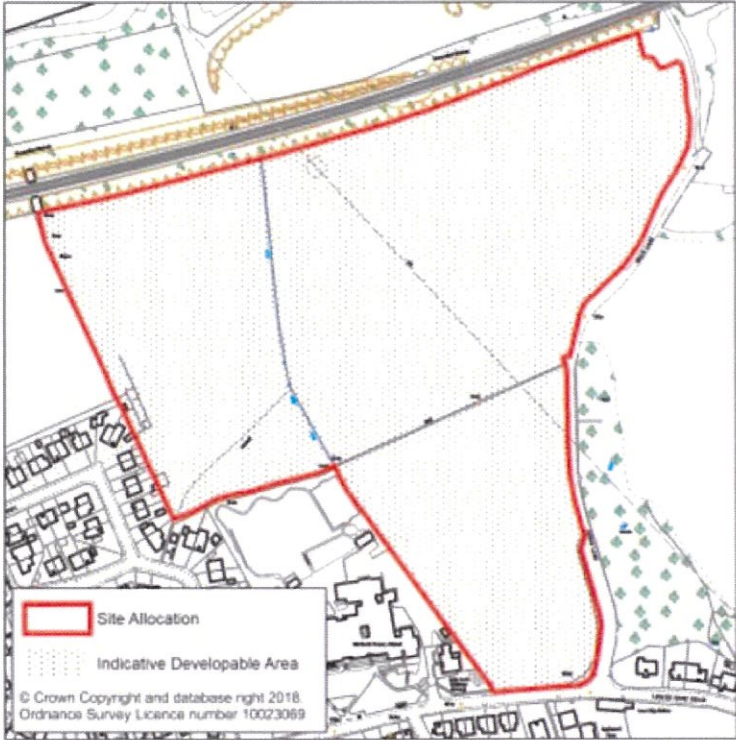


## 14 Elland Housing Allocations

### Site number LP0978

Land off, Lower Edge Road/Shaw Lane, Elland, HD6 3JN

Site area (Ha)	8.28	
Indicative developable site area	8.28	
Indicative density (dph)	30	
Indicative capacity	248	
Land type	Greenfield	
Ownership	Private	
Constraints	<ul style="list-style-type: none"> <li>- Wildlife Habitat Network</li> <li>- Species rich semi-improved grassland (UK BAP Priority habitat)</li> <li>- Strangsty Wood Local Wildlife Site</li> <li>- Cromwell Bottom Local Nature Reserve/Local Wildlife Site</li> <li>- Barn to Appleyard Farm (Grade II )</li> <li>- Archaeological Site PRN2581 (Site of possible medieval settlement)</li> <li>- Rail traffic noise</li> <li>- Adjacent school and employment uses</li> </ul>	
Reports required	<ul style="list-style-type: none"> <li>- Noise Impact Assessment</li> <li>- Desk based assessment and archaeological field evaluation</li> <li>- Transport Assessment</li> <li>- Flood Risk Assessment</li> </ul>	
Site Specific Considerations	<ul style="list-style-type: none"> <li>- Provision of SuDS.</li> <li>- Consideration to recommendations provided in HIA.</li> <li>- Provision of Open Space.</li> </ul>	