

Site Details

Eastings

413017

Northings

428675

Full Address

Land at Rose Cottage Farm, Green Lane, Shelf, Halifax, HX3 7TR.

Ward

Northowram and Shelf Ward

Local Plan Area

Northowram and Shelf

Current RCUDP Allocation or Designation

Greenbelt

Land Type

Greenfield

Topography

Gentle Slope

Site Area (ha)

5.40

Is the site an efficient use of land? RAG

Greenfield

Current Land Use

Primary

Agriculture

Secondary

Adjacent Land Use to the:

North

Agriculture

South

Agriculture

East

Agriculture, Residential

West

Residential

Public Consultation

Comments for allocating the site

- No comments

Comments against allocating the site

- Many objections to this site and LP0949, LP0947 and LP0946 with identical comments for all sites.
- Highways capacity/severe congestion
- Pollution due to traffic
- Highways condition
- Lack of school places
- Lack of medical facilities
- Lack of shops
- Lack of adequate infrastructure i.e. water, gas, sewerage
- Underground springs
- Land provides a soakaway
- Few amenities.
- No frequent bus service
- Greenbelt ensures there is clear definition between Calderdale and Bradford.
- Merger of Calderdale and Bradford
- In agricultural use
- Tree Preservation Orders
- Wide diversity of trees to be potentially lost.
- Area houses a myriad of flora and fauna

- Bats, rabbits, peacocks and moles should be protected.
 - Reduction to the number of visitors to the area.
 - Popular with walkers
 - House values. Who is liable to compensate?
 - Drastic change in housing will affect the village life.
 - Type of housing proposed? The equivalent of council housing?
 - Availability of brown field sites for redevelopment elsewhere in Calderdale
 - Robberies, vandalism and drug taking would be result.
 - Proximity to High Bentley, grade 1 listed property.
 - Public rights of way.
 - Development of this site not to be commenced until completion of the RIS schemes programmed to start in the current roads period (2015/16-2019/20).
 - Overlooking
 - Noise
- Views would disappear.
Loss of space to walk dogs
No Secondary School
Green belt cheaper to use than Brown belt

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 %)	0.16

Strategic Recommendation Subject to FRA

Flooding RAG

Flooding issues which can be mitigated

Highways

Highways England

Summary

It is suggested that development of this site not be commenced until completion of the RIS schemes programmed to start in the current roads period (2015/16-2019/20).

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?

No

Ranking

2

Comments

Cumulative at M606 J1

Strategic Road Network RAG

Impact on the road network requiring mitigation

Highways Development Management

Site Access

Site Observations and Planning Application

A frontage on to Green Lane exists which could accommodate a new access. If possible, development needs to be linked with sites 0949/ 0947/0946.

Mitigation

Produce an internal access road alignment that restricts speed and is suitable for the existing residential area. Wall on northern side of Green Lane may need to be set back to provide sufficient visibility splays.

Conclusion (see methodology)

Developable (B)

Justification

Technical Information Required

Provision of Transport Statement and drawing setting out internal access roads and site access.

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

OS Typology

OS Recommendation

Open Space RAG

No loss/No Impact

Historic Environment

Historic England

Comments

Suggested Change

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

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

No major issues although non mains drainage. The inclusion of the farm/small holding is critical.

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

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

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)	Meets 0-2 of the identified purposes
Green Belt Review (Site Specific)	Meets 3-5 of the identified purposes

Deliverability

Developable Area (ha)	5.40	Dwellings per Hectare	30	Residential Capacity	162
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Site Summary

RAG Score 38 /48

Overall Assessment Summary

This is a relatively flat and predominantly greenfield site within the Green Belt, adjacent to the existing Urban Area on its western boundary. It is currently in agricultural use. The site also lies within the Mineral Safeguarding Area for coal, and within the Mineral Safeguarding Area Buffer for stone.

The site has good access to services and facilities, although the site is further than 400m from a bus stop with a service at least every 30 minutes and further than 2km from the nearest railway station.

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

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.

Highways England has suggested that development of this site does not commence until later in the Plan period. Site access can be achieved from Green Lane; an internal access road is also required. Highways Development Management officers have also suggested that this site is considered alongside adjacent Local Plan sites.

There are no known ecological constraints on the site, and the site's development will not lead to a loss of open space provision. There is a Grade II Listed Building to the east of the site; any proposal will need to consider the impact on its setting and should comply with policies in the Local Plan. If the farm is to remain in operation, an adequate stand off will be required.

A Public Right of Way and low level power lines cross the site and part of site in a bat alert zone, all of which could be mitigated against.

The sustainability appraisal recommends that due to the site's greenfield status, and resulting potential to increase run-off, mitigation could be secured 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. Other mitigation would be required in relation the potential impact on the adjacent Wildlife Habitat Network.

Given the lack of significant constraints, the Council's preferred use is New Housing Site, with an indicative capacity of 162 dwellings.

Outcome New Housing Site