

Site Assessment Report - Main Report

LP Site Ref **LP1543**

Site Details

Eastings **412040** Northings **428756**

Full Address **Land North and North West of, Wade House Road, Shelf, Halifax, .**

Ward **Northowram and Shelf Ward** Local Plan Area **Northowram and Shelf**

Current RCUDP Allocation or Designation

Greenbelt, Leeds Bradford Airport consult zone, Mineral area of search, Wildlife corridors

Land Type **Greenfield** Topography **Gentle Slope** Site Area (ha) **11.14**

Is the site an efficient use of land? RAG **Greenfield**

Current Land Use

Primary **Agriculture**

Secondary

Adjacent Land Use to the:

North **Agriculture**

South **Residential**

East **Residential, Woodland**

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 %) **0.03**

1 in 1000 Year (Area %) **0.06**

Strategic Recommendation

Flooding RAG

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

Highways Development Management

Site Access

Site Observations and Planning Application

Mitigation

Conclusion (see methodology)

Justification

Technical Information Required

Site Access RAG

Impact on Local Road Network

Local Road Network RAG

Ecology

Natural England

Name

Description

Buffer (m)

Issues

provisional BMV 4

West Yorkshire Ecology

SHLAA Ref

SSSI Comments

Mitigation

Conclusion

Local Wildlife Site Comments

Mitigation

Conclusion

Local Geological Site Comments

Mitigation

Conclusion

Habitats of Principal Importance Comments

Lowland mixed deciduous woodland cover a small area of this site.

Mitigation

Remove woodland from proposal site

Conclusion

Likely to be acceptable.

Species of Principal Importance Comments

Mitigation

Conclusion

Habitat Network Comments

Part of the site lies within the woodland WHN

Mitigation

Remove from proposed site.

Conclusion

Likely to be acceptable.

Conclusion

Remove 0.14ha from developable area leaving 10.99ha

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

The development of this site is unlikely to result in harm to any designated heritage asset.

Suggested Change

Historic Conservation

Comments

but note WYAAS comments - could lead to archaeological investigations?

Recommendation

Mitigation

Historic Environmental RAG

No impact on any heritage asset.

Housing Services

Comments

Adjoins Housing owned site on Cock Hill Lane

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

Greater stand off with agricultural building to the north. Site needs reducing in size. Non mains drainage.

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

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

Less than 30 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

Less than 30 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)

10.99

Dwellings per Hectare

30

Residential Capacity

330

Site Summary

RAG Score

38 /48

Overall Assessment Summary

This is a large greenfield site within the Green Belt, and adjacent to urban area. As well as its Green Belt designation, it also falls within the Mineral Area of Search and Wildlife Corridor designation in the RCUDP. The site is within the Mineral Safeguarding Area for coal, and within the Mineral Safeguarding Area Buffer for stone.

The site has good access to a range of services and facilities, including being 400m from a bus stop with a service at least every 30 minutes. It is however, beyond 2km from 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.

Site access is achievable, although given that the site itself only has one access onto Wade House Lane, and for a site of this size more than one access point will be required, it will be necessary to use third party land. The site is adjacent to LP0782 which is also a preferred New Housing Site. There is therefore the potential to merge the sites to enable access through this site.

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.

A small area to the north east of the site lies within the Calderdale Habitat Network, it is also covered by lowland mixed deciduous woodland. This has been removed from the developable area of the site, on recommendation of West Yorkshire Ecology.

There are no heritage constraints to developing this site, however it has been recommended that a desk-based archaeological assessment is undertaken given the size of the site.

Environmental Health Officers have recommended that a stand-off is provided to allow for a greater distance between residential dwellings and the agricultural building to the far north of the site boundary.

Given the lack of significant constraints, and on the basis that site access issues can be resolved, the Council's preferred use is a New Housing Site, with an indicative capacity of 330 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