

Site Assessment Report - Main Report

LP Site Ref **LP1036**

Site Details

Eastings **412732** Northings **429098**

Full Address Land at Shelf Cricket Ground, Carr House Lane, Shelf, Halifax, .

Ward Northowram and Shelf Ward Local Plan Area Northowram and Shelf

Current RCUDP Allocation or Designation

Greenbelt, Openspace rural

Land Type **Mixed** Topography **Gentle Undulations** Site Area (ha) **2.50***Is the site an efficient use of land? RAG***Mixed**

Current Land Use

Primary Sports / Recreation Facility

Secondary Scrubland

Adjacent Land Use to the:

North Agriculture, Scrubland

South Residential

East Residential

West Community Buildings, Residential

Public Consultation

Comments for allocating the site

- Landowner wishes to promote the site for development

Comments against allocating the site

- The Cricket field is a village feature.
- Access from the main road would be very dangerous as close to a junction.
- Development to the north of the cricket pitch should be resisted if Shelf is going to maintain its identity.

Flooding

Flooding Zone Coverage

Flood Zone 1 (Area %) **100**Flood Zone 2 (Area %) **0**Flood Zone 3a (Area %) **0**Flood Zone 3ai (Area %) **0**

Surface Water Flooding

1 in 30 Year (Area %) **0**1 in 100 Year (Area %) **0**1 in 1000 Year (Area %) **0**

Flood Zone 3b (Area %)

Strategic Recommendation

Flooding RAG Flooding issues which can be mitigated

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

Mitigation

Conclusion (see methodology)

Justification

Technical Information Required

Site Access RAG Potential access issues which are resolvable

Impact on Local Road Network

Local Road Network RAG

Ecology

Ecology RAG

No impact on environmentally sensitive areas

Open Space

OS Ref

OS9081

OS Typology

Outdoor sports facilities

OS Recommendation

Retain

OS Ref

OS1040

OS Typology

Outdoor sports facilities

OS Recommendation

Retain

Open Space RAG

Loss of important space

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

Some land contamination. If cricket grounds included distance separation with public house necessary. Non mains drainage area.

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

Accessibility

Distance to Bus Stop

Less than 400m

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

Green Belt Review

Green Belt Review (Parcel)

Urban Area

Green Belt Review (Site Specific)

Meets 0-2 of the identified purposes

Deliverability

Developable Area (ha)

2.50

Dwellings per Hectare

30

Residential Capacity

75

Site Summary

RAG Score

38 /48

Overall Assessment Summary

The site is a relatively flat area of land located in a sustainable location close to local facilities. Part of the submission is adjacent to the settlement boundary and is located in the Green Belt. It is within an area of Green Belt which meets only 0-2 of the identified purposes of the Green Belt and will therefore be considered for a detailed study. The cricket pitch falls within the urban area.

The public house appears to be in use and currently provides access to the cricket field, which is otherwise landlocked. The site could therefore make use of existing access onto the pub car park but care would be needed because of proximity to junction of Carr House Lane and Witchfield Hill (A6036). A mitigation scheme would be required at the junction of Carr House Lane and Witchfield Hill (A6036).

The majority of the site is currently in use as a Cricket Ground by Shelf Cricket Club who have 3 senior and 2 junior teams. The Playing Pitch Strategy shows there is no spare capacity in the area therefore this site is not surplus. The site should therefore be amended to remove the cricket pitch or be filtered on open space grounds.

A land swap for the Cricket field site has been proposed. The whole site to include the Cricket Pitch will only be put forward for allocation for development if firm proposals are provided regarding moving the cricket ground.

There is potential to provide 75 dwellings on this site.

Outcome

New Housing Site