

Site Details

Eastings

412392

Northings

429405

Full Address

Land at Soaper Lane, Shelf, Halifax, HX3 7PR.

Ward

Northowram and Shelf Ward

Local Plan Area

Northowram and Shelf

Current RCUDP Allocation or Designation

Greenbelt, Leeds Bradford Airport consult zone, Leeds Bradford safeguarding zone, Mineral area of search

Land Type

Greenfield

Topography

Relatively Flat

Site Area (ha)

9.11

Is the site an efficient use of land? RAG

Greenfield

Current Land Use

Primary

Agriculture

Secondary

Scrubland

Adjacent Land Use to the:

North

Agriculture

South

Residential

East

Grassland, Transport

West

Residential, Scrubland

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 %)

1.51

1 in 100 Year (Area %)

0.61

1 in 1000 Year (Area %)

1.92

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

M606 (Staygate roundabout)

Committed mitigation schemes

None

Is additional mitigation likely to be required by 2028?

No

Ranking

2

Comments

Highways England West Yorkshire Infrastructure Study did not identify a need for additional works at 2022 or 2030.

Strategic Road Network RAG

No significant impact on the road network

Highways Development Management

Site Access

Site Observations and Planning Application

Northern extension to residential town of Shelf. Access from Soaper Lane and Stanage Lane. (two accesses would be required given the potential number of dwellings)

Mitigation

Assessment needed of junction of Shelf Moor Road / Wade House Road (A6036)

Conclusion (see methodology)

Developable (A)

Justification

Technical Information Required

Transport Assessment and Travel Plan including assessments of local junctions.

Site Access RAG

No access issues

Impact on Local Road Network

Local Road Network RAG

Impact on the road network requiring mitigation

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

Mitigation

Conclusion

Species of Principal Importance Comments

Mitigation

Conclusion

Habitat Network Comments

Mitigation

Conclusion

Conclusion

No known biodiversity interest

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 archway and walls of the former Lion Brewery to the west of this site is a Grade II Listed Building. The development of this site could affect elements which contribute to the significance of this building. The development of these sites could impact upon elements which contribute to the significance of the designated heritage assets identified. In the comments column, I have set out what approach should be taken to identify whether or not the allocation of these areas is compatible with national policy guidance. The explanations are set out in the accompanying MS Word document.

Suggested Change

Comment (b1) – Grade II Listed Building (single) 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 this Listed Building and what effect the loss of this site and its subsequent development might have upon those significances. 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. Therefore, 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 this Listed Building and what impact the loss of this undeveloped site and its subsequent development might have upon its significance.(2) If it is considered that the development of this site would harm elements which contribute to the significance of this building, 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 this building, 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

View of gates looking north along Stanage Lane is important.

Located development back from road side so as not to impact on this view will help mitigate.

Recommendation

Mitigation

Historic Environmental RAG

Some impact which could be mitigated

Housing Services

Comments

Rural location close to limited public transport. Would have limited suitability for affordable housing.

Housing Services RAG

Positive

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

Site needs reducing in size. Stand off required for working farms. Non mains drainage.

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

Between 400m and 2km

Distance to Rail Station

More than 2km

Distance to Publicly Accessible Open Space

More than 2km

Journey time to Town Centre

Between 15 and 30 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

Between 20 and 40 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)

9.11

Dwellings per Hectare

30

Residential Capacity

273

Site Summary

RAG Score

40 /48

Overall Assessment Summary

This is a large greenfield site within the Green Belt adjacent to the urban area on its south western boundary. The site is currently in use for agriculture. It lies within the Mineral Safeguarding Area for stone and coal.

The site has a mixed level of accessibility to services and facilities. It is further than 400m from a bus stop with a service at least every 30 minutes. It is also further than 2km to the nearest railway station.

Regarding the Green Belt designation, whilst 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.

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 from Soaper Lane and Stanage Lane; and two access would be required given the size of the site. An assessment will also be required of the impact on the junction of Shelf Moor Road/Wade House Road.

The site has no known biodiversity constraints, and its development would not lead to a loss of open space provision. The site is in close proximity to the Grade II Listed archway and walls of the former Lion Brewery. A Heritage Impact Assessment will be undertaken to identify potential impact on the setting of this asset arising from development of the site. It will also identify any potential mitigation measures.

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 there are no significant constraints, the Council's preferred use is New Housing Site, with an indicative capacity of 273 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