

## Site Details

Eastings

412040

Northings

428756

Full Address

Land North and North West of, Wade House Road, Shelf, Halifax, .

Ward

Northowram and Shelf Ward

Local Plan Area

Northowram and Shelf

**Current RCUDP Allocation or Designation**

Greenbelt, Leeds Bradford Airport consult zone, Mineral area of search, Wildlife corridors

Land Type

Greenfield

Topography

Gentle Slope

Site Area (ha)

11.17

*Is the site an efficient use of land? RAG*
**Greenfield**

## Current Land Use

Primary

Agriculture

Secondary

**Adjacent Land Uses:**

North

Agriculture

South

Residential

East

Residential, Woodland

West

Agriculture

## 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-LP1543-WADE-HOUSE-ROAD-SHELF#ID-4458645-ISSUE-LP1543-WADE-HOUSE-ROAD-SHELF](http://calderdale-consult.limehouse.co.uk/portal/planning_services/lp17/lpid?pointId=ID-4458645-ISSUE-LP1543-WADE-HOUSE-ROAD-SHELF#ID-4458645-ISSUE-LP1543-WADE-HOUSE-ROAD-SHELF)

## Flooding

**Flooding and Drainage Section**
**Comments**

The site exists within greenfield and associated with an urban areas in the south. The site is on the risk of flooding from Wood Fall Beck running within the east corner of the site. Couple of land drainage issues have been reported in the past in the close vicinity of the site.

**Mitigation**

Not applicable

**Conclusion**

Site is suitable for the development after the hydrological assessment of Wood Fall Beck and surface water assessment

## Technical Information

Topography and water features that affect the layout of the development. Evaluation of exiting drainage network and application of SUDS if required. FRA for Wood Fall Beck water course. Loss of agricultural land results in loss of production and reduction of or complete loss of amenity or recreation value.

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

### Summary of key points raised

### Response to Comments

Several past drainage issues have been reported in the surrounding and suitable actions were being placed to resolve the issues. several concerned are raised from the public including regular flooding on the site that prevents major flooding onto the main Highway (Wade House Road), and development of the site would increase the risk of major flooding . During rainy periods, the site becomes water-logged and affecting basements/ footings of houses at Wharfedale, Eskdale and Parkstone. Site investigation is required before deciding the site to be developed otherwise site is in Flood Zone 1 and mitigation measures is an option to turn the site developable

### Mitigation

Site survey/investigation and mitigation appraisal through green and blue Infrastructure on site such as SuDS and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off

### 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

Subject to FRA

### Flooding RAG

Flooding issues which can be mitigated

## 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

M606 (Staygate roundabout)

### Committed mitigation schemes

None

### Is additional mitigation likely to be required by 2028?

No

### Ranking

2

## Comments

Highways England West Yorkshire Infrastructure Study did not identify a need for additional works at 2022 or 2030.

**Strategic Road Network RAG** **No significant impact on the road network**

## Highways Development Management

### Site Access

#### Site Observations and Planning Application

Large infill site north west of Wade House Rd. Site appears to have only one possible access (with restricted visibility on Wade House Rd but >300 houses would need more than 1 access.

There are no concerns with the visibility at the junction of South Lane with Shelf Moor Road although the capacity would have to be assessed with any application.

#### Mitigation

No second point of vehicular access based on site boundary, without third party land.

#### Conclusion (see methodology)

Developable (C)

#### Justification

No second point of access

#### Technical Information Required

## Highways DM Comments in response to issues raised during 2017 Consultation

### Summary of key Comments Made

Access, Traffic Impact

### Response to Comments

Comments on access constraints that have been identified in highway authority comments. Concerns about increased congestion on the local highway network. The Transport Assessment would need to assess the traffic impact. Cumulative traffic impact is being assessed by the Council using the strategic model.

There is a history of complaints on Shelf Moor Road along its entirety from Shelf to the Brighouse and Denholme Gate Road at Queensbury.

The road is a well used cut through between those 2 areas and is subject to a prohibition of through movement of Goods Vehicles exceeding 7.5t (although this is abused).

Hence the rather severe traffic calming to slow the speed of vehicles approaching the pinch point as Shelf Moor Road becomes South Lane.

Given that pinch point which restricts vehicles to one direction at a time I do not consider the road could accommodate much more traffic, certainly not the full site.

Possibly 50 to 100 but would need to examine existing flows to determine acceptable limit.

Cock Hill Lane could provide a link through to the adjacent site but couldn't accommodate traffic from the whole site - 330 dwellings.

This is because of the impact on West Street and Cross Lane to the south.

### Conclusion

Highway authority view unchanged

**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

### Natural England

Name	Description	Buffer (m)
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Issues	provisional BMV 4	
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### West Yorkshire Ecology

#### SHLAA Ref

##### SSSI Comments

Mitigation

Conclusion

##### Local Wildlife Site Comments

Mitigation

Conclusion

##### Local Geological Site Comments

Mitigation

Conclusion

##### Habitats of Principal Importance Comments

Lowland mixed deciduous woodland cover a small area of this site.

Mitigation Remove woodland from proposal site

Conclusion Likely to be acceptable.

##### Species of Principal Importance Comments

Mitigation

Conclusion

##### Habitat Network Comments

Part of the site lies within the woodland WHN

Mitigation Remove from proposed site.

Conclusion Likely to be acceptable.

### Conclusion

Remove 0.14ha from developable area leaving 10.99ha

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

### Summary of Key Comments Made

Impact on habitats. Wildlife Corridor. Species: Bats, Heron, Fox, Newts, Deer, Lapwing.

### Response to Comments

Semi improved grassland, hedgerows and scattered shrubs bordered by Wildlife Habitat Network. Close to Local Wildlife Site. It is likely than any adverse ecological impacts can be mitigated.

### Mitigation

Undertake ornithological survey. Exclude 10m buffer of Wildlife Habitat Network from developable area and plant with appropriate locally native species (grassland or woodland). The SUDs scheme should take account of existing biodiversity and take the form of fen, marsh, wet woodland, wet grassland or standing water in basins. Biodiversity mitigation/enhancement should provide locally native species rich unimproved grassland and locally native species rich hedgerows, restoring gaps in the Wildlife Habitat Network. Increased recreation impact on nearby Local Wildlife site will need mitigation.

### Technical Information

### Conclusion

Likely to be acceptable subject to mitigation as specified.

**Ecology RAG**

**Some impact on environmentally sensitive areas which can be mitigated against**

## Open Space

OS Ref

OS Typology

OS Recommendation

### Safer, Cleaner, Greener Comments

#### Comments

No OS issues

### Safer, Cleaner, Greener Flooding LPID

#### Summary of Key Comments Made

Loss of open space loss of recreation area, impact on the public right of way, retain as grazing land, loss of visual amenity

#### Response to Comments

The site is currently designated as greenbelt and used for agriculture but part of the site also performs the function of a natural/semi-natural open space. An assessment of open space in the area shows that there are sufficient alternative natural/semi-natural areas within the 400m and 1200m catchment of this site to meet the adopted standards and that there are other greenbelt sites performing this function within the 600m catchment. However if the site is designated for housing, open space would be required as part of any development since there are deficiencies in other typologies. Although the site may be used informally for recreation this cannot be safeguarded since it is private land and it is not designated as open space. Any development should consider the footpaths which run along the western and southern boundaries of the site. The visual impact of any development should be considered.

**Open Space RAG**

**No loss/No Impact**

## Historic Environment

### Historic England

#### Comments

The development of this site is unlikely to result in harm to any designated heritage asset.

#### Suggested Change

#### HIA Undertaken?

#### WYAAS Comments

Site includes PRN11675. Given size would recommend archaeological desk-based assessment in first instance

### Conservation (Heritage) Comments in Response to Issues Raised During 2017 Consultation

#### Summary of Key Comments Made

#### Response to Comments

The closest listed building to any part of the site is the grade 2 listed Lodge and attached gate piers to Norwood House, located to the south on Wade House Road. However the site is largely screened by existing development, and it is considered that the setting of the listed building will not be impacted detrimentally. As stated in one of the comments, there are listed buildings on Cock Hill Lane to the west of the site. However there is a large field between those listed buildings and the site which, together with the topography and distance involved, means there will be no detrimental impact on them. Thus it is considered that the impact identified in the Council site assessment is still appropriate, and that the development of this site is unlikely to result in harm to any designated heritage asset.

#### Mitigation

#### Historic Environmental RAG

No impact on any heritage asset.

## Housing Services

#### Comments

Adjoins Housing owned site on Cock Hill Lane

### Housing Service Comments in Response to Issues Raised During 2017 Consultation

#### Summary of Key Comments Made

#### Response to Comments

Support allocation to meet identified housing needs the opportunity to secure affordable housing would be welcomed in an area with little currently.

#### 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

- Mineshafts / unstable land

#### 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.
- Site is within a British Coal Development High Risk Area. In such areas a Coal Mining Risk Assessment is required to accompany any planning application.
- Land stability will be considered at the time of planning application submission.

*Minerals RAG*

Within MSA

## Environmental Health

#### Comments

Greater stand off with agricultural building to the north. Site needs reducing in size. Non mains drainage.

### Minerals Comments in Response to Issues Raised During 2017 Consultation

#### Summary of Key Comments Made

#### Response to Comments

AGRICULTURAL USE - consideration should be taken of the existing agricultural use adjacent to the site and the potential impact including odours and noise on residential development, and the impact of development on the business itself

#### Mitigation

AGRICULTURAL USE MITIGATION - Should include standoff between agricultural uses and residential properties, and physical mitigation where identified. This may reduce the available land area for housing use.

*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*

Edged on 1-2 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**

- This scale of development will drastically change the nature of the communities and local environment
- Unsustainable pressures on roads and other social infrastructure.
- Brownfield 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.
- The Infrastructure Delivery Plan sets out the infrastructure requirements to support planned new development in Calderdale.
- 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 housing will not be affordable.
- Suitable and highly sustainable location.

**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	Between 400m and 2km
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	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.
- Additional traffic will have severe impact on the road network



- Existing facilities full, particularly doctors and schools.
- Insufficient road network.

### 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.
- Road network comments - see highways response.
- The Infrastructure Delivery Plan sets out the infrastructure requirements to support planned new development in Calderdale.

## Green Belt Review

### Green Belt Review (Parcel)

Meets 3-5 of the identified purposes

### Green Belt Review (Site Specific)

Meets 3-5 of the identified purposes

### Green Belt Review Comments in Response to Issues Raised During 2017 Consultation

#### Summary of Key Comments Made

- Application of results of Green Belt Review.
- Land preventing towns from merging / sprawl.
- Brownfield prioritisation.

### Response to Comments

- 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.
- The Green Belt Review methodology was subject to a full public consultation. The comments received from this consultation were used to shape the way in which the review was carried out. The Green Belt Review itself is an evidence based document, the results of which have been fed into the Local Plan. Each stage of the Local Plan has been subject to full public consultation.
- Impact development would have on potential of settlements merging is assessed through the Green Belt Review.
- The Local Plan will be required to demonstrate exceptional circumstances if land is to be removed from the Green Belt. To demonstrate exceptional circumstances the Council will be required to examine all other reasonable options for meeting the identified housing requirements.

## Deliverability

### Developable Area (ha)

11.02

### Dwellings per Hectare

30

### Residential Capacity

331

### 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 large greenfield site within the Green Belt, adjacent to urban area on its south eastern boundary. The site has good access to a range of services and facilities, however it is over 400m from a bus stop with a service at least every 30 minutes and is beyond 2km from the nearest railway station.

With regard to the site's Green Belt designation, the overall parcel within which the site is located performs strongly when assessed against the five green belt purposes, and when assessing the revised boundary of the specific site, it also performs strongly.

The site lies in Flood Zone 1. However, given the size and greenfield status of the site, a Flood Risk Assessment would be required in order to assess any risk of flooding and propose mitigation measures to reduce such risks. The Council's Flooding and Drainage Section has commented that several past drainage issues have been reported in the surrounding area and actions in place to resolve these. They have indicated that the site is suitable for development after a Hydrological Assessment of Wood Fall Beck and surface water assessment is carried out. Mitigation measures have been suggested in the form of green and blue infrastructure, such as SuDS and green roofs that would reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

The Highways Development Management Section has raised concerns regarding the potential for increased congestion on the local road network. As such a Transport Assessment would be required to assess the impact of additional traffic.

In terms of site access, considering the scale of the site, concerns were raised with access being provided from a single point on Wade House Road. A plan was subsequently submitted showing potential accesses from Shelf Moor Road / South Lane and through adjacent site LP0782. In response the Highways Development Management Section has commented that given the pinch point that exists as Shelf Moor Road becomes South Lane the road could not accommodate the entire site capacity. In addition however, subject to third party land permission, Cock Hill Lane could provide a link to the site through site LP0782, but again not the entire site capacity. As such, should the necessary third party land agreements be confirmed (negotiations underway), access to the site would be possible, with careful masterplanning that may involve the subdivision of the site.

In terms of ecology, the land consists of semi-improved grassland, hedgerows and scattered shrubs, it also borders the Wildlife Habitat Network on its north eastern boundary. The Conservation Section (Ecology) has indicated that development would be acceptable subject to various mitigation measures, including the undertaking of a ornithological survey and biodiversity enhancement providing locally native species rich unimproved grassland and locally native species rich hedgerows, restoring the gaps in the Wildlife Habitat Network. Recommendations have also been made with regard to the provision of SuDS that will also be carried forward as site specific considerations.

The site is currently designated as Green Belt and used for agriculture but part of the site also performs the function of a natural/semi-natural open space. An assessment of Open Space in the area shows that there are sufficient alternative natural/semi-natural areas within the 400m and 1200m catchment of this site to meet the adopted standards and that there are other Green Belt sites performing this function within the 600m catchment. However, Open Space would be required as part of any development since there are deficiencies in other typologies. Although, the site may be used informally for recreation this cannot be safeguarded since it is private land and it is not designated as Open Space. Development should also consider the footpaths which run along the western and southern boundaries of the site.

An assessment has been carried out to examine the impact of development on any designated and non-designated heritage assets in the locality. The assessment has concluded that there is unlikely to result in harm to any heritage assets. West Yorkshire Archaeology Advisory Service has however noted that the land includes site PRN11675 and have therefore recommended an archaeological desk-based assessment in the first instance.

The Council's Environmental Health Service has advised that consideration should be taken of the existing agricultural operation adjacent to the site and the potential impact including odours and noise on residential development, and the impact of development on the business itself. In terms of mitigation, a standoff should be included between the agricultural use and residential development.

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.

All landowners have confirmed that the land is available immediately. The Council will allocate this site as a New Housing Site with an indicative capacity of 331 dwellings.

**Outcome**

New Housing Site