

Site Details

Eastings

411771

Northings

427831

Full Address

Land at Cherry Tree Farm, Denholme Gate Road, Shelf, Halifax, .

Ward

Northowram and Shelf Ward

Local Plan Area

Northowram and Shelf

Current RCUDP Allocation or Designation

Greenbelt, Mineral area of search, Wildlife corridors

Land Type

Greenfield

Topography

Relatively Flat

Site Area (ha)

0.34

Is the site an efficient use of land? RAG

Greenfield

Current Land Use

Primary

Agriculture

Secondary

Adjacent Land Use to the:

North

Residential

South

Agriculture

East

Residential

West

Residential

Public Consultation

Comments for allocating the site

- The site lies adjacent to existing residential development in a sustainable location.

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

Flooding RAG

No Flooding issues

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

Frontage along A644 is the sole route for adjoining site 1101. Such a new access would be near the A644/A6036 roundabout intersection. New Direct access on to "A" Class highways is not normally acceptable because of interrupting the flow of through traffic.

Mitigation

Operation of A644 / A603 roundabout needs assessment

Conclusion (see methodology)

Developable (B)

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

Ecology RAG

No impact on environmentally sensitive areas

Open Space

OS Ref

Historic Environment

Historic England

Comments

1 and 2 Mountain Cottage are Grade II Listed Buildings. 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 these Listed Buildings and what effect the loss of this site and its subsequent development might have upon their significance. 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.

Suggested Change

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 the Listed Buildings in its vicinity and what impact the loss of this undeveloped site and its subsequent development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of these buildings, 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 any of these Listed Buildings, 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

Site is slightly higher than listed buildings so would need to ensure any development is not overbearing and dominant in the streetscene and skyline. Suggest setting built up area away from south part of site. Screening/landscaping important to mitigate impact of development on setting.

Recommendation

Mitigation

Housing Services

Comments

Business and Economy Services

Comments

Mitigation

Conclusion

Business and Economy RAG

Positive

Minerals

Stone Mineral Safeguarding Area

Within MSA

Coal Mineral Safeguarding Area

Within MSA

Minerals RAG

Within MSA

Environmental Health

Comments

A small holding appears to be south of the site, not ideal. Cherry Tree Farm has several agricultural building which would need to go. Any houses sited near the road would need good acoustic design.

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

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 3-5 of the identified purposes

Green Belt Review (Site Specific)

Meets 0-2 of the identified purposes

Deliverability

Developable Area (ha)	0.34	Dwellings per Hectare	40	Residential Capacity	14
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Site Summary

RAG Score	40	/48
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Overall Assessment Summary

<p>This is a relatively flat, greenfield site on the edge of the urban area with residential to the north, east and west. The site is designated Green Belt and Wildlife Corridor. It is fairly accessible to local facilities and amenities and is within 400m of a bus stop with a service at least every 30 minutes. However, it is more than 2km to a railway station.</p> <p>There are few constraints to the site. Highways Development Management considers the site accessible with an assessment of the operation of A644 / A603 roundabout required. There are no flooding or ecological constraints. However, Historic England have concerns over the adjacent grade two listed buildings. However, the Historic Conservation officer has advised that design could mitigate any potential harm. A Heritage Impact Assessment would be required before the allocation of this site.</p> <p>Environmental Health considers that site would require appropriate design to mitigate noise from the road and a potential buffer between any housing and the small holding to the south.</p> <p>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.</p> <p>The preferred use of the site is for housing with a potential capacity of up 14 dwellings depending on mitigation required.</p>
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Outcome	New Housing Site
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