

Green Belt site allocation appraisal (Housing)

Site Reference: S03483

Address: Land between Storth Lane and School Lane, S35 0DT

Gross site area (Site allocation): 3.85 Hectares

Net housing area: 3.42 Hectares

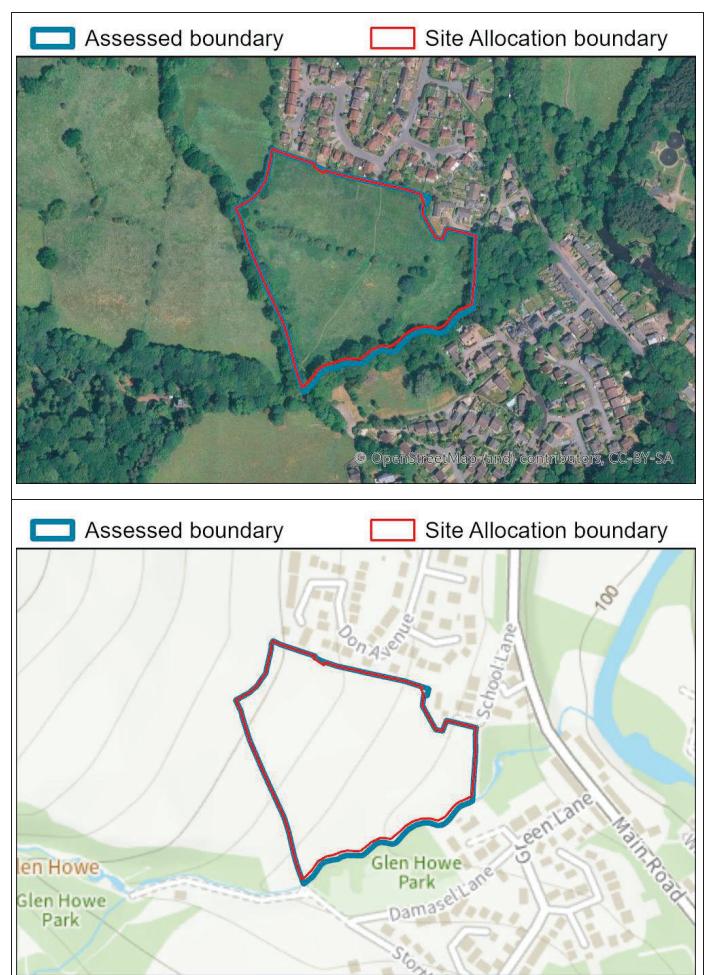
Estimated housing capacity: 103 homes

Net employment area: 0.00 Hectares

Ward: Stocksbridge & Upper Don Ward

Housing Market Area: Rural Upper Don Valley

Ownership: SCC



Suitability assessment

Indicator	Indicator score	Indicator score result
Distance to core public transport network (CPTN)	NN	Site more than 1200m from the Core Public Transport Network
Access to active travel/cycle network	-	Site beyond 400m of an existing or proposed route which is at LTN1/20 standard
Potential to increase the viability of public transport or support investment in new public transport infrastructure	-	Site is beyond 400m of planned bus network improvement or 800m of planned tram/rail network improvement
Potential to provide affordable housing	YY	In a part of the city where development viability is higher – potentially means up to 45% of the new homes could be affordable homes.
Potential to provide development that would be beneficial to disadvantaged communities	-	Site outside the 20% most deprived areas of England
Potential to provide family housing	Y	Site within 30-40 homes per hectare density area
Availability of local facilities and education capacity	YY	Site within 800m of 4 classes of local facility
	YY	Current surplus capacity for Early years, Primary and Secondary education
	YY	No community/leisure/recreation facilities on-site
Loss of onsite Open Space, sufficiency of Open Space in the surrounding area and impact on Local Green Spaces	YY	No existing open space on-site
	YY	Sufficient open space in the surrounding area - more than 20% above policy standard
	YY	Site not on a Local Green Space
Impact on rural landscape character	-	Landscape has medium capacity for absorbing development
Loss of best and most versatile agricultural land	YY	Likely to be Grade 3b, 4, 5, urban or non-agricultural land
Proximity to incompatible uses	YY	No incompatible uses neighbouring the site or in close proximity
Archaeology constraints	Y	Little or no archaeological constraints
Impact on heritage assets	-	Development could possibly harm elements which contribute to the significance of heritage assets
Impact on ecology/local nature recovery networks	N	Site is likely to have a significant ecological value. Requires further ecology assessment.
Impact on geology	Y	No geological designation on-site or adjacent
Flood risk	NN	Areas of functional floodplain on site that will need to remain undeveloped
Impact on air quality	N	Residential site outside air quality exceedance area
Likelihood of existing land contamination	Y	Minimal risk of land contamination
Proximity to hazardous installations or closed landfill sites	Y	Site is outside a Hazardous Installation Consultation Zone and beyond 250m of a closed landfill site
Proximity to regulated waste sites	Y	Site not within 200m of an Environment Agency permitted waste site

Planning appraisal

- Site is within 10-minute walk (800 metres) of a convenience shop and at least 3 other types of community facilities or important local services.
- Location and size offers opportunity to provide family housing.
- Close to community facilities and open spaces.
- There is a primary school within 3.2km of the site.
- There is no secondary school within 4.8km of the site and there is no primary health care facility within 3.2km of the site.
- In a part of the city where development viability is higher – potentially means up to 45% of the new homes could be affordable homes.
- Limited archaeological, ecological or geological concerns. A 15m buffer is required to the adjacent Local Wildlife Site (Glen Howe Park), and any existing hedgerows should be retained
- Landscape has medium capacity for absorbing development.
- Is not constrained by any contaminated land, nearby hazardous or waste sites, or incompatible uses.
- Potential capacity issues previously identified at junction Langsett Road/Church Street and Orchard Street/Station Lane within the centre of Oughtibridge. Contributions may be required to local highway improvements identified through the additional transport modelling and/or Infrastructure Delivery Plan.
- Site is within 5km (4.8km) of A616 at the junction with the A6102.
- Site more than 1200m from the Core Public Transport Network (as at December 2023)
- Site is more than 400m from an active travel/cycle network. Footpaths on the site should be retained.
- Areas of functional floodplain on site that will need to remain undeveloped. This can be mitigated by removing the areas from the site allocation and/or inclusion within the Local Wildlife Site buffer. Minimal flood risk issues present on the remainder of the site, a Level 2 SFRA site assessment will identify any other specific mitigation required.
- Adds further development in a ward where there are already other housing sites.
- Would result in the loss of 4ha of agricultural land (and could be Best and Most Versatile Land). Development should be consistent with Policy GS4.
- Potential impact on heritage assets, development must follow the recommendations set out in the Heritage Impact Assessment.

Page 42

Assessment against Green Belt purposes 1 and 2

Green Belt Review Parcel Reference: OW-1-b

- Scores 2 against purpose 1 –some opportunities to 'round off' existing patterns of development. Performs a relatively weak role in checking the sprawl of the urban area.
- Scores 1 against purpose 2 – Land where there would be no perceived increase in proximity with a different settlement (e.g. no settlement within 2km) and the area does not protect a land gap between settlements. It performs a weak role in preventing settlements from merging.

Conditions on development

- This site was formerly designated as Green Belt, so the 'Golden Rules' set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15.
- In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt.
- Planning applications must include a comprehensive assessment of the development's impacts on the environment. Where appropriate, adverse impacts should be offset through compensatory improvements to the environmental quality and accessibility of remaining areas of Green Belt.
- Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the "Recommendations, FRA requirements, and further work" section of the Level 2 SFRA site assessment should be addressed at or before planning application stage."
- Contributions may be required to local highway improvements.
- Agricultural land surveys required at planning application stage to determine whether land is Grade 3a and ensure that development is consistent with Policy GS4.
- Hedgerows must be retained as wildlife corridors as part of the masterplanning of the site and within subsequent planning applications.
- A buffer is required to the adjacent Local Wildlife Site (LWS). As the wildlife site comprises ancient woodland/woodland this buffer must be 15 metres wide and measured from the edge of the canopy.
- The public/permissive footpaths that cross the site will be retained as part of the masterplanning of the site and subsequent planning application.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings.