

Site Details

Eastings

411644

Northings

427848

Full Address

Land at Score Hill, Shelf, Halifax, HX3 7LJ.

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

Gentle Slope

Site Area (ha)

1.22

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

Agriculture

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 %)

0

1 in 100 Year (Area %)

0

1 in 1000 Year (Area %)

0
Strategic Recommendation

Subject to FRA

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

See comments on site 1100. Depends on site 1100 being developed first.

Mitigation

Operation of A644 / A603 intersection needs assessment

Conclusion (see methodology)

Developable (B)

Justification

Technical Information Required

Transport Statement and access design

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

SHLAA Ref

SSSI Comments

Mitigation

Conclusion

Local Wildlife Site Comments

Mitigation

Conclusion

Local Geological Site Comments

Mitigation

Conclusion

Habitats of Principal Importance Comments

Species rich semi-improved grassland in 2009 Coal Measures Phase 1 Survey. Probably UK BAP priority habitat

Mitigation

Conclusion

Species of Principal Importance Comments

Mitigation

Conclusion

Habitat Network Comments

Mitigation

Conclusion

Conclusion

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 **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

Coal Mineral Safeguarding Area

Minerals RAG **Within MSA**

Environmental Health

Comments

No major issues although drainage would need to be considered, although would not like the field behind cherry tree farm included as a small holding is adjacent.

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 **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 3-5 of the identified purposes

Deliverability

Developable Area (ha)	1.22	Dwellings per Hectare	36	Residential Capacity	44
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Site Summary

RAG Score

39 /48

Overall Assessment Summary

This is a gently sloping greenfield site within the Green Belt, and adjoins the existing Urban Area on its northern boundary. The site also lies within the Wildlife Corridors designation in the RCUDP. It is within the Mineral Safeguarding Area for stone and coal.

The site has good access to a range of services and facilities, and is 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 strongly when assessed against the five green belt purposes, and when assessing the revised boundary of the specific site, it also 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.

Site access is achievable through LP1100 which is also a preferred New Housing Site, and which will need to be developed first. However, there are concerns that a new direct access onto an A Road could interrupt the flow of traffic. It is also close to the Stone Chair roundabout. The operation of A644 / A603 intersection needs to be assessed.

There is an area of species rich semi-improved grassland in the centre of the site; West Yorkshire Ecology have recommended that this is removed from the developable area. Removing the whole area would likely cause the site to be undevelopable for site access reasons. On balance, it is considered that the majority can be removed from the site boundary without significant consequences to developing the whole site. It is likely that site specific policies are required to ensure the grassland is integrated into the layout and design of the site, and to manage and enhance the grassland that remains.

There are no heritage or archaeological constraints to developing the site; and its development would not lead to a loss of Open Space.

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.

Given the lack of significant constraints, the Council's preferred use is New Housing Site, with an indicative capacity of 44 dwellings.

A site specific policy is required to ensure the creation of a strong and defensible boundary between the allocation for housing and the green Belt.

Outcome

New Housing Site