineral resource from incompatible neighbouring uses, but also protect residents and other businesses from noise and dust impacts from quarrying. Therefore the following RAG scoring will apply:

Topic Area			Scoring	
Mineral Scoring	Resources	RAG	3	Outside MSA or within buffer
			2	Within MSA
			1	Working Mineral Site

Environmental Health

4.68 The key focus of the Council's Environmental Health department is to improve the environment and safeguard the health, safety and wellbeing of everybody living in the Borough. Environmental Health will comment on the sites as to whether the neighbouring uses are compatible in relation to:

- Noise nuisance
- Air pollution
- Contaminated Land
- Drainage
- General nuisance
- Local air quality management

4.69 Based on Environmental Health's comments the following scoring is applied:

Table 4.6

Topic Area	Scoring	
Environmental Health RAG Scoring	3	There is no detrimental effect
	2	There is no significant detrimental effect that cannot be mitigated against
	1	Significant detrimental that cannot be mitigated against

Agricultural Land

4.70 The NPFF emphasises the importance of local authorities in taking into account the economic and other benefits of the best and most versatile agricultural land. The government also affirms the importance of protecting soils and the services they provide. The Calderdale district does not have any excellent or very good (Grade 1 & 2) agricultural land (see appendix 2). However, we do have some Grade 3 (moderate/good) agricultural land in the east of the district. We therefore wish to protect good quality agricultural land where possible. The following scores will be applied:

Topic Area	Scoring	
Agricultural Land Classification (ALC) areas RAG Scoring	3	Lies within 4 or 5 (and urban)
	2	Lies within Grade 3
	1	Lies within Grade 1 and 2

4.2.2.4 Accessibility

4.71 Accessibility to local services and facilities has also been considered. A core objective of the sustainability is to improve accessibility to essential services, facilities and employment. Therefore, the preferred allocations will be in close proximity to the services and facilities listed below. However, the accessibility indicator also identifies potential shortfalls in the sites locality which could be addressed through the Infrastructure Delivery Plan.

Table 4.7

Factors	RAG Score		
Distance to Bus Stop with a service at least every 30 minutes	Less than 400m	Between 400m and 2km	More than 2km

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Factors	RAG Score		
	Less than 800m	Between 800m and 2km	More than 2km
Distance to Railway Station	Less than 800m	Between 800m and 2km	More than 2km
Distance to Public Accessible Green Space	Less than 600m	Between 600m and 2km	More than 2km
Journey time to Town Centre	Less than 15 minutes	Between 15 and 30 minutes	More than 30 minutes
Journey time to Shops Selling Day to Day Goods	Less than 15 minutes	Between 15 and 30 minutes	More than 30 minutes
Journey time to Hospital	Less than 30 minutes	Between 30 and 60 minutes	More than 60 minutes
Journey time to General Practitioner	Less than 15 minutes	Between 15 and 30 minutes	More than 30 minutes
Journey time to Primary School	Less than 15 minutes	Between 15 and 30 minutes	More than 30 minutes
Journey time to Secondary School	Less than 20 minutes	Between 20 and 40 minutes	More than 40 minutes
Journey time to Further or Higher Education	Less than 30 minutes	Between 30 and 60 minutes	More than 60 minutes
Journey time to Primary Employment Areas	Less than 20 minutes	Between 20 and 40 minutes	More than 40 minutes

4.72 Distances and journey times are based on the existing road network, therefore large greenfield sites may indicate a longer distance or travelling time as the parameters used to generate the RAG scores may not pick up the centroid of the site. Maps of the above factors and the parameters used can be found in Appendix 3.

4.2.2.5 Green Belt Review

4.73 The purpose of the Green Belt Review^(xi) is to provide an understanding of the current strengths and weaknesses of the existing Green Belt and provide the basis for recommendations to change the Green Belt where appropriate to provide certainty for the next 30 years or more. The Green Belt boundary is very tightly drawn around the Borough's towns and villages, minimising the potential to accommodate growth over the longer term. Calderdale's Green Belt Review is well overdue as was highlighted within the Inspector's Report into the RCUDP due to the incremental incursions into the Green Belt during the

xi Green Belt Review Results - http://calderdale-consult.limehouse.co.uk/portal/planning_services/gbr16/gbr16

preparation of the UDP and RCUDP. The NPPF context allows for strategic revisions of the Green Belt through the Local Plan process. Identifying the purposes the sites fulfil will assist in choosing the draft site allocations (For further information please see the Green Belt Review Methodology^(xii)). These are:

Meets 0-2 of the identified purposes
Meets 3-5 of the identified purposes

4.2.2.6 Sustainability Appraisal

4.74 The sites have been assessed against the Sustainability Appraisal (SA)^(xiii) The SA considers all the likely impacts, cumulative impacts, and the scope for mitigating any possible negative impacts on the environment, economic and social factors of sustainable development. It also considers whether the site allocations meet the strategic policies of the Local Plan. The SA assists with identifying mitigation of any potential concerns raised during the site assessment. Each of the sites have had an SA which can be found in the link below.

xii Green Belt Review Methodology - <https://www.calderdale.gov.uk/environment/planning/planning-policy/evidence-base/environment/index.html>

xiii Sustainability Appraisal - <https://www.calderdale.gov.uk/environment/planning/planning-policy/evidence-base/overall-matters.html>

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4.3 Stage 3: Development Potential

- 4.75** Based on the comments received from the consultees a proposed recommendation for the sites allocation has been made by Planning Officers. Where consultees have recommended areas of the site to be removed this has been reflected in the developable area of the site (See example in Appendix 4) and as part of a site specific policy.
- 4.76** The capacity of the site then needs to be determined. The nPPG states that the estimation of the development potential of each identified site should be guided by the existing or emerging plan policy including locally determined policies on density.
- 4.77** In terms of the residential densities, these were set out in the Council's SHLAA.^(xiv) The preferred approach was to employ a range of density multipliers to provide an indicative density as a starting point. These are set out below:

Table 4.8 Density Multipliers

Location	Site Size	<0.4ha	0.4 – 2ha	>2ha
	Gross to Net Ratio	100%	90%	75%
		dph	dph	dph
Town Centres	Gross Density	60	60	60
	Net Density	60	54	45
Near Public Transport Nodes (e.g. Rail Station 800m)	Gross Density	50	50	50
	Net Density	50	45	38
Walking distance of town centres (750m)	Gross Density	50	50	50
	Net Density	50	45	38
Other urban areas	Gross Density	40	40	40
	Net Density	40	36	30
Rural areas	Gross Density	35	35	35
	Net Density	35	32	26

- 4.78** The assessment of the amount of land to be allocated in the Local Plan requires some flexibility. It is difficult to quantify the capacity of the site due to the different floorspace ratios each employment type yields. Each proposed employment site has an appropriate 'B'-use assigned (e.g. Offices, Industry and Warehouses). These 'B'-uses have been suggested

xiv <https://www.calderdale.gov.uk/environment/planning/planning-policy/evidence-base/homes/housingland-availability.html>

by the Employment Land Review and Officer recommendation. The final use and capacity of a site will be determined at application stage.

- 4.79** Similar to employment sites, new mixed use sites have a range of suggested appropriate uses based on the Employment Land Study and Planning Officer recommendation depending on neighbouring uses. If there is an element of residential, a more conservative capacity is suggested in order to prevent under allocation. The Council have used the above density multipliers on 50% of the site to reflect the mixed use nature of the site.

4.4 Stage 4: Sequential Approach

- 4.80** Once the site assessments had been completed, a series of sessions were set up to scrutinise every site that had not been filtered through the site assessment process in order to ensure the most suitable sites are being put forward for allocation in the first instance. The RAG score attributed to each site after completion of the site assessment is used to rank each site within the following sub groups:
1. Brownfield, Within Urban Area
 2. Mixed BF/GF, Within Urban Area
 3. Greenfield, Within Urban Area
 4. Brownfield, Within Green Belt
 5. Green Belt (Meets 0-2 of the identified purposes), Outside SLA, GF/BF
 6. Green Belt (Meets 0-2 of the identified purposes), Within SLA, GF/BF
 7. Green Belt (Meets 3-5 of the identified purposes), Outside SLA, GF/BF
 8. Green Belt (Meets 3-5 of the identified purposes), Within SLA, GF/BF
- 4.81** The sites were discussed by Planning Officers in order of the categories above, so the more sustainable and favourable sites in terms of brownfield and being located within the urban area were put forward first.
- 4.82** The sites were discussed as to determine whether they should be put forward as a preferred site, or be classed as a reserved site (which could then be relooked at if the list of preferred sites did not meet the required housing and employment requirement). Sites were placed on the reserved list if officers considered there could be more suitable sites elsewhere, or if there were issues that would not rule the site out, but could make the site less developable/suitable than others.
- 4.83** The following factors were important in discussing whether a site should be classed as preferred New Housing Site, New Employment Site, New Mixed Use Site or Filtered:
- The role and character of the area
 - The need to promote the vitality of the main urban areas
 - The need to protect Green Belt
 - Recognising the intrinsic character of countryside
 - Conserving and enhancing the natural environment
 - Reducing pollution
 - Preferring land of lower environmental value
 - Utilising previously developed land if it is not of high environmental value
 - Conserving heritage assets
 - Managing patterns of growth – public transport, walking, cycling – locations which can be made sustainable
- 4.84** Comments from consultees were also considered. The site assessments had already taken these into account and in some circumstances, resulted in a site being “show stopped” and therefore filtered. However, even if issues were not so significant to result in the site being filtered initially, they could still result in a site being filtered at this post assessment stage.

Reasons for this included the cumulative effect of a number of different issues, potential impacts on the capacity of the site, considerations of viability, illogical settlement extensions and topography. Sites may also have been filtered if they were included within the Sustainable Urban Extensions (now 'Garden Suburbs') (to avoid double counting). Other Sustainable Urban Extensions which were not being taken forward were also filtered, but the sites within them could have been taken forward as a preferred or reserved site, or equally they could have been filtered if it was determined that they were not suitable.

- 4.85** Once all the sites had been either categorised as preferred or reserved, the total capacity was calculated for all the sites on the reserved and preferred lists. This total was very close to the housing requirements figure. All the reserved sites were reassessed at to determine whether they should now be included in the preferred list or filtered. Some of these were filtered as it was determined that on balance, they would not be suitable. However, some were added to the preferred list, as on balance the positive attributes outweighed the concerns, including importantly, the fine balance between identifying capacity for new homes and the housing requirement figure for Calderdale.
- 4.86** There were concerns over some of the distribution with some settlements having a disproportionate amount of allocations in comparison to the existing size of the settlement. The distribution will be further balanced during the draft consultation of the Local Plan as further evidence is provided regarding availability and overcoming constraints on sites previously filtered.

4.5 Stage 5: Availability

- 4.87** For a site to be expected to be deliverable over the plan period, a site has to be available. The NPPF states that “a site is considered available for development, when, on the best information available there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners.”
- 4.88** Using the information within the Call for Sites and using the Land Registry, the Council has sent letters to all owners of the preferred allocations to establish ownership and intentions for development. The questionnaire (see appendix 5) asks the owner to identify their intentions, whether the site has any constraints and when the site is likely to come forward.
- 4.89** The NPPF advises that “where potential problems have been identified, then an assessment will need to be made as to how and when they can realistically be overcome. Consideration should also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.” The Council will be processing the questionnaire feedback during the draft consultation as more evidence is gathered on availability. When the Council is provided evidence which demonstrates the site is not available then the site will be filtered and not allocated within the Local Plan. However, if there has been no response there may be potential to allocate the site as Safeguarded Land. (i.e. land to accommodate development needs from 2032 onwards).

4.6 Stage 6: Achievability

- 4.90** Viability, which is essential for demonstrating ‘achievability’, is an important part of the site allocation process. A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.
- 4.91** Consultants GVA have been appointed to undertake the viability testing of the Local Plan including site allocations. There will be a consideration of the viability of individual sites using an already tested, but updated model, to consider the viability of sites taking into account the implications of policy requirements and possible interventions that would be needed to unlock the site.
- 4.92** The viability testing will be continued to be updated as the Local Plan progresses to Publication and a viability report will be produced as part of the evidence base.

5 Next Steps

- 5.1** The above stages set out the methodology for assessing the sites for allocation within the Local Plan. The results of these assessments can be found in the Local Plan - Initial Draft and Policies Map. An example of the site assessment report can be found in appendix 6.
- 5.2** There will be a requirement to reassess some of the sites and assess new sites which have been submitted as part of the Local Plan - Initial Draft during the Summer 2017 consultation. There are also a number of specific details which will need further investigation during the consultation and in the lead up to the Local Plan - Publication Draft. The Council will work with consultees to undertake an appropriate assessment of:
- Site Capacity - refinement of the site capacity;
 - Heritage - Heritage Impact Assessments;
 - Drainage and Flooding - Flood Risk Level 2 Assessment;
 - Infrastructure (including schools, health facilities, highways and utilities.); and
 - Deliverability - consideration of the deliverability over the plan period
- 5.3** There will also be a continued effort to identify land owners to ascertain their intentions to ensure the land is available for development over the plan period.
- 5.4** Once the sites have been consulted on as part of the Local Plan - Initial Draft in Summer 2017 the results from the public and consultees will be taken into account when deciding which sites should be allocated.
- 5.5** The Local Plan including the site allocations will then go before Council for approval for Publication. If the Council approve the plan then there will be a Publication Plan consultation which will give communities, stake-holders and other interested persons the final opportunity to make comments on the Plan.
- 5.6** Once the Plan and the allocations have been adopted the NPPF requires Local Planning Authorities to review the Local Plan every five years. The NPPF says “Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.” This can include safeguarding unrequired land for future use.
- 5.7** For more information on the Site Allocations Assessment Methodology please contact the Spatial Planning team:
- Telephone: 01422 393366
 - Email: spatial.planning@calderdale.gov.uk

6 Appendix

Appendix 1 - Site Survey Form

Figure 6.1 Site Survey Form

Site Allocations – Site Survey Form

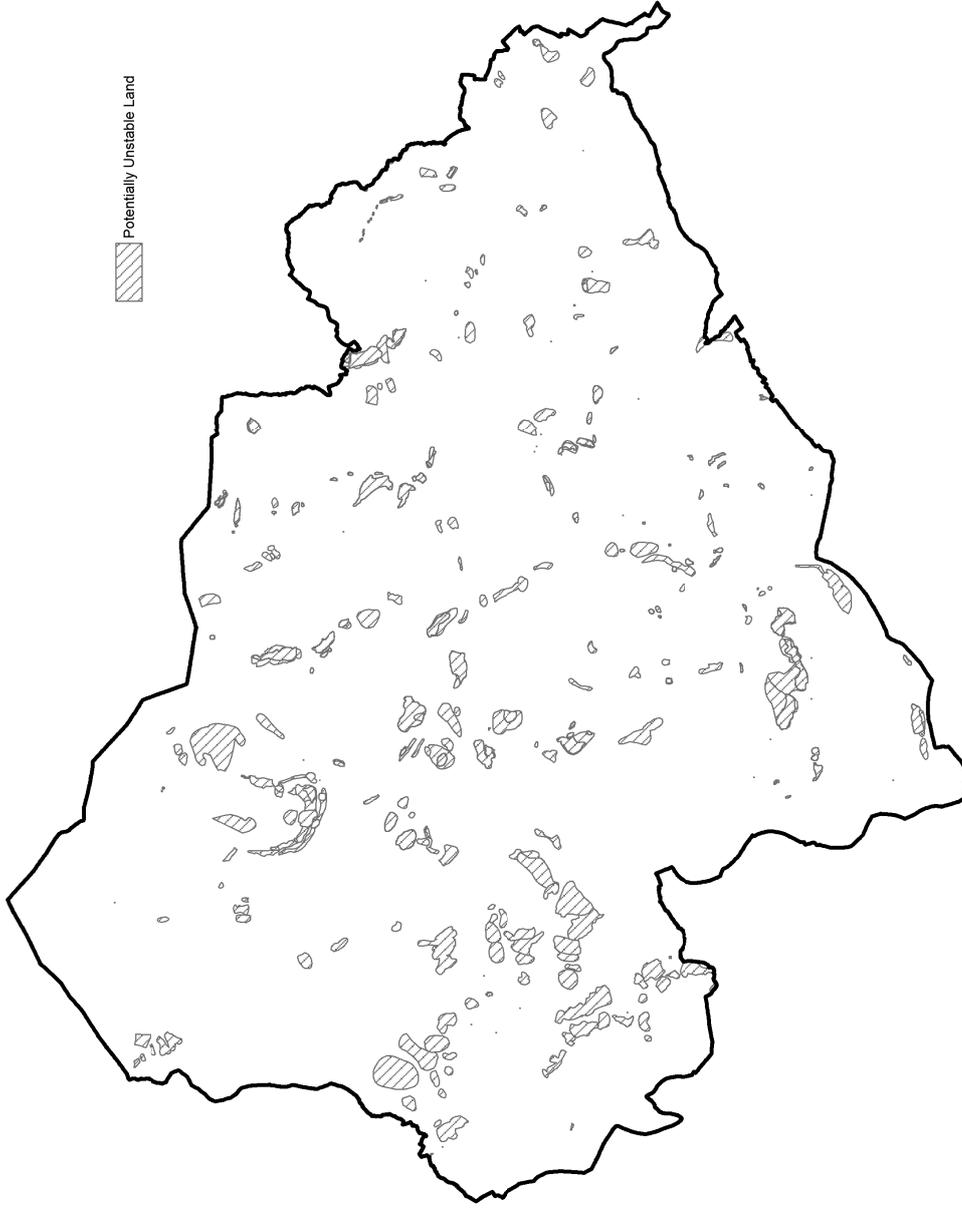
SITE INFORMATION			
LP Site Ref:		Date of Survey:	Surveyed by:
Address:			
BOUNDARY & ADJACENT SITES			
Is Boundary Accurate? <input type="checkbox"/> Yes <input type="checkbox"/> No – If Not Redraw on Map.			
Does the Site Require Rationalising? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If Rationalising existing LP sites include other LP Ref(s) here and Note on Map:			
If Suggesting a new site please add to map			
Reasons for Rationalising / Suggesting Site(s):			
LAND TYPE			
<input type="checkbox"/> PDL <input type="checkbox"/> Greenfield <input type="checkbox"/> Mixed (PDL ...Ha / ...GF Ha & Draw on Map)			
CURRENT LAND USE			
Land Use	Existing Land Use of Site		Adjacent Land Use (N,S,E,W)
	Primary	Secondary	
Agriculture			
Allotments			
Community Buildings			
Demolition underway			
Disused/Vacant Buildings			
Disused/Vacant Land			
Heritage Asset			
Industrial/Commercial			
Minerals			
Public Open Space			
Residential			
Retail			
Scrubland			
Sports / Recreation Facility			
Transport			
Utilities / Infrastructure			
Waste			
Woodland			
SITE CONSTRAINTS			
<input type="checkbox"/> Overhead Power Lines/Pylons	<input type="checkbox"/> Highways Access	<input type="checkbox"/> PROW	
<input type="checkbox"/> Possible Contamination	<input type="checkbox"/> Bad Neighbours	<input type="checkbox"/> Pipeline	
<input type="checkbox"/> Trees worthy of protection / TPO	<input type="checkbox"/> Proximity to Quarry	<input type="checkbox"/> Groundwater Protection Zone	
<input type="checkbox"/> SSSI Impact Risk Zone?	<input type="checkbox"/> Biodiversity Value	<input type="checkbox"/> Restrictive Covenants	
<input type="checkbox"/> Within Conservation Area?	<input type="checkbox"/> Hazardous Installation Buffer Zone	<input type="checkbox"/> Lack of Infrastructure - Drainage	
<input type="checkbox"/> Lack of Infrastructure - Electricity	<input type="checkbox"/> Lack of Infrastructure - Water	<input type="checkbox"/> Lack of Infrastructure - Gas	
<input type="checkbox"/> Land Ownership	<input type="checkbox"/> Land Stability	<input type="checkbox"/> Landfill / Adjacent to Landfill Site	
<input type="checkbox"/> Listed Building			
Constraints Comment:			
TOPOGRAPHY:			
<input type="checkbox"/> Relatively Flat	<input type="checkbox"/> Gentle Undulations	<input type="checkbox"/> Gentle Slope	
<input type="checkbox"/> Steep Undulations	<input type="checkbox"/> Steep Slope	<input type="checkbox"/> Plateau	

Figure 6.2 Site Survey Form page 2

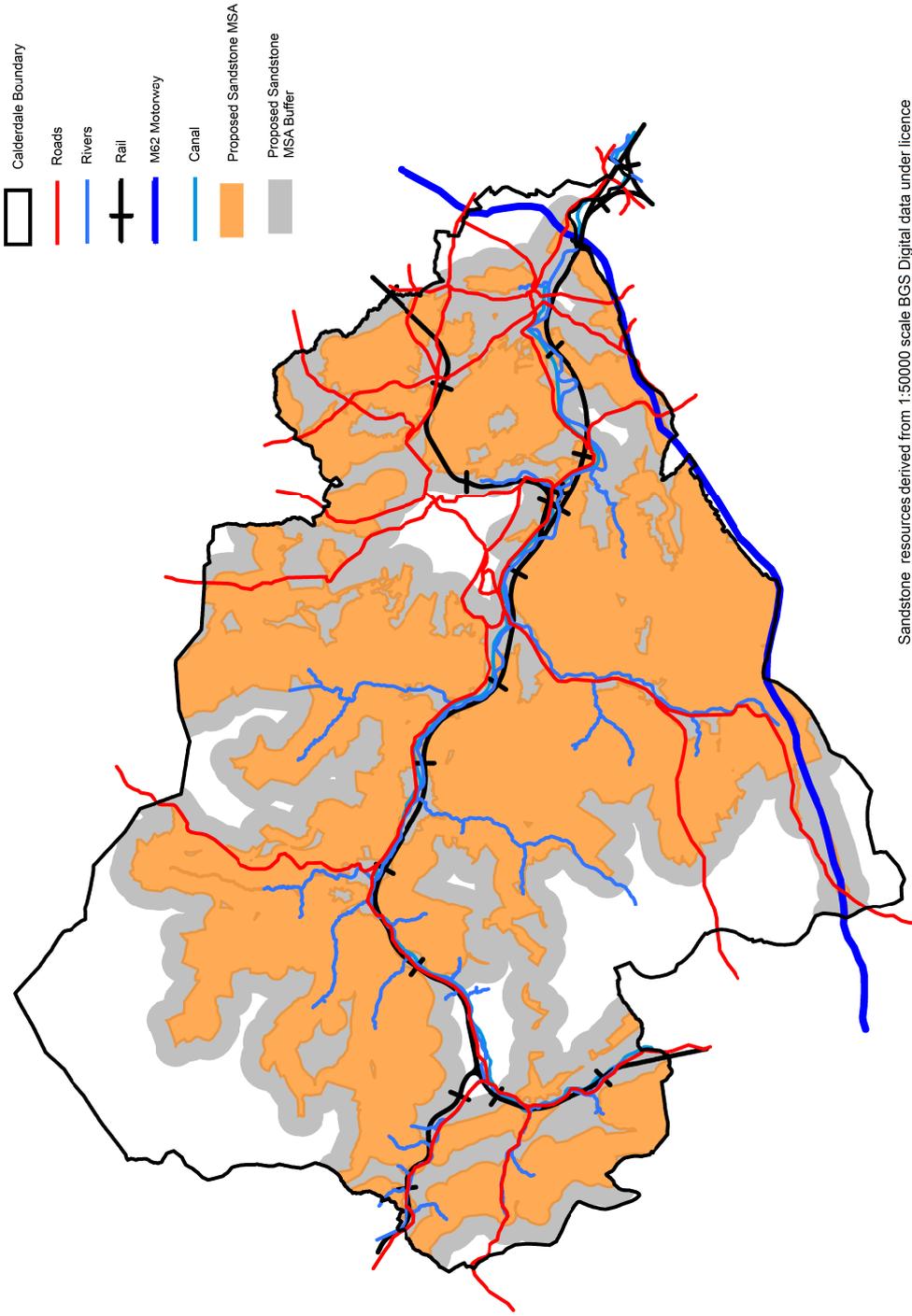
Additional Site Survey Comments

Appendix 2 - Assessment Factor Maps

Map 6.1 Potentially Unstable Land

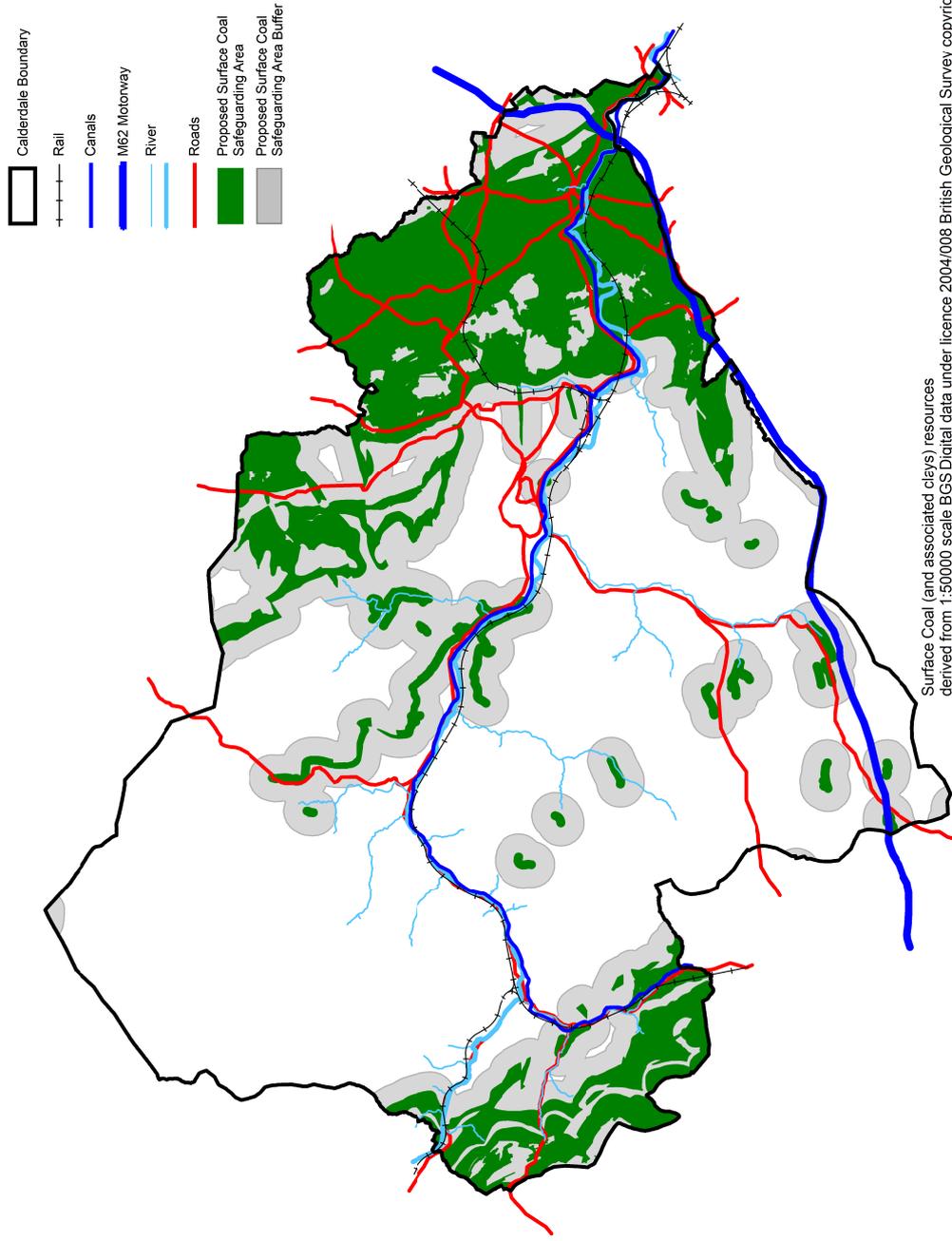


Map 6.2 Sandstone MSA



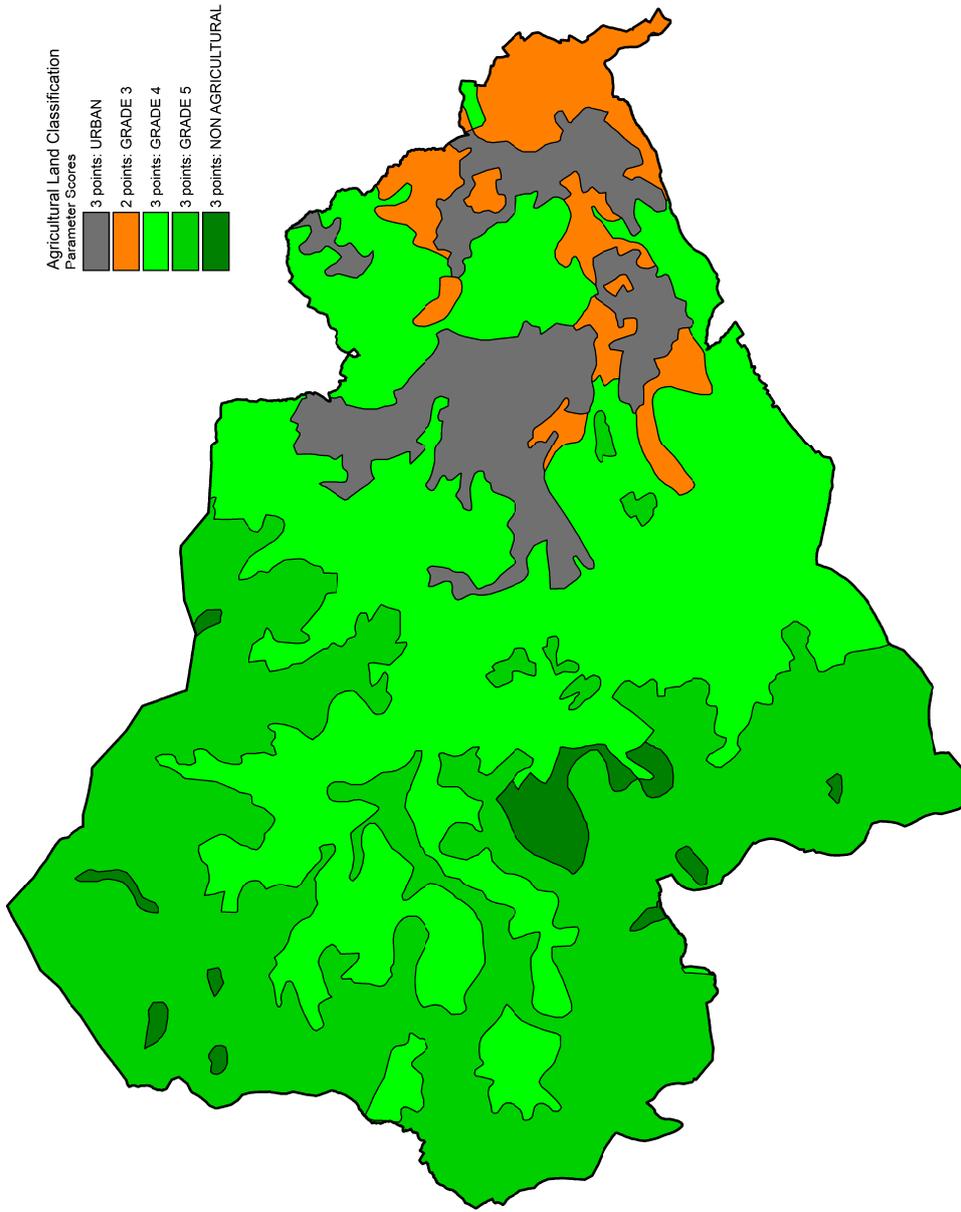
Sandstone resources derived from 1:50000 scale BGS Digital data under licence 2004/008 British Geological Survey copyright NERC

Map 6.3 Coal MSA

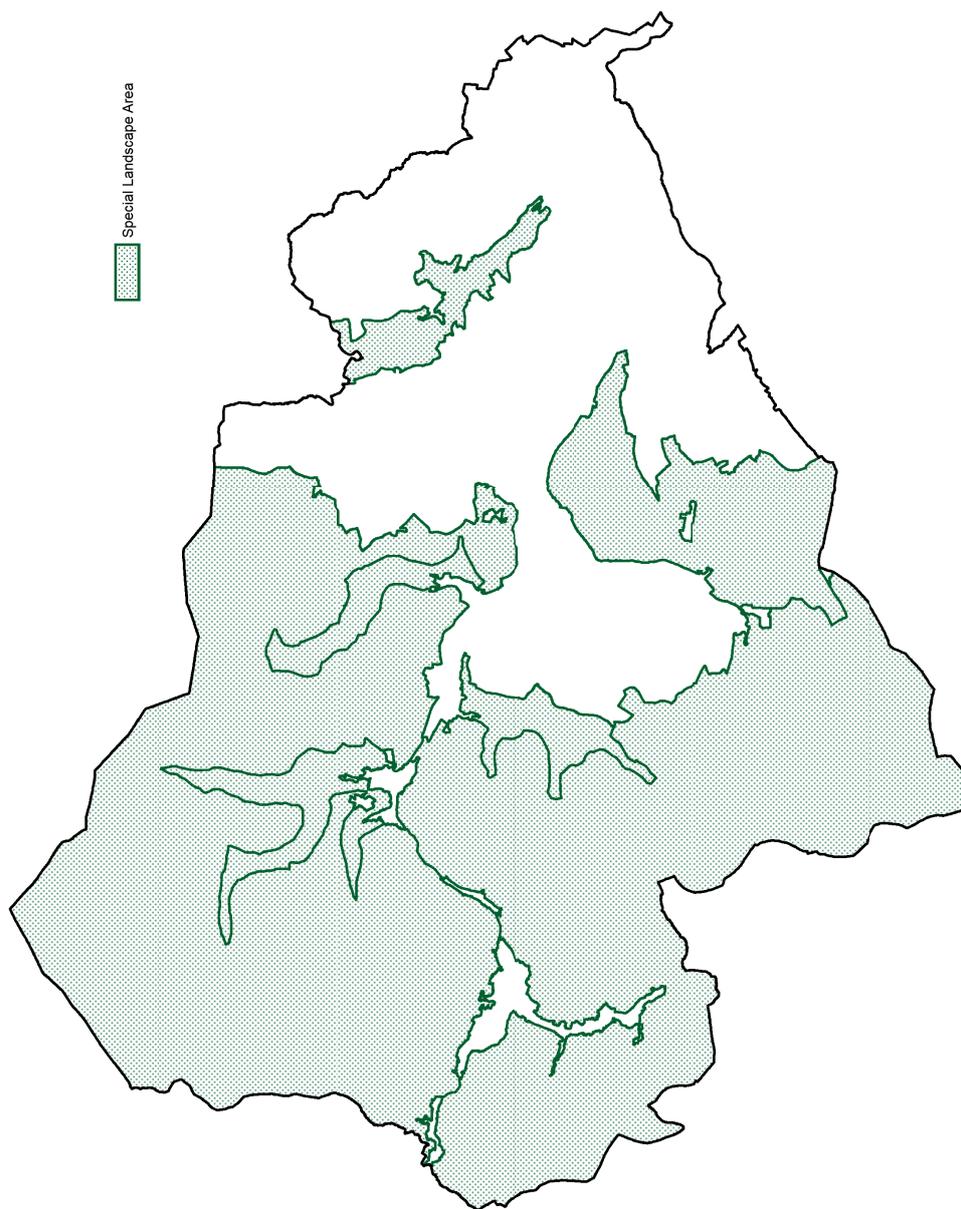


Surface Coal (and associated clays) resources derived from 1:50000 scale BGS Digital data under licence 2004/008 British Geological Survey copyright NERC

Map 6.4 Agricultural Land Classification



Map 6.5 Special Landscape Area



Appendix 3 - Accessibility Maps

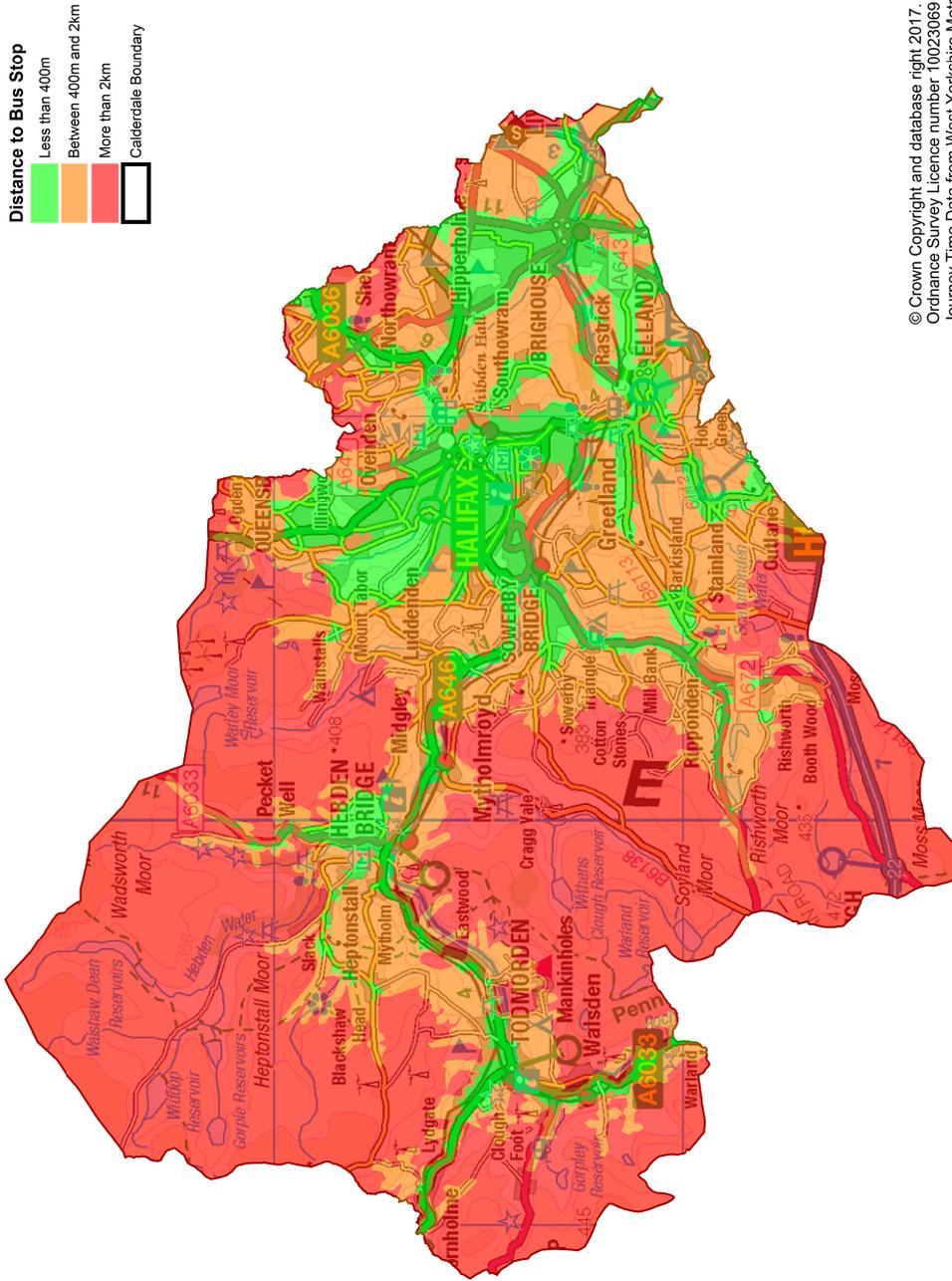
6.1 The table below lists the factors used in the accessibility scoring and the reasoning behind the parameters using walking distances:

Table 6.1

Factors	National Planning Policy Framework (Reason for inclusion)	RAG Score			National Standards	Local Standards (Settlement Hierarchy unless stated)
		3	2	1		
Distance to bus stop	17. actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable	Site <400m	Site between 400m-2km	Site >2km	Institute of Highways and Transportation Guidelines = Max walking distance to bus stop should not be more than 400m and Guidance within Manual for Streets (DfT,2007, 2010) identifies 2km as a distance where walking could reasonably replace car journeys.	Walking distance = 400m The parameter is set for a distance of 400m to a bus stop with at least two buses every 30 minutes.
Distance to railway station	17. actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable	Site <800m	Site between 800m-5km	Site >5km		Walking Distance = 800m
Distance to Public	37. Planning policies should aim for a balance of land	Site <600m	Site between 600m-1200m	Site >1200m	ANGSt - Areas must meet the following: Be	Walking Distance = 600m - originated in the

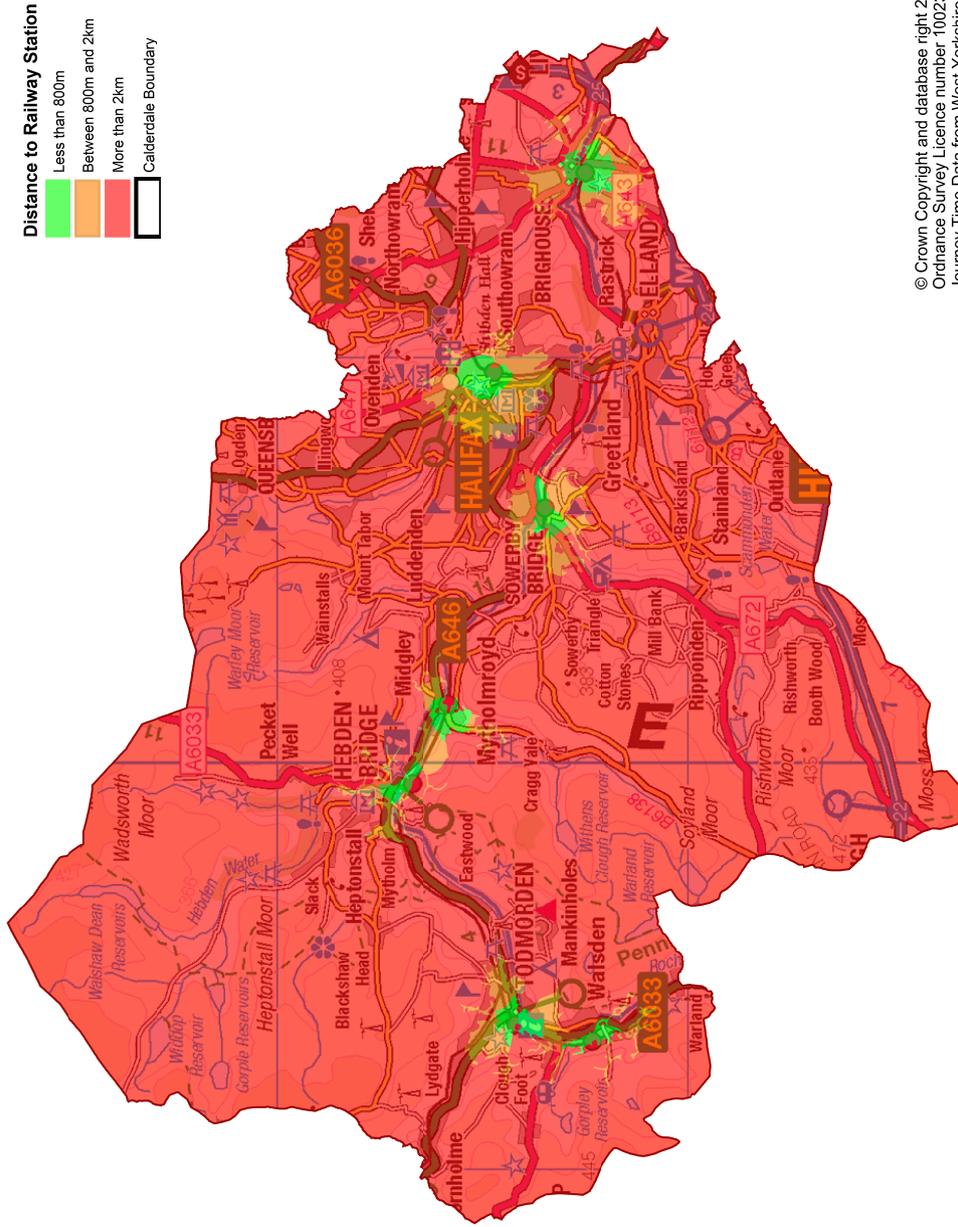
Factors	National Planning Policy Framework (Reason for inclusion)	RAG Score			National Standards	Local Standards (Settlement Hierarchy unless stated)
		3	2	1		
Accessible Green Space	<p>uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.</p> <p>73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.</p>			1	<p>within open space of at least 2ha in size no more than 300metres (5 min walk from home); At least one accessible 20 ha site within 2km of home; One accessible 100ha site within 5km of home; One accessible 500ha site within 10km of home; A minimum of 1ha of statutory LNR per 1,000 population</p>	<p>Developer Contributions Towards Meeting Open Space, Sports and Recreation Facilities SPD. Originally derived from Calderdale Open Space Sport and Recreation Study Strategy and Action Plan. Amenity greenspace standards were all settlement areas within 400m of a site (0.04ha - 1ha) and 600m of a site (1ha-3ha) and 1200m of a site greater than 3ha.</p>

Map 6.6 Distance to Bus Stop



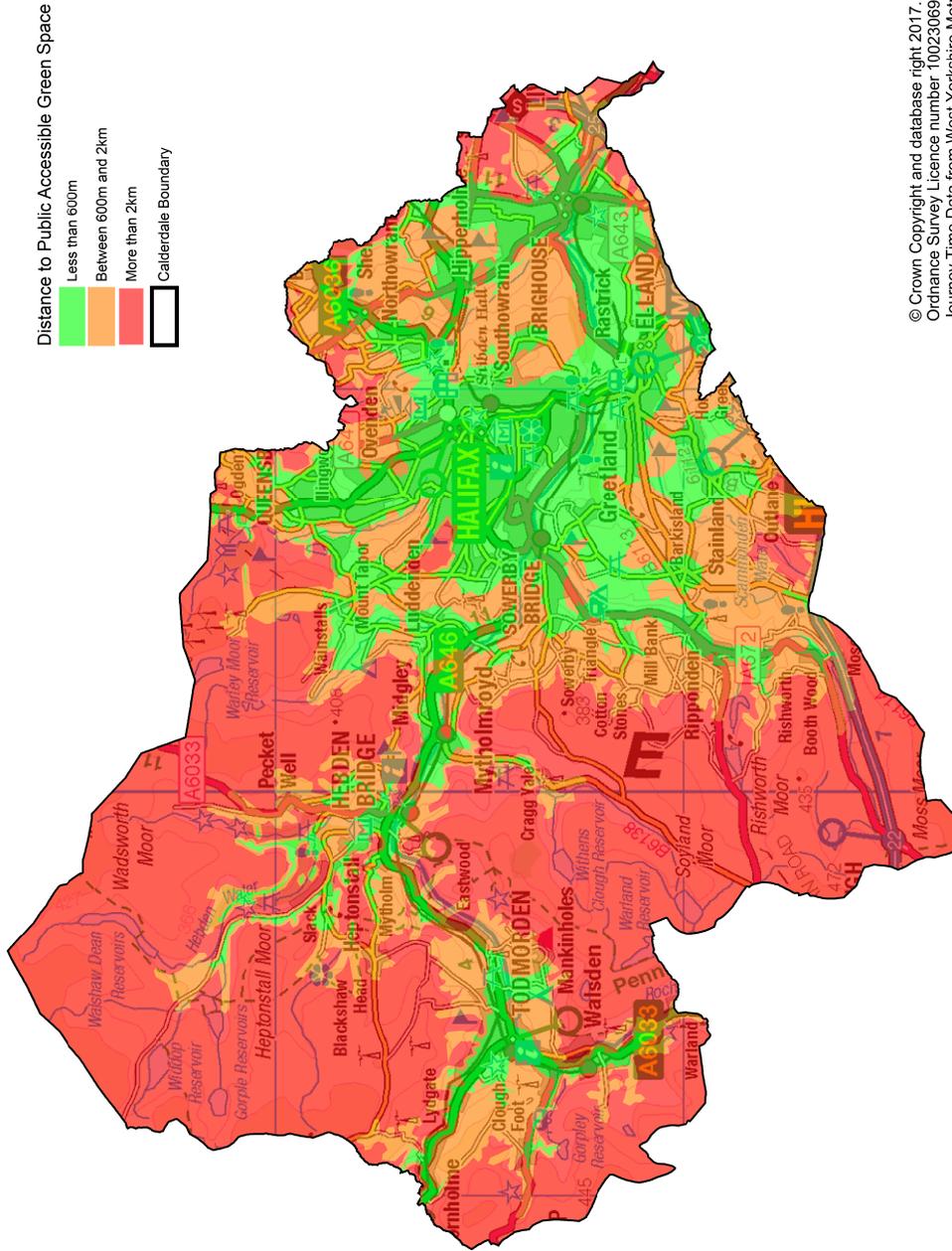
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 Journey Time Data from West Yorkshire Metro

Map 6.7 Distance to Railway Station



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Map 6.8 Distance to Public Accessible Green Space



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 Journey Time Data from West Yorkshire Metro

6.2 The following accessibility parameters have been derived from the Department for Transport's 'Accessibility Statistics Guidance'.^(xv) The accessibility statistics publication is intended to help local authorities develop their evidence base for their accessibility strategies, and to support the DfT accessibility indicator on households with good transport access to key services or work.

Table 6.2

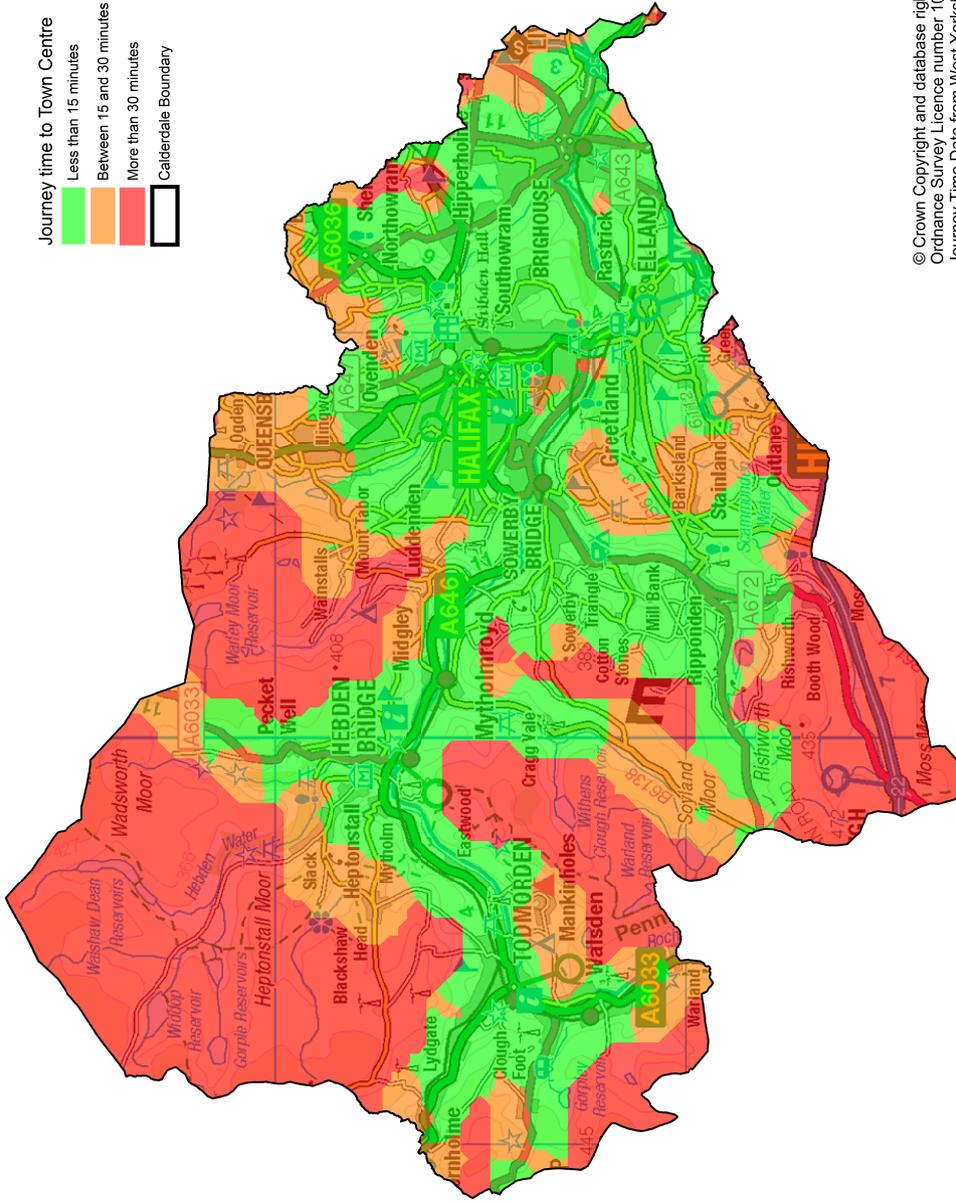
Factors	National Planning Policy Framework (Reason for inclusion)	RAG Score		
		3	2	1
Journey time to town centre	<p>23. recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;</p> <p>37. Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.</p>	Less than 15 minutes	Between 15 and 30 minutes	More than 30 minutes
Journey time to shops selling day to day goods	37. Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.	Less than 15 minutes	Between 15 and 30 minutes	More than 30 minutes
Journey time to Hospital	70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:	Less than 30 minutes	Between 30 and 60 minutes	More than 60 minutes

xv https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/230789/accessibility-statistics-guidance.pdf

Factors	National Planning Policy Framework (Reason for inclusion)	RAG Score		
		3	2	1
	- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.			
Journey time to GP	70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: - ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.	Less than 15 minutes	Between 15 and 30 minutes	More than 30 minutes
Journey time to primary school	37. Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.	Less than 15 minutes	Between 15 and 30 minutes	More than 30 minutes
Journey time to secondary school	37. Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.	Less than 20 minutes	Between 20 and 40 minutes	More than 40 minutes

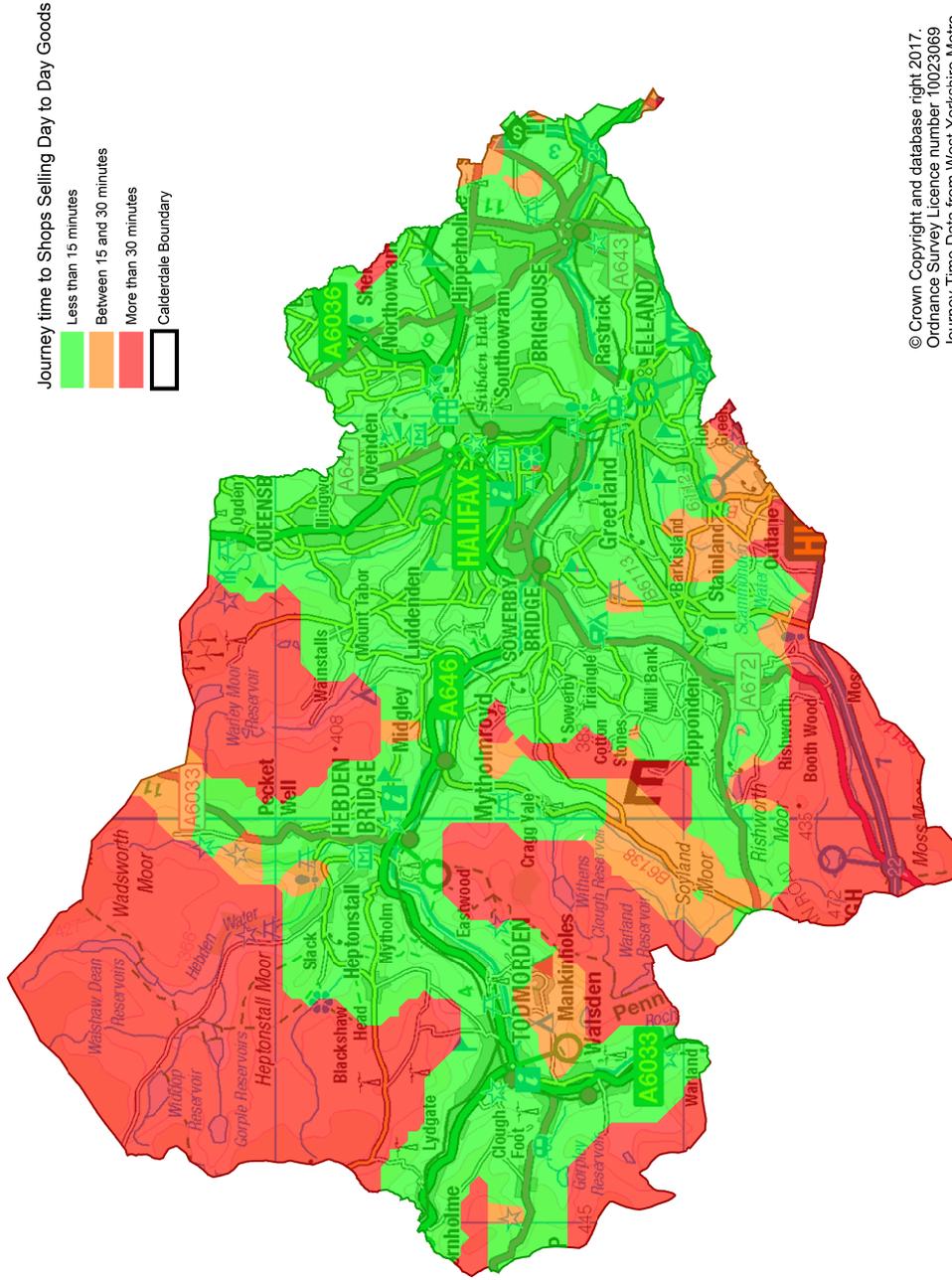
Factors	National Planning Policy Framework (Reason for inclusion)	RAG Score		
		3	2	1
Journey time to further / higher education	37. Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.	Less than 30 minutes	Between 30 and 60 minutes	More than 60 minutes
		Less than 20 minutes	Between 20 and 40 minutes	More than 40 minutes
Journey time to primary employment area	37. Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.	Less than 20 minutes	Between 20 and 40 minutes	More than 40 minutes

Map 6.9 Journey time to Town Centre



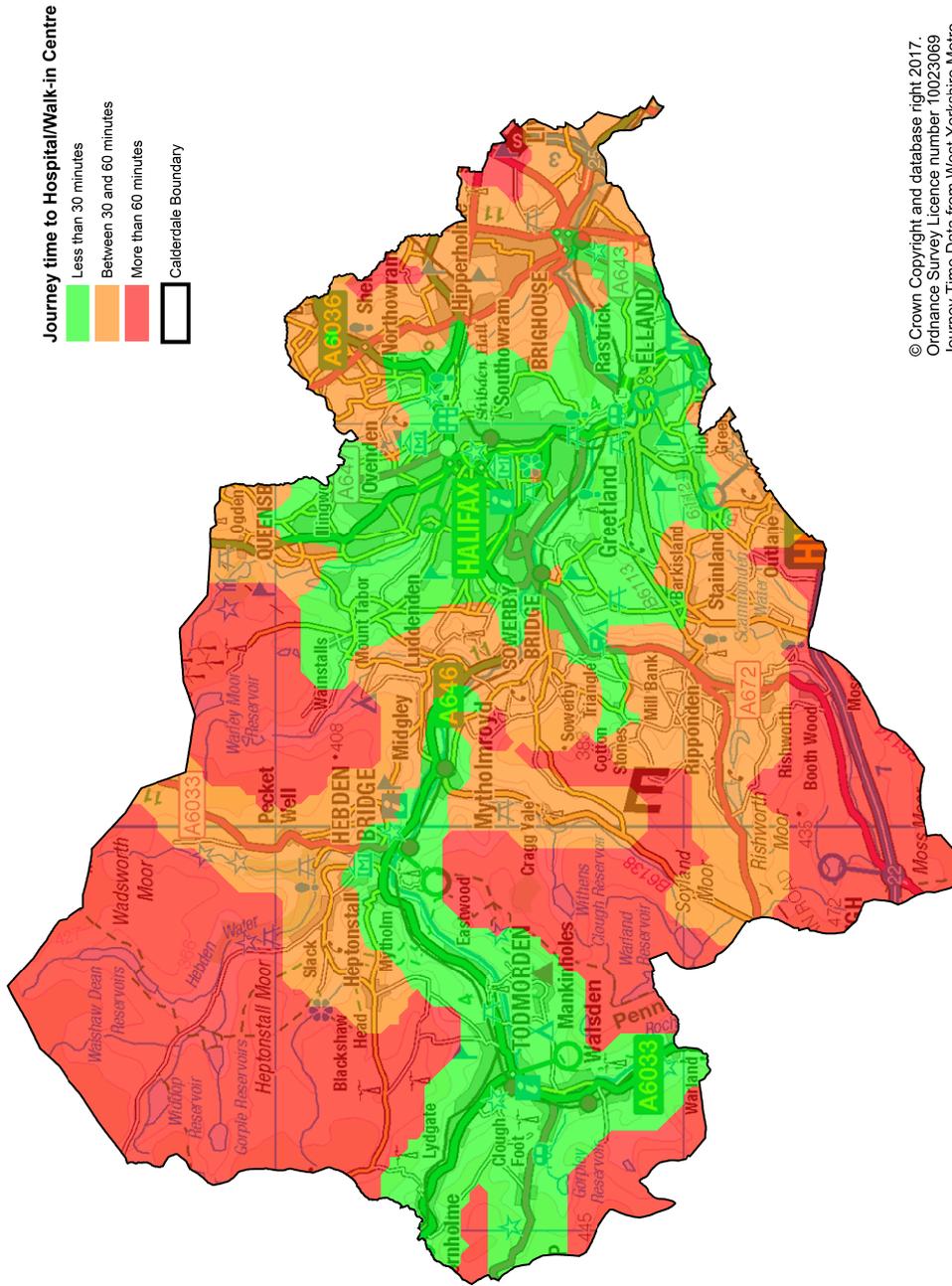
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Journey Time Data from West Yorkshire Metro

Map 6.10 Journey time to Shops Selling Day to Day Goods



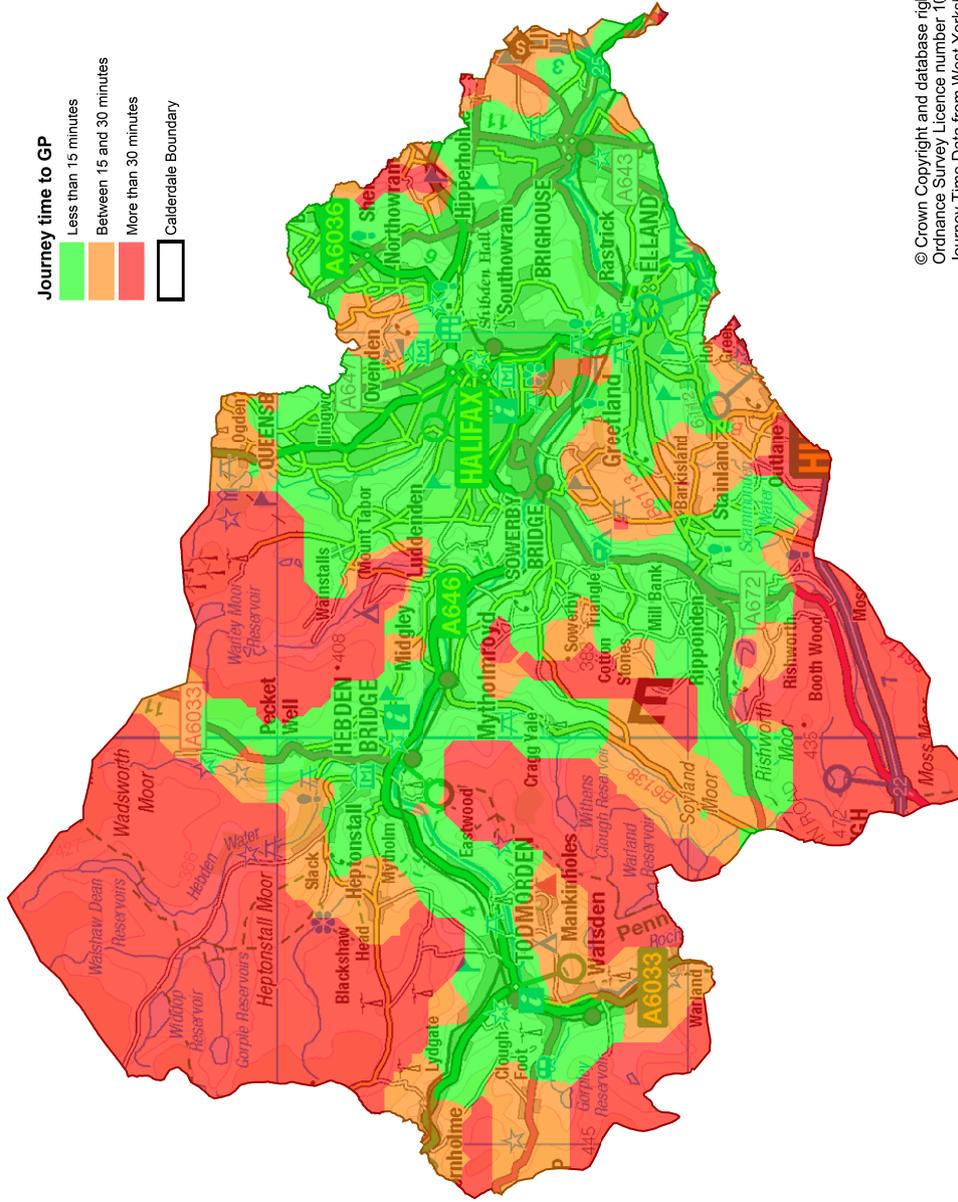
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Journey Time Data from West Yorkshire Metro

Map 6.11 Journey time to Hospital / Walk-in Centre



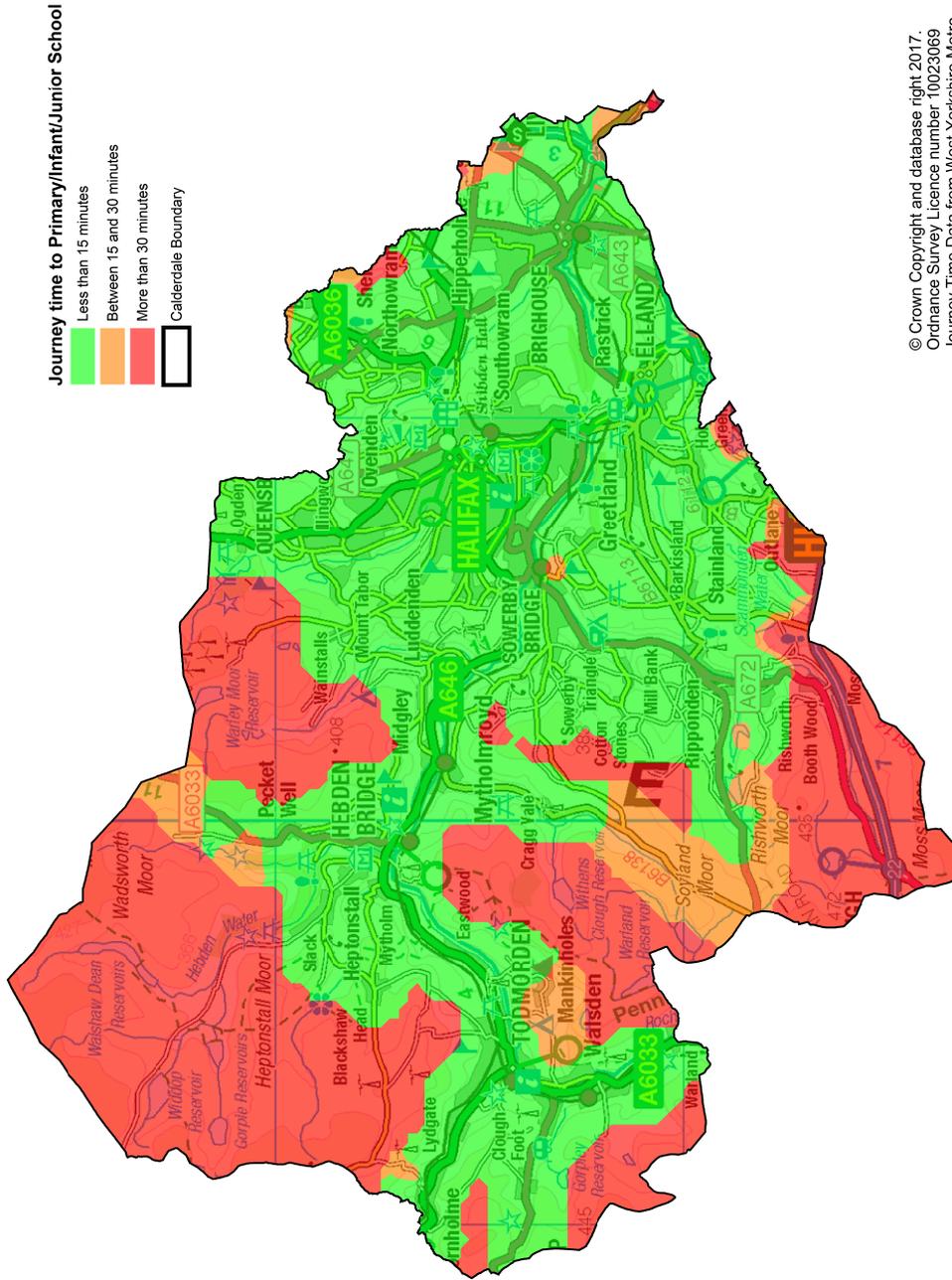
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 Journey Time Data from West Yorkshire Metro

Map 6.12 Journey time to General Practitioner

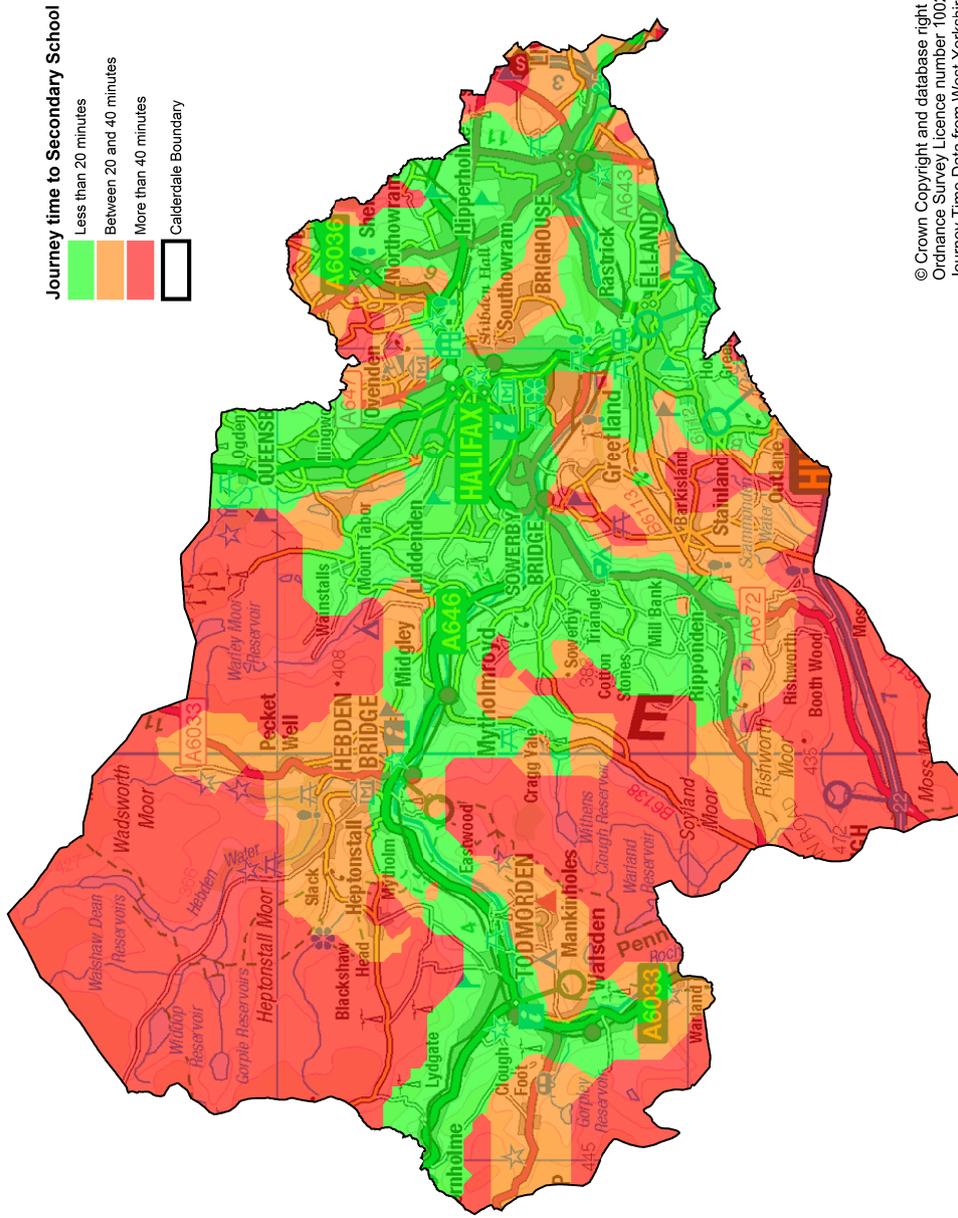


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Journey Time Data from West Yorkshire Metro

Map 6.13 Journey time to Primary / Infant / Junior School

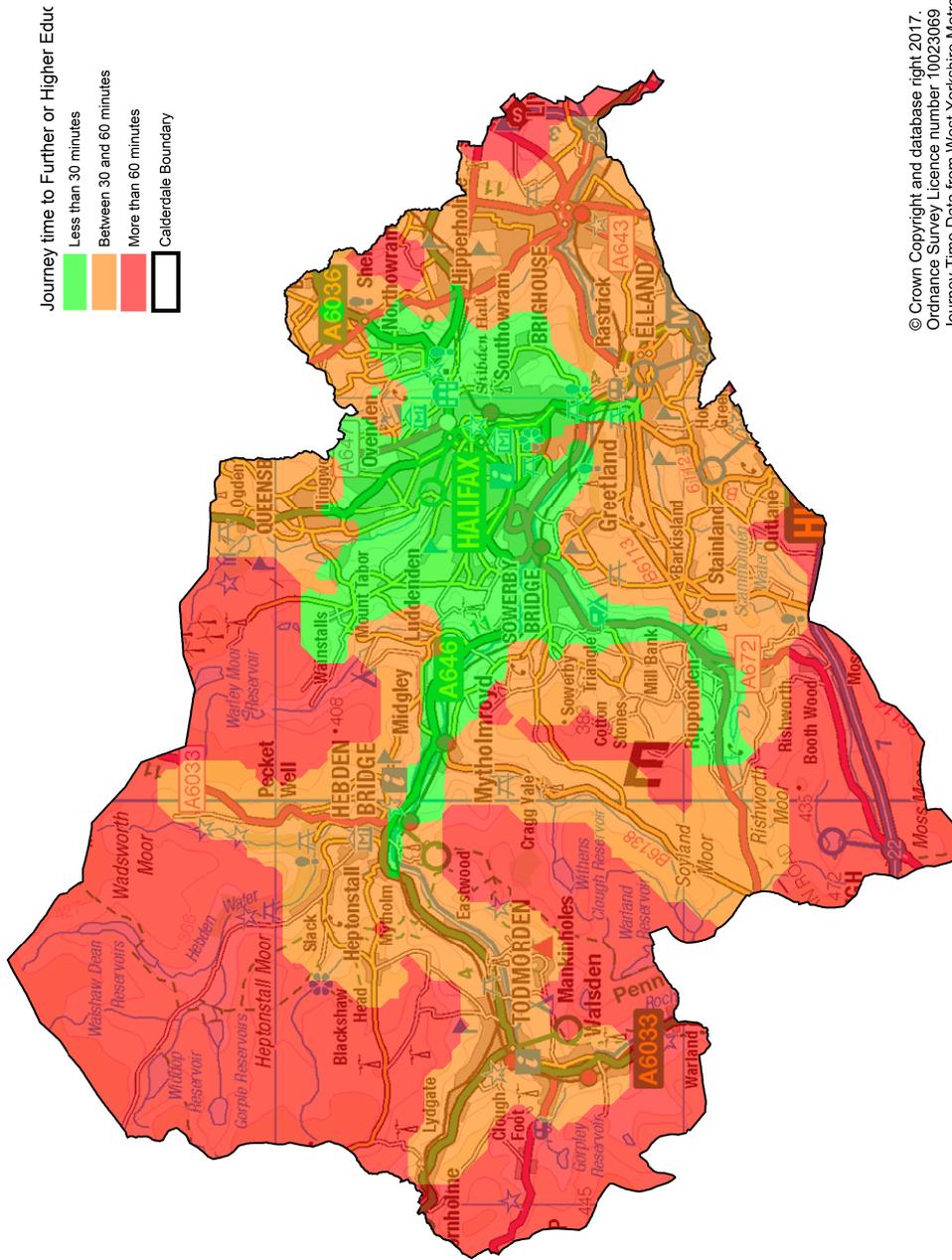


Map 6.14 Journey time to Secondary School

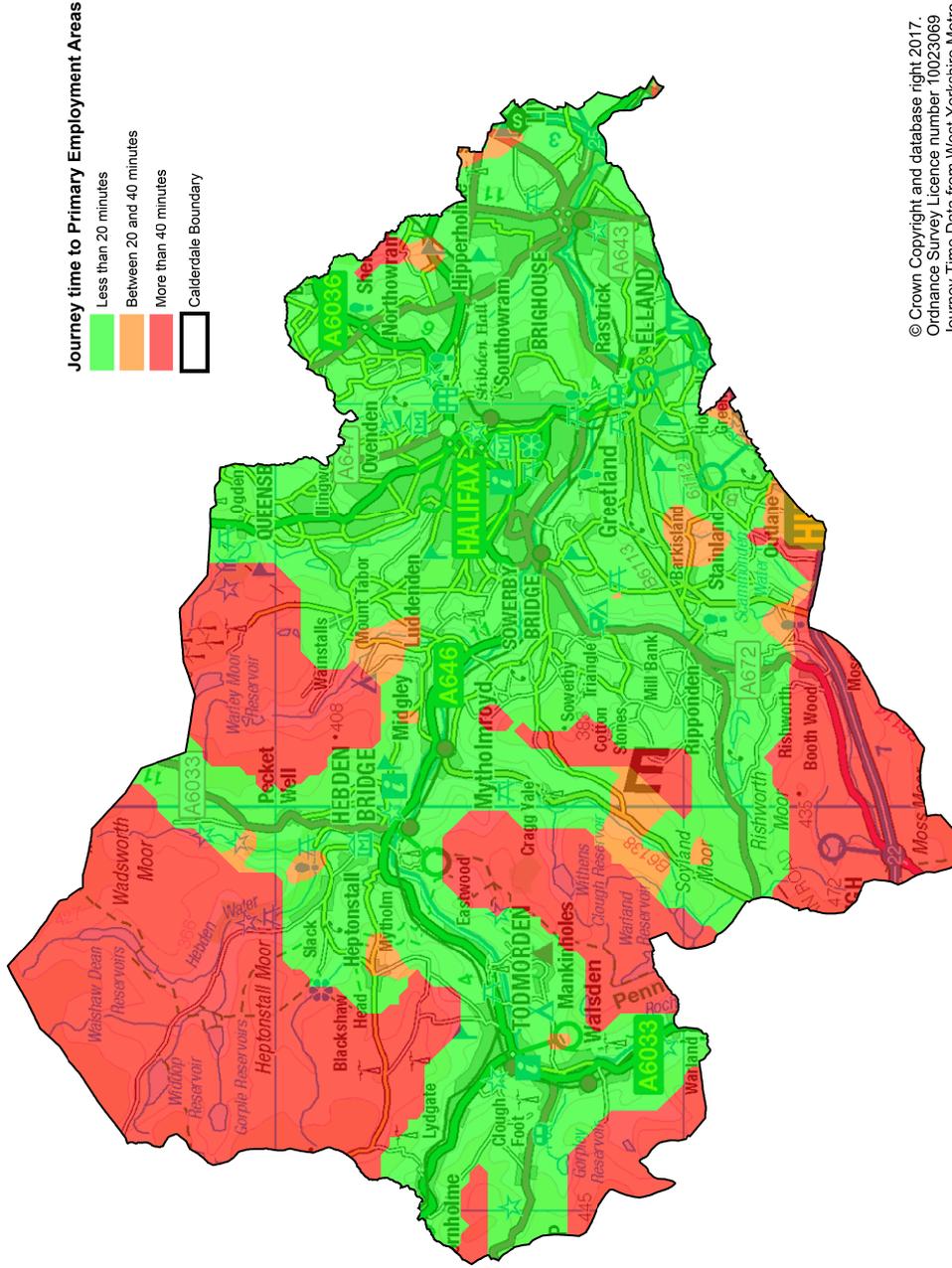


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Journey Time Data from West Yorkshire Metro

Map 6.15 Journey time to Further or Higher Education



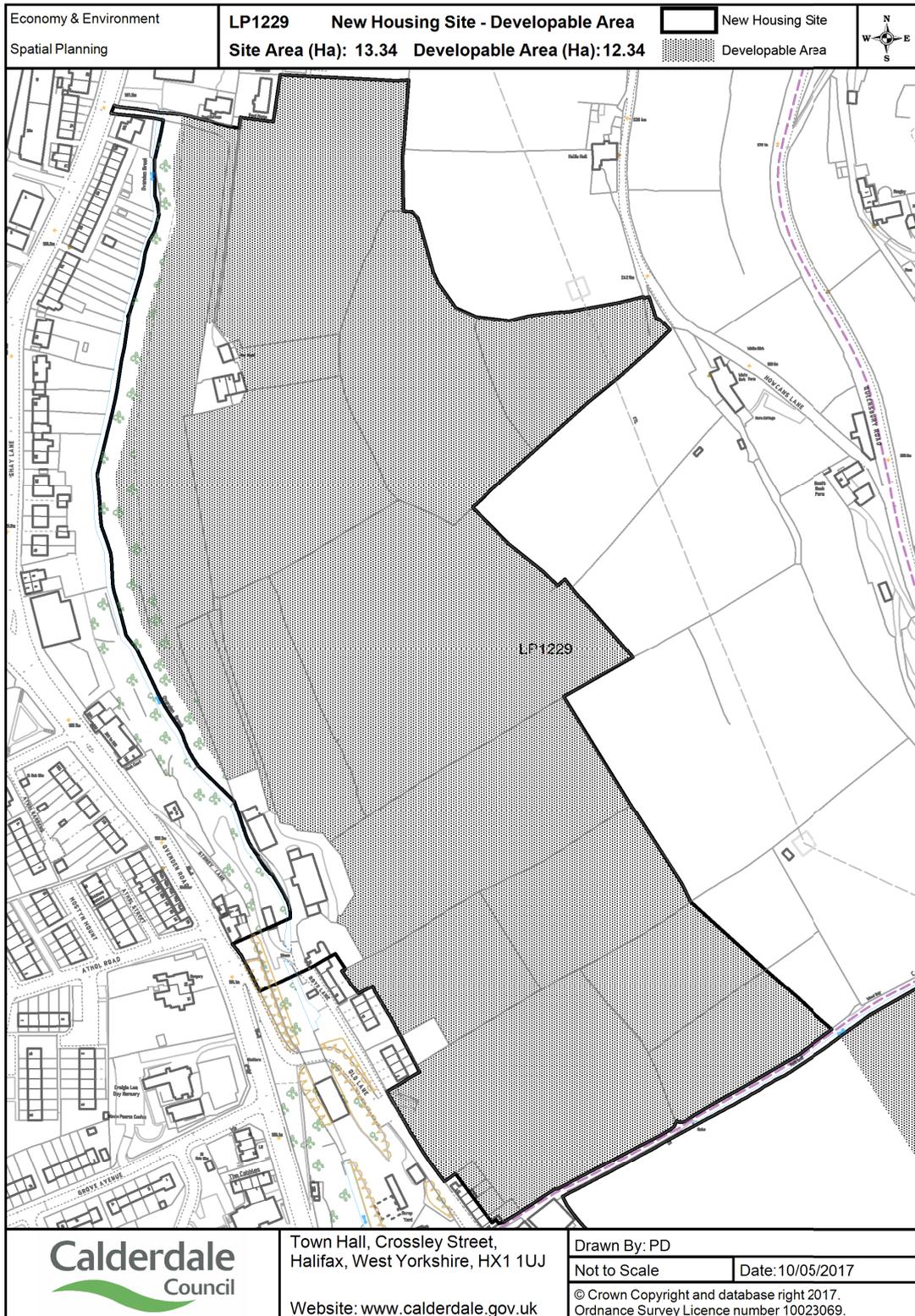
Map 6.16 Journey time to Primary Employment Areas



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 Journey Time Data from West Yorkshire Metro

Appendix 4 - Example Developable Area

Map 6.17 Example Developable Area



Appendix 5 - Availability Letters

Figure 6.3 Urban Extension Letter

Our Ref: LPXXXX
 Your Ref:
 Please Contact: Philip Dawes
 Telephone: 01422 393366
 E-mail: spatial.planning@calderdale.gov.uk
 Date: 20 February 2017

**Economy and Environment**

Spatial Planning
 Westgate House
 Halifax
 HX1 1PS

Dear Sir/Madam

CALDERDALE LOCAL PLAN SITE ALLOCATIONS
Survey to determine land availability within XXXX

As you may be aware, Calderdale Council is currently preparing its Local Plan. One of the aspects of the Local Plan is the allocation of land for new housing and employment development.

The Council has been exploring options for the location of new development, and in Autumn 2015, we consulted on a number of "Sustainable Urban Extensions", one of which is Woodhouse. The Council has recently published "A Vision for South East Calderdale" which is a masterplan showing the potential that this part of the borough has for accommodating new homes, open space and infrastructure. This is available to view on the Council's website <https://www.calderdale.gov.uk/environment/planning/planning-policy/evidence-base/homes/index.html>

The Council is required to show that the sites that we include in the Local Plan are available and will come forward for development in the Plan period (2017 – 2032), i.e. the landowner is willing to sell the site to a developer or develop the land themselves. As a result, information is required about the availability of those sites.

You have received this letter as you own land within the boundary shown on the attached map. We have written to all parties who own land within the site, including individual home owners. Existing properties are expected to remain as they are, unless you wish for your land to be considered for development.

Enclosed with this letter is a short questionnaire and plan relating to land we understand is in your sole or part ownership according to details supplied by the Land Registry. Could you please take the time to complete this questionnaire and return it to the Council in the pre-paid envelope provided. A response by **Monday 6 March 2017** is requested in order to prevent delays in the preparation of the Local Plan.

An electronic copy of the questionnaire is available by email. If you wish to use this method, please email spatial.planning@calderdale.gov.uk.



Richard Seaman
 Service Lead - Planning

We will be using the information you provide to determine whether the site can be included in the Local Plan. The next draft of the Local Plan will be published in the Spring, during which time you will have the opportunity to comment further, including whether the availability of the land has changed. The final draft of the Local Plan is scheduled for publication in Autumn/Winter 2017. Adoption of the Local Plan is scheduled for October - December 2018.

Should you have any queries regarding the questionnaire please do not hesitate to contact either:

Philip Dawes (tel. 01422 393366; email philip.dawes@calderdale.gov.uk)
Robert Rose (tel. 01422 392238; email robert.rose@calderdale.gov.uk)

I look forward to hearing from you and thank you in advance for any information you may supply to assist the Council in the preparation of its Local Plan.

Yours Faithfully,

Philip Dawes

Planning Officer
Spatial Planning

Figure 6.4 Availability Letter

Our Ref: LPXXXX
 Your Ref:
 Please Contact: Philip Dawes
 Telephone: 01422 393366
 E-mail: spatial.planning@calderdale.gov.uk
 Date: 16 February 2017



Economy and Environment

Spatial Planning
 Westgate House
 Halifax
 HX1 1PS

Dear Sir/Madam

**CALDERDALE LOCAL PLAN SITE ALLOCATIONS
 Survey to determine land availability of site LPXXXX**

Calderdale Council is currently preparing its Local Plan. One of the aspects of the Local Plan is the allocation of land for new housing and employment development.

The Council is required to show that the sites included in the Local Plan are available and will come forward for development in the Plan period (2016-2031), i.e. the landowner is willing to sell the site to a developer or develop the land themselves. As a result, information is required about the availability of those sites.

The Council has a large database of identified sites based on information provided by both individuals and organisations and from surveys it has carried out previously. These sites have been going through an assessment process in recent months and subsequently, it is considered that the site attached shows potential as a New Housing Site/New Employment Site/Mixed Use Site.

You have received this letter as you own land within the boundary shown on the attached map. We have written to all parties who own land within the site, including individual home owners. Existing properties are expected to remain as they are, unless you wish for your land to be considered for development.

Enclosed with this letter is a short questionnaire and plan relating to land we understand is in your sole or part ownership according to details supplied by the 'Call for Sites submission' or the Land Registry. Could you please take the time to complete this questionnaire and return it to the Council in the pre-paid envelope provided. A response by **Monday 6 March 2017** is requested in order to prevent delays in the preparation of the Local Plan.

An electronic copy of the questionnaire is available by email. If you wish to use this method, please email spatial.planning@calderdale.gov.uk.



Richard Seaman
 Service Lead - Planning

We will be using the information you provide to determine whether to include the site as a housing or employment allocation in the Local Plan. The next draft of the Local Plan will be published in the Spring, during which time you will have the opportunity to comment further, including whether the availability of the land has changed. The final draft of the Local Plan is scheduled for publication in Autumn/Winter 2017. Adoption of the Local Plan is scheduled for October - December 2018.

Should you have any queries regarding the questionnaire please do not hesitate to contact either:

Philip Dawes (tel. 01422 393366; email philip.dawes@calderdale.gov.uk)
Robert Rose (tel. 01422 392238; email robert.rose@calderdale.gov.uk)

I look forward to hearing from you and thank you in advance for any information you may supply to assist the Council in the preparation of its Local Plan.

Yours faithfully,

Philip Dawes

Planning Officer
Spatial Planning

Figure 6.5 Availability Questionnaire

CALDERDALE LOCAL PLAN	
Site Allocations	
Land Availability Questionnaire	

1.	Current site details – our records
LP Ref:	LPXXXX
Site Address:	
Councils Proposed Use:	

2.	Intentions
Are you the sole owner of this site? Yes <input type="checkbox"/> No <input type="checkbox"/>	
If no, please provide the names of any other owners below (continue on a separate sheet if necessary):	
Is the site available for development? Yes <input type="checkbox"/> No <input type="checkbox"/>	
If you do not intend to develop the above site, please explain why. For example, a desire to continue existing use or site constraints.	
If you own part of the site, are the other owners in agreement for this site to be put forward for development? Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>	
Do you agree with the councils proposed use for the site? Yes <input type="checkbox"/> No <input type="checkbox"/>	
If “No”, is it your intention to develop or market the above site for:	
Housing <input type="checkbox"/> Employment <input type="checkbox"/> Other <input type="checkbox"/>	
If other please specify:	
Please indicate the broad predicted timescale for commencement of the development?	
1-7 years <input type="checkbox"/> 8-12 years <input type="checkbox"/> 13-17 years <input type="checkbox"/> 18+ years <input type="checkbox"/>	
Please indicate why the development of the site may be delayed.	
If known, please give an indication of the earliest start date on site and the earliest date of completion (of the first unit).	
If you have any comments on the site boundary please indicate on the map enclosed.	

Continued overleaf

3. Constraints	
Please indicate any known constraints to developing the site:	
Constraint:	Specify action and timescale required to address the constraint:
Access <input type="checkbox"/>	Is land owned by anyone other than yourself required to access the site? Yes <input type="checkbox"/> No <input type="checkbox"/> (Please mark on the map the way you intend to access the site)
Adjacent Uses <input type="checkbox"/>	
Contamination <input type="checkbox"/>	
Covenants <input type="checkbox"/>	
Flooding <input type="checkbox"/>	
Pylons <input type="checkbox"/>	
Restrictive Covenants <input type="checkbox"/>	
Rights of Ways <input type="checkbox"/>	
Topography <input type="checkbox"/>	
Other – Please Specify (Please continue overleaf if necessary)	<input type="checkbox"/>

4. Contact Details	
Please complete your contact details below: (An email address and/or phone number will help to speed up the allocation process)	
Company Name	
Address	
Email	
Telephone	
If an agent is to represent you, would you prefer any future correspondence to go through them? Yes <input type="checkbox"/> No <input type="checkbox"/> Please provide details of your agent below:	
Company Name	
Address	
Email	
Telephone	

5. Returning information	
Thank you for taking the time to complete this questionnaire. Please sign and date this form below and return in the enclosed pre-paid envelope, including the map if you have made any annotations.	
Alternatively send to: Calderdale Council, Economy & Environment Directorate, Planning Services Westgate House, HALIFAX, HX1 1PS or spatial.planning@calderdale.gov.uk	
Signature:	Date:
Please return no later than Monday 6 March 2017	

Appendix 6 - Example Site Report

Map 6.18 Example Site Assessment Form

Site Assessment Report - Main Report

LP Site Ref **LP1229**

Site Details			
	Eastings	408438	Northings 427337
Full Address	Near Royd, Ovenden, Halifax, HX3 5QP.		
Ward	Ovenden Ward	Local Plan Area	Halifax
Current RCU DP Allocation or Designation			
Cycle corridor, Greenbelt, Leeds Bradford Airport consult zone, Unstable land			
Land Type	Greenfield	Topography	Steep Slope Site Area (ha) 13.34
Is the site an efficient use of land? RAG		Greenfield	
Current Land Use			
Primary	Agriculture		
Secondary	Industrial / Commercial		
Adjacent Land Use to the:			
North	Agriculture, Residential		
South	Agriculture, Industrial / Commercial		
East	Agriculture, Scrubland		
West	Residential		
Public Consultation			
Comments for allocating the site			
<ul style="list-style-type: none"> - Close to amenities - Only used for grazing horses - Good size for much needed affordable homes - Close to new school 			
Comments against allocating the site			
<ul style="list-style-type: none"> - Steep topography - Used as agricultural land - Local road network over capacity - Poor infrastructure - Overhead powerlines - Impact on wildlife - Safety concerns from traffic generation - Noise and pollution - Rights of way - Should not be considered as one large site 			

Flooding

Flooding Zone Coverage

Flood Zone 1 (Area %)	99.46
Flood Zone 2 (Area %)	0.01
Flood Zone 3a (Area %)	0.03
Flood Zone 3ai (Area %)	0.49
Flood Zone 3b (Area %)	0

Surface Water Flooding

1 in 30 Year (Area %)	0.23
1 in 100 Year (Area %)	0.28
1 in 1000 Year (Area %)	1.52

Strategic Recommendation Subject to FRA

Flooding RAG Flooding issues which can be mitigated

Highways

Highways England

Summary

It is suggested that development of this site not be commenced until completion of the RIS schemes programmed to start in the current roads period (2015/16-2019/20).

Highways England Site Comments

Strategic Highway Network Status Level of impact

No significant impact on mainline.

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

M62 J26

Committed mitigation schemes

M62/M606 Chain Bar RIS Scheme. Interim traffic improvements to gyratory.

Is additional mitigation likely to be required by 2028?

No

Ranking

2

Comments

M62/M606 Chain Bar RIS Scheme construction to commence 2015/16-2019/20. Interim traffic improvements to gyratory under construction. West Yorkshire Infrastructure Study identifies further capacity enhancement needed 2030 to deal with cumulative impact.

Strategic Road Network RAG Impact on the road network requiring mitigation

Highways Development Management

Site Access

Site Observations and Planning Application

Site is adjacent to site 1216 - potential to develop together (total dwellings 800). Access junction with Old Lane or A629 subject to land constraints. Site is next to NUA 1480. A629 is a CAT 2 Road.

Mitigation

Dedicated access onto A629 may be required particularly if also used to serve adjacent site 1216. Fully signalised access junction probably needed for capacity reasons. Reduced number of dwellings may be appropriate if access with sufficient capacity is not appropriate.

Conclusion (see methodology)

Developable (D)

Justification

Technical Information Required

Site masterplan including detail of how traffic could be accommodated adequately on the local road network and the A629 in particular. Full Transport Assessment and Travel Plan required. Access Junction and Topo survey required.

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

West Yorkshire Ecology

SHLAA Ref 02568

SSSI Comments

Mitigation

Conclusion

Local Wildlife Site Comments

Mitigation

Conclusion

Local Geological Site Comments

Mitigation

Conclusion

Habitats of Principal Importance Comments

Adjacent to Ovenden Brook a UK BAP priority habitat

Mitigation Leave a minimum stand-off of 10m from the beck and plant with locally native species. Minimise light pollution and other disturbance.

Conclusion Remaining site likely to be acceptable

Species of Principal Importance Comments

Mitigation

Conclusion**Habitat Network Comments****Mitigation****Conclusion****Conclusion**

Remove 0.30ha from developable

Ecology RAG

Some impact on environmentally sensitive areas which can be mitigated against

Open Space**OS Ref**

OS Typology**OS Recommendation****Open Space RAG**

No loss/No Impact

Historic Environment**Historic England****Comments****Suggested Change****Historic Conservation****Comments****Recommendation****Mitigation****Historic Environmental RAG**

No impact on any heritage asset.

Housing Services**Comments****Housing Services RAG**

Positive

Employment Land Study**Site Summary**

This is a large greenbelt site on the edge of the urban area which should be retained as greenbelt.

Recommendation

Potential site – do not allocate

Officers Comments

Site is rated Poor - do not allocate for new employment

Business and Economy Services	
Comments	
Mitigation	
Conclusion	
Business and Economy RAG	Positive
Utilities	
National Grid	
OHL Proximity	The site has been identified as having crossing OHL apparatus.
Recommendation	Because of the scale, bulk and cost of the transmission equipment required to operate at 400kV National Grid only supports proposals for the relocation of project of national importance which has been identified as such by central government. Existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure. National Grid prefers that buildings are not built directly beneath its overhead lines.
Minerals	
Stone Mineral Safeguarding Area	Within MSA
Coal Mineral Safeguarding Area	Within MSA
Minerals RAG	Within MSA
Environmental Health	
Comments	Serious concerns with. Very poor access Several working farms within this site and may affect their viability. Non mains drainage. Not a good site. Further consultation would be required.
Environmental Health RAG	Significant detrimental that cannot be mitigated against
Other Factors	
Physical Constraints RAG	Gentle undulations/Gentle Slope
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	More than 2km
Distance to Publicly Accessible Open Space	Between 600m and 2km
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	Less than 30 mins
Journey time to Primary Employment Sites	Less than 20 mins

Green Belt Review

Green Belt Review (Parcel)	Meets 3-5 of the identified purposes
Green Belt Review (Site Specific)	Meets 0-2 of the identified purposes

Deliverability

Developable Area (ha)	12.33	Dwellings per Hectare	30	Residential Capacity	370
-----------------------	-------	-----------------------	----	----------------------	-----

Site Summary

RAG Score 37 /48

Overall Assessment Summary

Sloping greenfield site surrounded on three sides by the existing urban area. The land is currently used for agriculture and is within Calderdale's designated Green Belt. While the overall parcel within which the site is located performs strongly when assessed against the five Green Belt purposes, when assessing the revised boundary of the specific site, it performs poorly. The site scores reasonably well in terms of accessibility to goods and services, despite being more than 2km from a rail station and between 600m and 2km from any publically accessible amenity green space.

With regard to flooding a Flood Risk Assessment would be required in order to assess any risk of flooding and propose mitigation measures to reduce such risks. As the site is greenfield, development would result in the potential to increase run-off. Therefore mitigation could be secured by applying green and blue Infrastructure on site such as Sustainable Drainage Systems and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

There would be no significant impact on the strategic road network should the site be developed, however it is suggested that development of this site not be commenced until completion of the Road Investment Strategy schemes programmed to start in the current roads period (2015/16-2019/20). Highways England has commented that such schemes include the M62/M606 Chain Bar Road Investment Strategy scheme and interim traffic improvements to the gyratory.

Highways Development Management has commented that a dedicated access onto the A629 may be required particularly if it is also used to serve the adjacent site (LP1216). Due to the capacity involved, a fully signalised access junction is likely to be required. The number of dwellings may ultimately be reduced should access with sufficient capacity not be appropriate. In terms of supporting information, a site masterplan would be required including detail of how traffic could be accommodated adequately on the local road network and the A629 in particular. In addition, a full Transport Assessment, Travel Plan, Access Junction and Topographical Survey would be necessary.

The site is adjacent to the Ovenden Brook, which is a UK Biodiversity Action Plan priority habitat. West Yorkshire Ecology has therefore recommended a 10m stand-off from the beck and advised that it is planted with locally native species. A site specific policy will ensure compliance with this recommendation. Development would result in no loss of designated Open Space and have no impact on any heritage assets.

The site has been identified as having crossing overhead line apparatus. National Grid has noted that because of the scale, bulk and cost of the transmission equipment required to operate at 400kV, National Grid only supports proposals for the relocation of projects of national importance which has been identified as such by central government, existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure. National Grid prefers that buildings are not built directly beneath its overhead lines.

Environmental Health has raised serious concerns with the allocation of the site, mainly due to the presence of several farms in and around the site. Further investigation may therefore be required in terms of impacts and any possible mitigation such as buffer zones or appropriate screening that could be introduced.

The 2017 Employment Land Study assessed this site, but recommended that it is not allocated in the Local Plan for employment uses.

The boundary of the site has been amended to reflect the recent call for sites submission, topographical constraints, overhead lines and to leave multiple access points as required. The preferred use of the site is a new housing site with an indicative capacity of 370 dwellings. The capacity may well be reduced with the introduction of the buffer zone along the Ovenden Brook and any stand-off areas incorporated around the working farms in and around the site.

Outcome New Housing Site



Spatial Planning Team

Planning Services
Calderdale Council
Town Hall, Crossley Street
Halifax, HX1 1UJ

Telephone: 01422 392206