

Site Details

Eastings

412497

Northings

429085

Full Address

Land off, Burned Road, Shelf, Halifax, HX3 7PT.

Ward

Northowram and Shelf Ward

Local Plan Area

Northowram and Shelf

Current RCUDP Allocation or Designation

Greenbelt

Land Type

Mixed

Topography

Relatively Flat

Site Area (ha)

0.99

Is the site an efficient use of land? RAG
Mixed

Current Land Use

Primary

Agriculture, Disused / Vacant Buildings, Grassland

Secondary

Residential

Adjacent Land Use to the:
North

Agriculture

South

Residential

East

Agriculture, Residential

West

Residential

Public Consultation

Comments for allocating the site

Site is part of Urban Extension LP1462

The site while being agricultural is significantly developed in nature and as such should be considered as a previously developed site.

The site is a potential extension to existing residential areas.

Within walking distance of educational facilities, shopping facilities and public transport services.

Would be prepared to provide some land adjacent to Burned Road at no cost to the local authority to provide betterment of this section of highway.

Propose this to be a 3 arm priority junction into the site.

We will demonstrate that the site is compliant in a policy context, is a sustainable and appropriate location for residential use. The site could offer betterment to road users and that there are no engineering, environmental or land ownership constraints to this site coming forward.

Comments against allocating the site

- no comments

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 %)	2.4
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

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

Land to west of Burned Road (Windmill Farm). Site is close to sites 1036, 1035, 1034 and part of NUE site 1462. Access is possible from the cul-de-sac Burned Road but would be far from ideal as Burned Road is a narrow two way road and lacks footways. However, road could be widened and provide with footways and adequate junctions using the site and/or land from adjacent sites as part of the NUE development.

Mitigation

Conclusion (see methodology)

Developable (B) & (D)

Justification

Technical Information Required

Transport Statement and Access design and proposals to improve Burned Road width and alignment as part of the Development

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

Farming activities would need to cease. Whole site needs to be considered. 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

Edged on 1-2 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)

Meets 0-2 of the identified purposes

Green Belt Review (Site Specific)

Meets 0-2 of the identified purposes

Deliverability

Developable Area (ha)

0.95

Dwellings per Hectare

34

Residential Capacity

32

Site Summary

RAG Score

41 /48

Overall Assessment Summary

This is a relatively flat, predominantly greenfield site in the Green Belt and adjoins the Urban Area on two of its three sides. It is currently in use as a farm and surrounding field. It 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, including being within 400m of a bus stop with a service at least every 30 minutes. However, it is beyond 2km to the nearest railway station.

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

Site access is achievable from Burned Road, however, this would require widening, as well as provision of footways and adequate junctions. This would reduce the developable area of this site, and possibly of adjacent sites which are also preferred New Housing Sites.

There are no known ecological or heritage constraints to developing the site. There will also be no loss of Open Space if this site is developed. However, it has been recommended that an archaeological condition will be required to preserve archaeology on the site. There are public rights of way around the perimeter of site which will need to be considered at the design and layout stage. Land contamination will also be an issue.

Given the lack of significant constraints, the Council's preferred use is a New Housing Site, with an indicative capacity of 32 dwellings. This is dependent on the farm ceasing operation. It is likely that this site will be considered together as one allocation with adjacent sites.

Outcome

New Housing Site