

Site Details

Eastings

412172

Northings

429445

Full Address

Stanage Lane, Shelf, Halifax, .

Ward

Northowram and Shelf Ward

Local Plan Area

Northowram and Shelf

Current RCUDP Allocation or Designation

Greenbelt, Leeds Bradford Airport consult zone, Leeds Bradford safeguarding zone

Land Type

Greenfield

Topography

Relatively Flat

Site Area (ha)

0.28

Is the site an efficient use of land? RAG
Greenfield

Current Land Use

Primary

Scrubland

Secondary

Adjacent Land Use to the:

North

Grassland, Woodland

South

Residential

East

Agriculture

West

Agriculture, Industrial / Commercial, Transport

Public Consultation

Comments for allocating the site

- No comments

Comments against allocating the site

- No comments

Flooding

Flooding Zone Coverage

Flood Zone 1 (Area %)

100

Flood Zone 2 (Area %)

0

Flood Zone 3a (Area %)

0

Flood Zone 3ai (Area %)

0

Flood Zone 3b (Area %)

0
Surface Water Flooding

1 in 30 Year (Area %)

0

1 in 100 Year (Area %)

0

1 in 1000 Year (Area %)

0
Strategic Recommendation

Permitted subject to consultation with the LPA / LLFA

Highways

Highways England

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

Strategic Road Network RAG No significant impact on the road network

Highways Development Management

Site Access

Site Observations and Planning Application

Pedestrian connection to existing footway network would require third party land.

Mitigation

Footway provision required on Stanage Lane.

Conclusion (see methodology)

Developable (c)

Justification

Technical Information Required

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)
Issues	No concerns	

Yorkshire Wildlife Trust

Comments

YWT has no comments to make on this allocation at this stage. Should any additional information on protected species come forward we would be happy to provide additional comments.

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

Mitigation

Conclusion

Species of Principal Importance Comments

Mitigation

Conclusion

Habitat Network Comments

Mitigation

Conclusion

Conclusion

Acceptable

Ecology RAG

No impact on environmentally sensitive areas

Open Space

OS Ref

OS Typology

OS Recommendation

Open Space RAG

No loss/No Impact

Historic Environment

Historic England

Comments

The archway and walls to the former Lion Brewery to the north-west of this site is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building.

Suggested Change

Comment (b1) – Grade II Listed Building (single) In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this currently-undeveloped area makes to those elements which contribute to the significance of this Listed Building and what effect the loss of this site and its subsequent development might have upon those significances. In addition, there is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable. Therefore, before allocating this site for development:-(1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of this Listed Building and what impact the loss of this undeveloped site and its subsequent development might have upon its significance.(2) If it is considered that the development of this site would harm elements which contribute to the significance of this building, then the Plan needs to set out the measures by which that harm might be removed or reduced. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of this building, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or 134).

Historic Conservation

Comments

Recommendation

Mitigation

Historic Environmental RAG

Some impact which could be mitigated

Housing Services

Comments

Housing Services RAG

Positive

Business and Economy Services

Comments

Unsuitable for employment use

Mitigation

Conclusion

Minerals

Stone Mineral Safeguarding Area Within MSA

Coal Mineral Safeguarding Area Within MSA

Minerals RAG Within MSA

Environmental Health

Comments

No issues apart from non mains drainage

Environmental Health RAG There is no detrimental effect

Other Factors

Physical Constraints RAG Relatively flat

Agricultural Land Classification RAG Lies within 4 or 5 (and urban)

Logical Settlement Boundary RAG Edged on 1-2 sides

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 Between 15 and 30 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 Between 20 and 40 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) Meets 3-5 of the identified purposes

Green Belt Review (Site Specific) Meets 0-2 of the identified purposes

Deliverability

Developable Area (ha)

0.28

Dwellings per Hectare

40

Residential Capacity

11

Site Summary

RAG Score

41 /48

Overall Assessment Summary

This is a relatively flat, greenfield site adjacent to the urban area. It is designated as Green Belt within the current RCUDP. The site is fairly accessible however a bus stop with a service at least every 30 minutes is between 400m and 2km which increase the journey time to surrounding facilities and services.

Highways Development Management considers the site accessible however; footway provision is required on Stanage Lane. The site has few constraints with no issues identified for ecology, open space, historic environment or housing or employment services.

Historic England have concerns over the allocation of this site due to the proximity of Heritage Assets to the site. Therefore, an Historic Impact Assessment will be undertaken to identify harm and suggest mitigation before allocating the site.

While the overall parcel within which the site is located performs strongly when assessed against the five green belt purposes, when assessing the revised boundary of the specific site, it performs poorly.

The Sustainability Appraisal suggests for the potential increase run-off, 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.

The sites preferred use is for housing which would have a potential capacity of 11 dwellings, however it is unlikely the site would come forward on its own but in conjunction with LP1582

Outcome

New Housing Site