

Site Details

Eastings

411897

Northings

428032

Full Address

Land at, West Street & Halifax Road, Shelf, Halifax, .

Ward

Northowram and Shelf Ward

Local Plan Area

Northowram and Shelf

Current RCUDP Allocation or Designation

Openspace urban, Wildlife corridors

Land Type

Greenfield

Topography

Gentle Undulations

Site Area (ha)

1.55

Is the site an efficient use of land? RAG

Greenfield

Current Land Use

Primary

Scrubland

Secondary

Adjacent Land Use to the:

North

Residential

South

Industrial / Commercial

East

Transport

West

Residential

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 %)

2.47

1 in 100 Year (Area %)

3.19

1 in 1000 Year (Area %)

12.32

Strategic Recommendation	Subject to FRA
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Flooding RAG	Flooding issues which can be mitigated
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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
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Potential impact of non SRN traffic passing through the junction	N/A
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Potential for cumulative impact

N/A

Committed mitigation schemes

N/A

Is additional mitigation likely to be required by 2028?	N/A	Ranking	1
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Comments

Strategic Road Network RAG	No significant impact on the road network
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Highways Development Management

Site Access

Site Observations and Planning Application

Frontage along Shelf Hall Lane and Halifax Road (A6036). No new access off A6036 – a primary route (CAT 2). Site could be accessed off West Street on the western side of the site. If this was opposite Cock Hill Lane it may be possible to form a roundabout junction of site access, Cock Hill Lane and West Street.
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Mitigation

Possible improvement of Lightcliffe roundabout (A6036/A644) which would be used by much of the development traffic.

Conclusion (see methodology)

Developable (C)

Justification

Technical Information Required

Access Design (not onto A Road) and Transport Assessment & Travel Plan for site

Site Access RAG	Potential access issues which are resolvable
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Impact on Local Road Network

Local Road Network RAG	Impact on the road network requiring mitigation
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Ecology

West Yorkshire Ecology

SHLAA Ref **00381**

SSSI Comments

Mitigation

Conclusion

Local Wildlife Site Comments

Sun Wood/North Wood LWS lies over the road to the east.

Mitigation Retain woodland on this side of road.

Conclusion Some development likely to be acceptable.

Local Geological Site Comments

Mitigation

Conclusion

Habitats of Principal Importance Comments

Lowland mixed deciduous woodland UK BAP priority habitat on south eastern part of the site.

Mitigation Remove this woodland from developable area and enhance by improved management.

Conclusion Remaining site likely to be acceptable.

Species of Principal Importance Comments

Mitigation

Conclusion

Habitat Network Comments

Woodland corridor linking into ancient semi-natural woodland immediately to the east.

Mitigation Remove woodland from developable area. Include locally native trees within the landscaping scheme.

Conclusion Remaining site likely to be acceptable.

Conclusion

Remove 0.72ha from developable area

Ecology RAG

Some impact on environmentally sensitive areas which can be mitigated against

Open Space

OS Ref **OS9061**

OS Typology Cemeteries and churchyards

OS Recommendation

Retain

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**

No impact on any heritage asset.

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**

Land contamination. Good acoustic design for dwellings near the adjacent employment land and Halifax Road.

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

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

Deliverability

Developable Area (ha)

0.56

Dwellings per Hectare

36

Residential Capacity

20

Site Summary

RAG Score

38 /48

Overall Assessment Summary

Greenfield site located within the settlement of Shelf and adjacent to residential development with a factory located to the south. The site is separated from the employment use by a mature tree buffer making it suitable for residential development. An area of land to the west (LP1042) has also been identified as a potential allocation but is currently in use. Should it become available it could be considered as part of a wider site. This is a generally accessible location.

In accordance with the requirements of West Yorkshire Ecology the woodland running through the site as originally drawn has been removed. This area of lowland mixed deciduous woodland is a UK BAP priority habitat. The woodland should also be enhanced through improved management. Sun Wood/North Wood Local Wildlife Site lies to the east (designated as a Site of Ecological and/or Geological Importance in the RCUDP). This whole woodland area forms part of the wildlife habitat network and should be retained. Any development scheme should include locally native trees within the landscaping scheme.

Surface water flooding associated with the watercourse within the woodland was identified by JBA. This area has been removed from the site as outlined above. Additionally, the remaining site will require a site specific flood risk assessment which should be carried out as part of the Level 2 Strategic Flood Risk Assessment.

Highways Development Management advise that a scheme demonstrating how a new access can be created off Shelf Hall Lane in order to achieve the adoptable highway standards will be required.

The site is designated open space but is shown as being of low quality in the Open Space Study. Following consultation, Safer Cleaner Greener state that this land is amenity green space (not cemeteries and churchyards) and that the only other amenity greenspace in the area is at Shelf Primary School which is not publically accessible. Any development should therefore include an area of good quality publicly accessible amenity green space.

Environmental Health state that land contamination exists on this site which will require mitigation. Good acoustic design for dwellings near the adjacent employment land and Halifax Road will also be required.

Overall this is a suitable and deliverable site with a preferred use of residential and an indicative capacity of 20 units.

Outcome

New Housing Site