

Site Details

Eastings

411897

Northings

428032

Full Address

Land at, West Street & Halifax Road, Shelf, Halifax, .

Ward

Northowram and Shelf Ward

Local Plan Area

Northowram and Shelf

Current RCUDP Allocation or Designation

Openspace urban, Wildlife corridors

Land Type

Greenfield

Topography

Gentle Undulations

Site Area (ha)

1.56

Is the site an efficient use of land? RAG

Greenfield

Current Land Use

Primary

Scrubland

Secondary

Adjacent Land Uses:

North

Residential

South

Industrial / Commercial

East

Transport

West

Residential

Public Consultation

To view comments made during the Local Plan - Initial Draft Consultation 2017, please visit:

http://calderdale-consult.limehouse.co.uk/portal/planning_services/lp17/lpid?pointId=ID-4458645-ISSUE-LP1041-WEST-STREET-HALIFAX-ROAD-SHELF#ID-4458645-ISSUE-LP1041-WEST-STREET-HALIFAX-ROAD-SHELF

Flooding

Flooding and Drainage Section

Comments

The site exists in greenfield area. The site has a risk of flooding from Sun Wood Clough Water course passing through the site.

Mitigation

Defence line along the right bank of water course

Conclusion

Site is suitable for the development after FRA for both water courses and also the investigations of existing drainage network.

Technical Information

FRA of the water courses and Hydrological assessment for surface water assessment with the recommendation of

SUDS if required. Reduction of or complete loss of amenity or recreation value of an area.

Flooding and Drainage Comments in response to issues raised during 2017 Consultation

Summary of key points raised

Response to Comments

Only one drainage issue was identified and resolved. Not many objections are raised, only Land to the bottom of Cock Hill Lane/ West Street is flooded regularly at this junction during bad weather/heavy rain and drainage/sewage capacity is affected. The water course, Sun Wood Clough is passing through the site, however the site is located 100% within Food Zone 1. So it is likely to be considered for the development after the implication FRA including mitigation that could secure the area from flooding.

Mitigation

Well planned site investigations and the sustainability application recommends that due to the site's greenfield status, and resulting potential to increase run-off, SuDS can be used to reduce surface run off. FRA of the site is an optional mitigation, Sun Wood Clough passing through the site.

Flooding Zone Coverage

Flood Zone 1 (Area %)	<input type="text" value="100"/>
Flood Zone 2 (Area %)	<input type="text" value="0"/>
Flood Zone 3a (Area %)	<input type="text" value="0"/>
Flood Zone 3ai (Area %)	<input type="text" value="0"/>
Flood Zone 3b (Area %)	<input type="text" value="0"/>

Surface Water Flooding

1 in 30 Year (Area %)	<input type="text" value="0"/>
1 in 100 Year (Area %)	<input type="text" value="0"/>
1 in 1000 Year (Area %)	<input type="text" value="0"/>

Strategic Recommendation

Permitted subject to consultation with the LPA / LLFA

Flooding RAG

No Flooding issues

Highways

Highways England

Comments

Summary

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

N/A

Committed mitigation schemes

N/A

Is additional mitigation likely to be required by 2028?

N/A

Ranking

1

Comments

Highways Development Management

Site Access

Site Observations and Planning Application

Frontage along Shelf Hall Lane and Halifax Road (A6036). No new access off A6036 – a primary route (CAT 2). Site could be accessed off West Street on the western side of the site. If this was opposite Cock Hill Lane it may be possible to form a roundabout junction of site access, Cock Hill Lane and West Street.

Mitigation

Possible improvement of Lightcliffe roundabout (A6036/A644) which would be used by much of the development traffic.

Conclusion (see methodology)

Developable (B)

Justification

Technical Information Required

Access Design (not onto A Road) and Transport Assessment & Travel Plan for site

Highways DM Comments in response to issues raised during 2017 Consultation

Summary of key Comments Made

Access, Congestion

Response to Comments

Highway authority does not agree with the comment that West Street is unsuitable. An access could be achieved and the traffic impact would be minimal for this number of dwellings.

Conclusion

Highway authority view unchanged

Impact on Local Road Network

Ecology

West Yorkshire Ecology

SHLAA Ref **00381**

SSSI Comments

Mitigation

Conclusion

Local Wildlife Site Comments

Sun Wood/North Wood LWS lies over the road to the east.

Mitigation Retain woodland on this side of road.

Conclusion Some development likely to be acceptable.

Local Geological Site Comments

Mitigation

Conclusion

Habitats of Principal Importance Comments

Lowland mixed deciduous woodland UK BAP priority habitat on south eastern part of the site.

Mitigation Remove this woodland from developable area and enhance by improved management.

Conclusion Remaining site likely to be acceptable.

Species of Principal Importance Comments

Mitigation

Conclusion

Habitat Network Comments

Woodland corridor linking into ancient semi-natural woodland immediately to the east.

Mitigation Remove woodland from developable area. Include locally native trees within the landscaping scheme.

Conclusion Remaining site likely to be acceptable.

Conclusion

Remove 0.72ha from developable area

Conservation (Ecology) Comments in response to issues raised during 2017 Consultation

Summary of Key Comments Made

At present an undeveloped area in an area plagued by rapidly encroaching housing.. This land is a haven for wildlife and one of the few available retreats and feeding sites. Am oasis for flora and fauna. Building on this site would fill in the last remaining area of wildlife land in the area. It is a haven for wildlife, as it stands, between the major arterial routes of Halifax Rd and Brighouse Denholmgate Rd. Will upset the ecosystem - local wildlife at risk

Response to Comments

Lowland mixed deciduous woodland UK BAP priority habitat on south eastern part of the site removed from developable area. Hedgerow on northern boundary. Unlikely to be adverse ecological impacts subject to mitigation.

Mitigation

Retain and enhance hedgerow with additional planting of native shrubs. Retain and enhance woodland.

Technical Information

Conclusion

Acceptable with developable land boundary as drawn and mitigation as specified.

Ecology RAG

Some impact on environmentally sensitive areas which can be mitigated against

Open Space

OS Ref

OS9061

OS Typology

Amenity greenspace

OS Recommendation

Retain

Safer, Cleaner, Greener Comments**Comments**

This land is amenity green space (not cemeteries and churchyards) The only other amenity greenspace in the area is at Shelf Primary School which is not publically accessible. Any development should include an area of good quality publically accessible amenity green space

Safer, Cleaner, Greener Flowing LPID**Summary of Key Comments Made**

Loss of open space and recreational area.

Response to Comments

Any development should include an area of good quality, accessible amenity open space and improved access to the woodland

Open Space RAG**Some loss which is not required or can be replaced elsewhere****Historic Environment****Historic England****Comments****Suggested Change****HIA Undertaken?****WYAAS Comments**

No apparent significant archaeological implications

Conservation (Heritage) Comments in Response to Issues Raised During 2017 Consultation**Summary of Key Comments Made****Response to Comments**

The neighbouring commercial buildings were built on the site of Clough Mill, constructed between 1854-94. A mill chimney remains in situ. The nearest listed building is the Duke of York Inn on West Street however it is located such that it will not be impacted by development on the site. There is a grade 2 listed milestone adjacent to the site boundary wall on Halifax Road. This would need to be taken into account and protected. The wider site is bounded to its western edge by a stone boundary wall which incorporates a stone drinking trough and other stone features. These stone features could be considered to be non-designated heritage assets. It is noted that Highways have suggested that the site could be accessed off West Street on the western side of the site, possibly incorporating a roundabout at the junction with Cock Hill Lane. This would be likely to result in the removal of this part of the wall and the stone trough and other stone features. It is considered that in designing any new access to the site, these features should be retained if at all possible, or potentially relocated to elsewhere along the wall. Thus it is considered that whilst the development of this site is unlikely to result in harm to any designated heritage asset, there could be a detrimental impact on non-designated heritage assets forming part of the western boundary wall. Retention or possible relocation is therefore suggested.

Mitigation

The retention of the stone boundary wall to the western boundary of the site, together with the stone drinking trough and other stone features, should be sought wherever possible. If their removal is necessary, the stone drinking trough and other stone features should be retained and relocated elsewhere along the boundary wall. The retention of the stone boundary wall to Halifax Road should also be sought wherever possible.

Historic Environmental RAG**Some impact which could be mitigated**

Housing Services

Comments

Housing Service Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

Response to Comments

Housing Services RAG

Positive

Business and Economy Services

Comments

Mitigation

Conclusion

Business and Economy Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

Response to Comments

Business and Economy RAG

Positive

Minerals

Stone Mineral Safeguarding Area

Within MSA Buffer

Coal Mineral Safeguarding Area

Within MSA

Minerals Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

Response to Comments

- Non mineral development will be expected to investigate the potential for extraction of the mineral resource prior to development taking place. This is a requirement of Local Plan policy.

Minerals RAG

Within MSA

Environmental Health

Comments

Land contamination. Good acoustic design for dwellings near the adjacent employment land and Halifax Road.

Minerals Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

non specific

Response to Comments

CONTAMINATED LAND - this area may include contaminated land. NOISE COMMENT - consideration should be given to the impact of noise from industrial and commercial development upon the residential properties in the area particularly those adjacent south western boundary of the site

Mitigation

CONTAMINATED LAND MITIGATION - any development should be accompanied by an appropriate contaminated land assessment, with any mitigation measures identified. NOISE MITIGATION - noise impact assessment prior to development, to include the impact of industrial/commercial noise upon residential amenity

Environmental Health RAG

There is no significant detrimental effect 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

Landscape Character Assessment

Landscape Character Type K – Coalfield Edge Urban Edge Farmland

Landscape Character Area K1: Thornton - Queensbury

Special Landscape Area Outside SLA

Landscape RAG

No significant harm on the landscape

Other Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

- The scale of development will change the nature and character of the community and local environment.
- Brownfield land prioritisation.

Response to Comments

- The Council has the responsibility to identify sites that would meet the Borough's housing need. Local Plan policies will be in place to minimise any adverse impacts of development and to ensure development respects or enhances the character of existing buildings and surroundings, taking account of its local context and distinctiveness.
- In order to identify the most sustainable sites a 'sequential' approach has been adopted that prioritises brownfield sites in the urban area, only using the most sensitive Green Belt when all alternative sites have been considered.

Additional Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

- The units built would not be affordable.

Response to Comments

- The Local Plan will include policy that will ensure a proportion of the units are affordable in line with the definition contained within the NPPF.

Accessibility

Distance to Bus Stop

Less than 400m

Distance to Rail Station

More than 2km

Distance to Publicly Accessible Open Space	Less than 600m
Journey time to Town Centre	Less than 15 mins
Journey time to Shops Selling Day to Day Goods	Less than 15 mins
Journey time to Hospital	Between 30 and 60 mins
Journey time to General Practitioner	Less than 15 mins
Distance to Primary School	Less than 15 mins
Journey time to Secondary School	Less than 20 mins
Journey time to Further or Higher Education	Between 30 and 60 mins
Journey time to Primary Employment Sites	Less than 20 mins

Accessibility Comments in Response to Issues Raised During 2017 Consultation

Accessibility Comments Following LPID

- The journey times specified in the Council site assessment are contested.
 - Local schools and doctors are full.

Response to Comments

- Accessibility modelling has been updated by West Yorkshire Combined Authority to take into account the most recent integrated transport networks and public transport timetables. The methodology is within or attached to the Site Assessment Methodology document.
 - The Infrastructure Delivery Plan sets out the infrastructure requirements to support planned new development in Calderdale.

Deliverability

Developable Area (ha)	0.57	Dwellings per Hectare	36	Residential Capacity	21
-----------------------	------	-----------------------	----	----------------------	----

Deliverability Comments in Response to Issues Raised During 2017 Consultation

Deliverability Comments Following LPID

Response to Comments

Site Summary

Overall Assessment Summary

This is a greenfield site located within the urban area of Shelf and adjacent to residential development with a factory located to the south.

The site is considered developable in terms of flood risk as the site is within Flood Zone 1 and it is suggested that any development be permitted subject to consultation with the Local Planning Authority. The Council's Flooding and Drainage Section has suggested that SuDS should be provided through green and blue Infrastructure. As the Sun Wood Clough watercourse has been removed from the developable area, a Flood Risk Assessment is not required.

In terms of highway impact, the Highways Development Management Section consider that the site could be accessed off West Street on the western boundary of the site. Further, if this access were to be opposite Cock Hill Lane it may be possible to form a roundabout junction of the site access, Cock Hill Lane and West Street. The traffic impact is deemed to be minimal for a development of this scale.

In accordance with advice from West Yorkshire Ecology, the Lowland Mixed Deciduous Woodland (UK BAP priority habitat) has been removed from the developable area. In addition, the existing hedgerow on the northern boundary of the site should be retained and enhanced with additional planting of native shrubs. Such mitigation

measures will be carried forward as site specific considerations. It has also been noted that the Sun Wood/North Wood Local Wildlife Site is situated to the east of the site.

The land has been assessed as low quality amenity greenspace in the Open Space Study. The Safer Cleaner Greener Section has commented that the only other amenity greenspace in the area is at Shelf Primary School which is not publically accessible. Any development should therefore include an area of good quality publicly accessible amenity greenspace.

With regard to heritage considerations the wider site is bounded to its western edge by a stone boundary wall which incorporates a stone drinking trough and other stone features. These stone features could be considered to be non-designated heritage assets. If access is to be taken from West Street these features should be retained if at all possible, or potentially relocated to elsewhere along the wall. Thus, it is considered that whilst the development of this site is unlikely to result in harm to any designated heritage asset, there could be a detrimental impact on non-designated heritage assets forming part of the western boundary wall.

The site is within the Mineral Safeguarding Area for coal. Non mineral development will be expected to investigate the potential for extraction of the mineral resource prior to development taking place. This is a requirement of Local Plan policy.

The Environmental Health Section has commented that in light of possible land contamination, a Contaminated Land Assessment would be required. Furthermore, consideration should be given to the impact of noise from industrial and commercial development along with Halifax Road, upon the dwellings, particularly those adjacent south western boundary of the site.

The landowner has confirmed that the land is available to develop immediately. The Council will allocate this site as a New Housing Site with an indicative capacity of 20 units.

Outcome

New Housing Site