

Site Assessment Report - Main Report

LP Site Ref **LP0759**

Site Details

Eastings **411731** Northings **428393**Full Address **Land off, Belle Vue Rise, Shelf, Halifax, .**Ward **Northowram and Shelf Ward** Local Plan Area **Northowram and Shelf**

Current RCUDP Allocation or Designation

Primary housing areaLand Type **Mixed** Topography **Relatively Flat** Site Area (ha) **0.54****Is the site an efficient use of land? RAG** **Mixed**

Current Land Use

Primary **Grassland**

Secondary

Adjacent Land Use to the:

North **Residential**South **Residential**East **Residential**West **Scrubland**

Public Consultation

Comments for allocating the site

- no comments received

Comments against allocating the site

To consider putting 19 houses on this stretch of land will prove problematic for existing residents. The type of house being built would need to be considered as anything above 2 storeys would impede the privacy of existing neighbours - especially in the bungalows. Parking in the area is already causing problems with neighbour disputes - do you really want to add and increase to a potentially volatile situation. Coupled with the safety of the elderly residents in bungalows due to the increase in traffic and residents. There will be a lot of resistance to any type of development.

Flooding

Flooding Zone Coverage

Flood Zone 1 (Area %) **100**

Surface Water Flooding

1 in 30 Year (Area %) **0**

Flood Zone 2 (Area %)	0	1 in 100 Year (Area %)	0
Flood Zone 3a (Area %)	0	1 in 1000 Year (Area %)	0
Flood Zone 3ai (Area %)	0		
Flood Zone 3b (Area %)	0		

Strategic Recommendation Permitted subject to consultation with the LPA / LLFA

Flooding RAG No Flooding issues

Highways

Highways England

Summary

Highways England Site Comments

Strategic Highway Network Status Level of impact

Location of primary impact ie nearest junction

Potential impact of non SRN traffic passing through the junction

Potential for cumulative impact

Committed mitigation schemes

Is additional mitigation likely to be required by 2028?

Ranking

Comments

Strategic Road Network RAG No significant impact on the road network

Highways Development Management

Site Access

Site Observations and Planning Application

Infill residential site in Shelf. Could be accessed from existing minor residential road Belle View Road or Airedale Drive or Belle View Crescent. Minor track off Belle View Rise is unadopted and would not be suitable for access. Site may need to take account of some existing rights of way across the site. Vehicle traffic would access road network using Belle View Road / Shelf Hall Lane priority junction.

Mitigation

Conclusion (see methodology)

Developable (B)

Justification

Technical Information Required

Transport Statement and Access design and measures to minimise impact on surrounding residential roads.

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

Ecology RAG

No impact on environmentally sensitive areas

Open Space

OS Ref

OS778

OS Typology

Amenity greenspace

OS Recommendation

Potential for allotments however land designation is Primary Housing

Open Space RAG

Some loss which is not required or can be replaced elsewhere

Historic Environment

Historic England

Comments

Suggested Change

Historic Conservation

Comments

Recommendation

Mitigation

Historic Environmental RAG

Some impact which could be mitigated

Housing Services

Comments

Support housing allocation, however working with Registered Provider to develop for affordable housing and allotments. As such capacity reduced to around 10 or 11 units.

Housing Services RAG

Positive

Business and Economy Services

Comments

Mitigation

Conclusion

Business and Economy RAG

Positive

Minerals

Stone Mineral Safeguarding Area

Within MSA Buffer

Coal Mineral Safeguarding Area

Within MSA

Minerals RAG

Within MSA

Environmental Health

Comments

Land adjacent land contamination.

Environmental Health RAG

There is no significant detrimental effect that cannot be mitigated against

Other Factors

Physical Constraints RAG

Relatively flat

Agricultural Land Classification RAG

Lies within 4 or 5 (and urban)

Logical Settlement Boundary RAG

Within settlement or edged on 3 sides

Accessibility

Distance to Bus Stop

Between 400m and 2km

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

Green Belt Review

Green Belt Review (Parcel)

Urban Area

Green Belt Review (Site Specific)

Deliverability

Developable Area (ha)

0.27

Dwellings per Hectare

36

Residential Capacity

10

Site Summary

RAG Score

41 /48

Overall Assessment Summary

Relatively flat greenfield land surrounded by residential development. The site is within the urban area and is designated as Primary Housing Area. The site scores reasonably in terms of accessibility to goods and services, despite being in excess of 2km from a rail station and between 30 and 60 minutes journey time to a hospital.

There are no known flooding issues, however as the site is greenfield, development would result in the potential to increase run-off. Therefore mitigation could be secured by applying green and blue Infrastructure on site such as Sustainable Drainage Systems and green roofs to reduce the infiltration rate of precipitation as well as provide storage for storm water run-off.

There would be no significant impact on the strategic road network should the site be developed, however in terms of local impacts, a Transport Statement would be required.

Highways Development Management has commented that the site could be accessed from Belle View Road or Airedale Drive or Belle View Crescent. The minor track off Belle View Rise is unadopted and would not be suitable for access. The site may need to take account of some existing rights of way across the site. Vehicle traffic would access the road network using Belle View Road / Shelf Hall Lane priority junction.

There would be no significant impact on environmentally sensitive areas should the land be developed. The site is however within Calderdale's Wildlife Habitat Network, mitigation may therefore need to consider any potential impacts.

Whilst the site is classed as Amenity Green Space in the Open Space Study, the land is not designated Open Space, as such the site is not protected by policy. Filtering on this basis would therefore be unreasonable.

There is a listed building within a 100m to 400m buffer zone of the site. The impact of development on this heritage asset would therefore need consideration. It is deemed however that mitigation would be possible.

Housing Services are working with a Registered Provider to develop the site for affordable housing and allotments. As such the capacity is reduced to around 10 or 11 units.

As such, the preferred use of the site is a new housing site with an indicative capacity of 10 /11 dwellings.

Outcome

New Housing Site