

Application Number: 11/00200/FUL
Ward Number: 14
Area Team: SOUTH

To
Regeneration & Development - Sustainability Team
Fao Kate Bisson

Description of Development:

Hybrid planning application. Detailed planning application for infrastructure works including new highway link (between Wakefield Road and Fall Lane), new canal and river bridges, cut and fill earthworks to prepare site levels, flood alleviation measures, the provision of allotments, open space and local nature reserve. Outline planning application including details of access, with matters of scale, appearance, layout and landscaping reserved; forming a comprehensive mixed use development for employment (Use classes B1, B2 & B8), residential (Use class C3) retail (Use class A1), leisure (Use classes A3, A4 & D2) and community uses (Use class D1) with associated landscaping, car parking, tree planting public open space and related infrastructure, ancillary works and utilities

Grid Ref:
East: 407574
North: 423419

at
Site Of Former Sterne Mill & Sewage Works Wakefield Road Sowerby Bridge West Yorkshire

Your observations on the above application are requested. In accordance with the Town and Country Planning (Development Management Procedure) Order the application may be determined 21 days after the date of service of a copy of the application (which is attached).

OBSERVATIONS:

The Environmental Management team welcomes the commitment demonstrated by the developer to achieve a minimum of 15% of the development's energy demand from renewable technologies, in accordance with Policy EP27 of the UDP. However, it is noted that the developer makes no reference to hydro-electricity within Section 6 of the Sustainability Statement, and we consider this to be a significant omission. Given that the proposed development centres around a significant stretch of river, we would recommend that the potential for incorporating a hydro turbine is investigated at the earliest opportunity. We consider that this investigation is appropriate at the current stage of the planning process, as it relates to the infrastructure of the development.

Given that there is now a real opportunity for property and land owners to profit from generating renewable energy via the government's Feed-In Tariff scheme, we would suggest that a hydro turbine positioned on the River Calder could provide cheap electricity to the development as well as providing a revenue stream for the owner.

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