Site Assessment Report - Main Report

LP Site Ref **LP1617**

Site Details

Eastings 412103 **Northings** 428032

Full Address Land rear of Glenden, Halifax 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, Sites of ecological or geological interest, Wildlife corridors

Land Type Greenfield **Topography** Relatively Flat **Site Area (ha)** 1.52

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

Current Land Use

Primary Disused / Vacant Land, Grassland

Secondary Woodland

Adjacent Land Use to the:

North Residential

South Agriculture

East Residential, Woodland

West Transport

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 %)	**0.85**
1 in 100 Year (Area %)	**0.08**
1 in 1000 Year (Area %)	**8.07**

Strategic Recommendation Subject to FRA

Flooding RAG	**Flooding issues which can be mitigated**

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

Suitable access can be provided onto Halifax Road.

Mitigation

Pedestrian Crossing required on Halifax Road for access to bus stop.

Conclusion (see methodology)

Developable (B)

Justification

Technical Information Required

Transport Statement

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

Natural England

Name	**Description**	**Buffer (m)**

Issues	No concerns

Yorkshire Wildlife Trust

Comments

The proposed allocation is partially within Sun Wood Local Wildlife Site and Sun Wood/ North Wood Ancient Woodland. Yorkshire Wildlife Trust therefore objects to the proposed allocation, and advises that the boundary is re-drawn to exclude the Local Wildlife Site and Ancient Woodland from the allocation site boundary. Even if the boundary was amended to exclude the LWS/ AW it will still have the potential to significantly impact the LWS/ AW through increased recreational use by residents, run off, increased disturbance and poor design. Cat predation of wildlife in the LWS/ AW may also be a significant issue. Without knowing the number of dwellings that the allocation will contain, it is difficult to advise on mitigation at this stage. An assessment should be undertaken for the likely increase in recreational use of the ancient woodland and Local Wildlife Site as a result of the allocation. Where increased recreational use is identified as possible, suitable mitigation should be put in place. Natural greenspaces should be included in the design of the allocation, for dog walkers to use rather than the ancient woodland and Local Wildlife Site. This may reduce the scale of recreational impacts on the nature conservation sites. A 20m ecological buffer will also need to be established between the development and the ancient woodland, in order to safeguard the ancient woodland from disturbance impacts. This area should be planted with native plants and trees. Sustainable Drainage Systems (SuDS) should be incorporated into the design to deal with increased surface water. The layout of the housing development should also be designed to reduce impacts on the ancient woodland habitats. Such should include the positioning of houses to not immediately back onto such habitats in order to prevent the encroachment of gardens, colonisation of garden plants, dumping of garden waste and fly tipping on such areas.The allocation has the potential to impact Sun Wood/ North Wood Ancient Woodland and Sun Wood LWS, through increased recreational use and poor design. There is the possible to mitigate for such impacts through the provision of accessible, open greenspace within the housing allocation and the use of an ecological buffer, however further assessment will be required in order to determining the effectiveness of such mitigation.

West Yorkshire Ecology

SHLAA Ref

SSSI Comments

Mitigation

Conclusion

Local Wildlife Site Comments

This site covers a section of Sun Wood LWS a semi-natural ancient woodland.

Mitigation	Provide a minimum buffer for the woodland of 20m. Plant with species rich grassland and leave to naturally regenerate. Avoid any steps designed to encourage increased access to the woodland. Minimise light spillage towards woodland edge. Provide commuted
Conclusion	Poor site for development.

Local Geological Site Comments

Mitigation

Conclusion

Habitats of Principal Importance Comments

Partly semi-natural ancient woodland.

Mitigation	Remove this from the developable area, protect with buffer zone. Provide funding for on-going management.
Conclusion	Poor site

Species of Principal Importance Comments

Mitigation

Conclusion

Habitat Network Comments

Yes see LWS

Mitigation

Conclusion

Conclusion

Poor site involving the loss of semi-natural ancient woodland. Reduce developable area by 0.76ha leaving maximum of 0.76ha

Ecology RAG **Some impact on environmentally sensitive areas which can be mitigated against**

Open Space

OS Ref **OS0203**

OS Typology Natural and semi natural urban green spaces

OS Recommendation 3

Open Space RAG **Loss of important space**

Historic Environment

Historic England

Comments

Suggested Change

Historic Conservation

Comments

Recommendation

Mitigation

Historic Environmental RAG **Some impact which could be mitigated**

Housing Services

Comments

Subject to the greenbelt review the site appears to be suitable for housing. It is located in a sustainable location next to major transport routes.

Housing Services RAG **Positive**

Business and Economy Services

Comments

Unsuitable for employment use

Mitigation

Conclusion

Business and Economy RAG	**Positive**

Minerals

Stone Mineral Safegaurding Area	Within MSA
Coal Mineral Safeguarding Area	Within MSA
Minerals RAG	**Within MSA**

Environmental Health

Comments

Road traffic noise for any dwellings near Halifax Road. Otherwise no issues.

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	**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	**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)	**0.76**	**Dwellings per Hectare**	**36**	**Residential Capacity**	**27**

Site Summary

RAG Score 36 /48

Overall Assessment Summary

This is a relatively flat, greenfield site within the Green Belt on the edge of Shelf. It adjoins the existing Urban Area on two of its three sides. As well as its Green Belt designation, the southern most part of the site lies within the Sun Wood Site of Ecological of Geological Importance as designated in the RCUDP. Part of the site also lies within the Wildlife Corridors designation. The site is within the Mineral Safeguarding Area for both stone and coal. Planning permission was approved in November 2016 for one detached dwelling the Halifax Road side of the site.

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

Regarding the site's 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 from Halifax Road. A pedestrian crossing point will be required to enable access to the bus stop on Halifax Road. However, with the commencement of a planning application for a dwelling access would have to be demonstrated to the remaining of the site.

As the site is partly within a site of ecological importance, it has been recommended by West Yorkshire Ecology that a 20m buffer from the woodland is removed from the developable area to mitigate against adverse impacts. The Open Space Study also recommends retention of the Sun Wood Site of Ecological Importance. It is considered, that taking into account the comments and recommendations from West Yorkshire Ecology, that the site can accommodate new housing if the developable area is reduced. Contributions to the ongoing management of the woodland have been identified as potential mitigation.

The sustainability appraisal has recommended that mitigation may need to consider the effects on the wildlife habitat network, particularly the woodland element which is responsible for SA11 recording a negative impact. Potential impacts are likely to have been reduced as the site's developable area has been reduced.

The Council's preferred use is a New Housing Site, with an indicative capacity of 27 dwellings.

Outcome New Housing Site