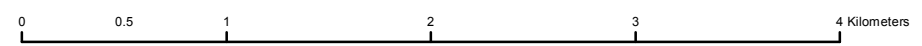


**Key**

**Housing Allocation Option**

- Housing allocation
- Housing with mixed uses (no employment)
- Housing allocation with mixed uses
- Identified housing site
- Identified housing site with mixed uses
- Not proposed as housing allocation
- Safeguarded land (PAS)
- Aire Valley allocation
- Aire Valley identified
- Aire Valley Not proposed as housing allocation
- Site not presented at meeting
- Primary Schools
- Secondary Schools
- Part of site(s) reserved for school provision
- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Leeds City Council Wards
- Core Strategy MAIN URBAN AREA
- Core Strategy MAJOR SETTLEMENTS
- Core Strategy SMALL SETTLEMENTS
- Proposed HS2 Route
- Proposed Airport Link Road

**HMCA AREA**  
**Outer South East**



## 9 - Outer South East

### Identified housing site

| SHLAA Ref | Address  | Area ha | Capacity   | I&O RAG | Settlement Hierarchy      | Green/Brown | Reason  |
|-----------|--|---------|------------|---------|---------------------------|-------------|---|
| 298       | Queen Street - Hollinshurst Depot, Allerton Bywater                            | 2.1     | <b>79</b>  | G       | Smaller Settlement Infill | Brownfield  | Brownfield site granted planning permission in May 2014 for 79 units, with current application pending to revise layout and reduce site capacity to 76 units. |
| 818       | Station Road, Allerton Bywater   | 14.7    | <b>182</b> | LG      | Smaller Settlement Infill | Brownfield  | Site nearing completion for residential.  |
| 819       | Queen Street, (a.k.a land south of Leeds Road), Allerton Bywater               | 4.1     | <b>114</b> | LG      | Smaller Settlement Infill | Greenfield  | Benefits from planning permission with conditions discharged in 2012.   |
| 820       | Micklefield (south of)   | 6.1     | <b>150</b> | LG      | Smaller Settlement Infill | Greenfield  | Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted                           |
| 822       | Barrowby Lane, Garforth  | 1.1     | <b>33</b>  | LG      | Major Settlement Infill   | Greenfield  | Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted                           |
| 823       | Selby Road, Garforth   | 3       | <b>68</b>  | LG      | Major Settlement Infill   | Greenfield  | Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted                           |
| 825       | Manor Farm buildings, Micklefield  | 0.5     | <b>14</b>  | LG      | Smaller Settlement Infill | Greenfield  | Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted                           |
| 836       | Barleyhill Road, Garforth  | 0.7     | <b>30</b>  | LG      | Major Settlement Infill   | Brownfield  | Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted                           |
| 1118      | Church Lane and Manor Farm (existing phase 3 housing allocations), Micklefield | 14.9    | <b>400</b> | LG      | Smaller Settlement Infill | Greenfield  | Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted                           |
| 2040      | Bullerthorpe Lane (Temple Point), Colton                                       | 2.6     | <b>69</b>  | G       | Main Urban Area Infill    | Brownfield  | Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted                           |
| 3351      | 2 Brigshaw Lane, Allerton Bywater  | 0.3     | <b>8</b>   | LG      | Smaller Settlement Infill | Brownfield  | Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted                           |
| 3352      | 51 Westfield Lane Kippax   | 0.4     | <b>5</b>   | LG      | Smaller Settlement Infill | Greenfield  | Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted                           |
| 4083      | Grange Court, Garforth   | 0.4     | <b>58</b>  | G       | Major Settlement Infill   | Brownfield  | Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted                           |

RAG ratings: G = Green A = Amber R = Red LG = Lime green (identified) P = Purple (sieved out) NonIO = Site not in Issues and Options

| SHLAA Ref                            | Address                                 | Area ha | Capacity    | I&O RAG | Settlement Hierarchy      | Green/Brown | Reason  |
|--------------------------------------|---|---------|-------------|---------|---------------------------|-------------|---|
| 4196                                 | Royal Oak, Cross Hills, Kippax          | 0.2     | <b>11</b>   | NonIO   | Smaller Settlement Infill | Brownfield  | Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted |
| HLA3300450                           | Church Lane Swillington                 | 0.2     | <b>14</b>   | LG      | Smaller Settlement Infill | Greenfield  | Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted |
| HLA3306630                           | Beech Grove Avenue Garforth             | 0.1     | <b>9</b>    | LG      | Major Settlement Infill   | Brownfield  | Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted |
| HLA3306660                           | Queens Court, Queen St Allerton Bywater | 0.2     | <b>9</b>    | LG      | Smaller Settlement Infill | Brownfield  | Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted |
| HLA3306670                           | Land Off Birch Grove, Kippax, Leeds     | 0.1     | <b>6</b>    | LG      | Smaller Settlement Infill | Brownfield  | Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted |
| <b>Identified housing site total</b> |   |         | <b>1259</b> |         |                           |             |   |

RAG ratings: G = Green A = Amber R = Red LG = Lime green (identified) P = Purple (sieved out) NonIO = Site not in Issues and Options

## Housing allocation

| SHLAA Ref | Address  | Area ha | Capacity    | I&O RAG | Settlement Hierarchy         | Green/Brown | Reason   |
|-----------|--|---------|-------------|---------|------------------------------|-------------|--|
| 265       | Ash Tree Primary School, Kippax  | 0.5     | <b>22</b>   | NonIO   | Smaller Settlement Infill    | Brownfield  | Former school now cleared vacant brownfield site, LCC is to market for sale for elderly accommodation.   |
| 310       | Barnsdale Road, Allerton Bywater   | 1.8     | <b>49</b>   | G       | Smaller Settlement Infill    | Brownfield  | Brownfield site in employment use between two housing estates (one being a new development) and an office development. Supported by infrastructure providers.  |
| 827       | Carlton View, Allerton Bywater   | 0.9     | <b>25</b>   | G       | Smaller Settlement Infill    | Greenfield  | Site within the existing settlement. Outline permission for residential development approved 2006, not built. Suitable in principle for residential use, subject to detailed design to account for Tree Preservation Order on site.  |
| 1174      | Micklefield Railway Station Car Park (land to north of), Micklefield, LS25 | 0.7     | <b>18</b>   | A       | Smaller Settlement Extension | Greenfield  | Green Belt triangular flat site but well contained with low potential for sprawl by residential development to the north and the railway station and railway line to the south and the A1/M to the east. Development would effectively constitute rounding off of the settlement north of the railway. Access would only be possible through the UDP allocated (undeveloped) housing site adjoining to the north east.   |
| 1175A     | Brigshaw Lane (land to east of), Kippax                                    | 3       | <b>76</b>   | A       | Smaller Settlement Extension | Greenfield  | Square agricultural field with road frontage. Set to the south of settlement which could lead to further sprawl but is linked to the north and west. Adjacent to a Site of Ecological and Geological Importance (SEGI) to the east.  |
| 1176      | Pit Lane (land to south of), Micklefield LS25                              | 4.3     | <b>79</b>   | G       | Smaller Settlement Extension | Greenfield  | PAS site with long road frontage and adjoining housing to the east. Majority is agricultural field with southern part in current use for allotments and smallholdings whereby their retention or replacement would be considered at detailed design stage.   |
| 1232B     | Stourton Grange Farm South, Selby Road - Ridge Road, Garforth              | 132.9   | <b>2314</b> | A       | Major Settlement Extension   | Greenfield  | Green Belt. Very large site, has been split from former single site at Issues and Options into 1232A north of railway, and 1232B south of railway. 1232B incorporates sites 1244 and 3110. Site capacity of 1232B reduced to allow for build out rates in the plan period. The railway line to the north and existing roads to east and south create defensible boundaries. Development dependant on comprehensive development including former sites 1244 and 3110. South portion chosen through local preference. It is further from HS2, and a larger gap between it and Micklefield so less impact on the green belt. A large site will improve opportunity for securing new facilities/services. Good road links and strong defensible boundaries. Development to include a green corridor/park as buffer to Garforth so can act as a new settlement, and a sufficient part of the site must be reserved for education use. |
| 1357      | Ninevah Lane, Allerton Bywater   | 2.9     | <b>65</b>   | G       | Smaller Settlement Extension | Mix 50:50   | Green Belt site with strong links with the settlement connected to residential development to the east and the north and well contained on all sides with trees lining the western boundary creating a natural buffer that would prevent further sprawl into the Green Belt. Contains a mix of uses, part greenfield and part brownfield.  |
| 3100B     | Whitehouse Lane, Swillington   | 1.2     | <b>40</b>   | G       | Other Rural Infill           | Greenfield  | Majority is in existing settlement area with 25% in Green Belt. Well related to the settlement.  |
| 3109C     | Selby Road/Leeds Road, Kippax  | 1.5     | <b>40</b>   | A       | Smaller Settlement Extension | Greenfield  | Green Belt site in agricultural use. Would not result in coalescence of Garforth and Kippax. Existing development to the west and south so relates well to the existing settlement pattern and has suitable access and strong defensible boundaries.   |

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| SHLAA Ref                       | Address                             | Area ha | Capacity    | I&O RAG | Settlement Hierarchy         | Green/Brown | Reason   |
|---------------------------------|-------------------------------------|---------|-------------|---------|------------------------------|-------------|--|
| 4200B                           | Newtown Farm, Micklefield           | 1.6     | <b>42</b>   | NonIO   | Smaller Settlement Extension | Greenfield  | Due to the location between existing houses and the 'boundary' of the A1M, there would be limited impact on the Green Belt. Consideration needs to be given to whether ongoing agricultural use would be possible on adjacent site 4200A if 4200B restricts farm vehicle access. |
| 5013                            | Land at 25 - 29 high Street, Kippax | 0.4     | <b>16</b>   | NonIO   | Smaller Settlement Infill    | Brownfield  | Brownfield garage site containing some buildings and hardstanding and a few trees on boundaries.   |
| <b>Housing allocation total</b> |                                     |         | <b>2786</b> |         |                              |             |  |

### Safeguarded land (PAS)

| SHLAA Ref                           | Address  | Area ha | Capacity    | I&O RAG | Settlement Hierarchy         | Green/Brown | Reason   |
|-------------------------------------|--|---------|-------------|---------|------------------------------|-------------|--|
| 1149A                               | Park Lane / Doctor's Lane (land off), Allerton Bywater | 40.6    | <b>950</b>  | A       | Smaller Settlement Extension | Greenfield  | Large agricultural site with two sections of woodland in the central part, the south east section has a road frontage and is well linked to residential development. Site 1149 at Issues and Options stage also contained an area of Green Belt to the south but site now split so that 1149B (Green Belt) is not allocated and 1149A (existing PAS) is retained as PAS. Concern at the scale of the site in relation to the size of Allerton Bywater, and including local preference determined to retain as PAS because on balance are better sites for development earlier than this one.   |
| 2131                                | Moorgate Kippax  | 8.9     | <b>166</b>  | A       | Smaller Settlement Extension | Greenfield  | Greenfield site, heavily treed adjoining the northern boundary of Kippax. Slopes slightly upwards to the north and links to open fields. Exiting PAS site, propose to retain as PAS because on balance are better sites for development earlier than this one. N.B. currently subject to a planning application for 166 dwellings.   |
| 2132                                | Selby Road Garforth                                    | 18      | <b>500</b>  | A       | Major Settlement Extension   | Greenfield  | Some brownfield areas containing dwellings and outbuildings but predominantly greenfield containing residential gardens and the majority consisting of fields with some tree cover, these are bordered by trees and a beck to the south east. Existing Protected Area of Search. Highways previously only supported one access into the site which limited the capacity but capacity has now increased. Would need comprehensive masterplan although multiple owners would make this difficult and not allow early delivery. Also ecology concerns. Retain as PAS because on balance are better sites for development earlier than this one. |
| <b>Safeguarded land (PAS) total</b> |  |         | <b>1616</b> |         |                              |             |  |

RAG ratings: G = Green A = Amber R = Red LG = Lime green (identified) P = Purple (sieved out) NonIO = Site not in Issues and Options



## Not proposed as housing allocation

| SHLAA Ref | Address   | Area ha | Capacity   | I&O RAG | Settlement Hierarchy         | Green/Brown | Reason   |
|-----------|---|---------|------------|---------|------------------------------|-------------|--|
| 352       | Swillington Lane (land on west side of), Swillington      | 0.9     | <b>24</b>  | R       | Smaller Settlement Extension | Greenfield  | Green Belt site. The site juts out to the west of Swillington, and is unrelated to the existing settlement form. Development could set a precedent for further Green Belt sprawl.  |
| 1004      | Kennet Lane (land to north of), Garforth                  | 3.2     | <b>65</b>  | A       | Major Settlement Infill      | Greenfield  | Site within existing settlement. Southern half is allocated as N1 greenspace and Local Nature Area on UDP. Greenspace provision has been considered across the HMCA and local preference is to retain as greenspace.   |
| 1007      | Selby Road (land south of), Garforth                      | 5.9     | <b>133</b> | R       | Major Settlement Extension   | Greenfield  | Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the existing settlement. There is no road frontage to the site for access.  |
| 1013      | Goody Cross Lane (land to the south of), Little Preston   | 1.2     | <b>100</b> | A       | Smaller Settlement Extension | Greenfield  | Green Belt site between Swillington and Little Preston. As submitted the site has no access to the adopted highway - the inclusion of the commercial unit to the north would provide access. Green Belt site between Swillington and Little Preston, would significantly reduce the green belt gap.  |
| 1044      | Wakefield Road and Barrowby Lane, Garforth                | 21.9    | <b>575</b> | G       | Major Settlement Extension   | Greenfield  | Green Belt site. No longer identified as needed for a potential extension of the town centre which means less need for a site in this location. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.  |
| 1100      | Wakefield Road - Clearview Farm, Garforth LS25            | 3.6     | <b>47</b>  | G       | Major Settlement Extension   | Greenfield  | Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. The proposed HS2 rail line runs to the north west. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.   |
| 1149B     | Park Lane / Doctor's Lane (land off), Allerton Bywater    | 12.3    | <b>0</b>   | A       | Smaller Settlement Extension | Greenfield  | Site 1149 at Issues and Options stage contained an area of Green Belt to the south and existing PAS to the north, but site now split so that 1149B is the Green Belt part only. Site bounded by trees, containing agricultural fields and a small area of car park hardstanding. Could constitute rounding off of the settlement with defensible boundaries. However, concern at the scale of the site (plus 1149A which would be required) in relation to the size of Allerton Bywater. As 1149A retained for PAS, determined not to allocate as no need to increase size of PAS larger in this location and on balance are better sites for development elsewhere. |
| 1165      | Barwick Road (land north of), Garforth                    | 9.7     | <b>0</b>   | A       | Major Settlement Extension   | Greenfield  | Green Belt site. The site in isolation would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.  |
| 1169      | Hall Farm Road (paddock to the rear of), Micklefield LS25 | 1       | <b>27</b>  | R       | Smaller Settlement Extension | Greenfield  | Green Belt site. Whilst the site is well related to the existing settlement pattern, it is subject to a planning obligation requiring its partial retention and laying out as a tree belt in association with an adjacent planning permission. As it has not been possible to secure the provision of the tree belt through voluntary means or court action a compulsory purchase order has been made to secure the provision of the tree belt. This CPO was won through an inquiry held in April 2013.  |

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| SHLAA Ref | Address   | Area ha | Capacity   | I&O RAG | Settlement Hierarchy         | Green/Brown | Reason  |
|-----------|---|---------|------------|---------|------------------------------|-------------|---|
| 1173      | Honeysuckle Close (adjacent to) , Micklefield (land to south of)  | 8.3     | <b>124</b> | A       | Smaller Settlement Extension | Greenfield  | Green Belt site. The site is set on the southern edge of Micklefield. Development would extend the settlement significantly to the south and presents a significant encroachment into the Green Belt.   |
| 1175B     | Brigshaw Lane (land to east of), Kippax                           | 1       | <b>32</b>  | R       | Smaller Settlement Extension | Greenfield  | Green Belt site and a protected Site of Ecological and Geological Importance (SEGI) on the existing UDP and West Yorkshire Ecology have objected to its potential development.  |
| 1226      | Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25 | 17.4    | <b>0</b>   | A       | Major Settlement Extension   | Greenfield  | Green Belt site. The site in isolation would have an unacceptable impact on the Green Belt in terms of sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Highways access concerns due to narrow bridge into Garforth. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth. |
| 1232A     | Stourton Grange Farm North, Selby Road - Ridge Road, Garforth     | 137.7   | <b>0</b>   | A       | Major Settlement Extension   | Greenfield  | Green Belt. Very large site, has been split from former single site at Issues and Options into 1232A north of railway, and 1232B south of railway. 1232B incorporates sites 1244 and 3110 and area reduced (including build out rates in the plan period). North portion 1232A not as favoured as 1232B through local preference. It is closer to HS2, and smaller gap between it and Micklefield so more impact on the green belt.   |
| 1237      | Astley Lane (land to the north and east of), Swillington,         | 6.2     | <b>137</b> | R       | Smaller Settlement Extension | Greenfield  | Green Belt site to the south of Swillington. Although the site borders an industrial/trading estate, the site is poorly connected with the residential area of Swillington. Development would extend the settlement to the south and could set a precedent for further sprawl to the north and east of the site. Highways concerns re poor accessibility.   |
| 1244      | Garforth Cliffe Park (land to the north of) , LS25                | 3.5     | <b>0</b>   | A       | Major Settlement Extension   | Greenfield  | Now included as part of 1232B following discussions at member meeting - 91 capacity carried into 1232B  |
| 1269      | Pit Lane and Roman Road (land between), Micklefield               | 27.7    | <b>621</b> | R       | Smaller Settlement Extension | Greenfield  | Green Belt site. Isolated site, unrelated to the existing settlement of Micklefield. Development would set a precedent for unrestricted sprawl and contribute to the coalescence of Garforth and Micklefield. Highways concerns re poor accessibility.  |
| 1270      | Pit Lane and The Crescent (land between), Micklefield             | 14.8    | <b>333</b> | A       | Smaller Settlement Extension | Greenfield  | Green Belt site. The site is adjacent to an existing quarry and slopes steeply because of this. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl. Development would be highly visible due to the height and sloping nature of the land.  |
| 1276      | Newfield Lane - land at Manor House Farm, Ledsham                 | 0.7     | <b>20</b>  | P       | Other Rural Extension        | Greenfield  | 'Sieved out' site at Issues and Options. It would significantly extend out from the settlement and not be well proportioned to the existing boundaries. It would also be a large increase compared to the size of Ledsham which has minimal facilities and is not within the settlement hierarchy.  |
| 1277      | Claypit Lane, Hill Top Farm, Ledsham                              | 3.3     | <b>74</b>  | P       | Other Rural Extension        | Mixed       | 'Sieved out' site at Issues and Options as not within the settlement hierarchy. Agricultural field with some tree cover, farm buildings and dwellings with gardens. It would extend out from the settlement and not be well proportioned to the existing boundaries.  |
| 1321      | Moorleigh Drive, South of Pondfields Drive, Kippax                | 0.3     | <b>13</b>  | R       | Smaller Settlement Infill    | Greenfield  | Designated as N1A allotment site on the UDP and local preference is for retention. Development would be set within the middle of the allotment area, so could set a precedent for further pressure to release adjacent land.  |

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| SHLAA Ref | Address  | Area ha | Capacity    | I&O RAG | Settlement Hierarchy         | Green/Brown | Reason   |
|-----------|--|---------|-------------|---------|------------------------------|-------------|--|
| 1366      | Selby Road (land south of), Garforth , LS25 1                | 1.1     | <b>38</b>   | G       | Major Settlement Infill      | Brownfield  | A three part brownfield site located within the settlement boundary. Two sites contain existing residential dwellings and the other is surrounded by houses. Originally submitted as a way to improve access into the larger adjacent PAS site to the south (2132). Not allocated because not needed in the plan period as part of access for 2132 (as 2132 proposed to retain as PAS, not an allocation), and can't also allocate as PAS as not Green Belt.   |
| 2032      | Lotherton Way, Ash Lane, Garforth                            | 0.7     | <b>23</b>   | A       | Major Settlement Infill      | Greenfield  | Within the existing settlement. Concerns over access and without use of adjacent site 2091 (not to be allocated) there is little scope to improve.   |
| 2091      | Aberford Road, Garforth LS25                                 | 1.7     | <b>55</b>   | A       | Major Settlement Infill      | Greenfield  | Within existing settlement. Currently in use as playing pitches and local preference for their retention.  |
| 2156      | North of Lotherton Way, Hawks Nest Wood (west off), Garforth | 36.3    | <b>954</b>  | A       | Major Settlement Extension   | Greenfield  | Green Belt site. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.   |
| 2157A     | Ridge Road, East of  | 28.1    | <b>631</b>  | A       | Smaller Settlement Extension | Greenfield  | Green Belt site that has a long road frontage but would significantly extend Micklefield to the west and north, without strong defensible boundaries to prevent further sprawl into the Green Belt gap between Garforth and Micklefield. 1232B is a better site for development and allocating both sites would greatly increase coalescence.  |
| 2157B     | Ridge Road, East of  | 105.9   | <b>2383</b> | R       | Smaller Settlement Extension | Greenfield  | Green Belt site which is disproportionate and not well related to the settlement of Micklefield. It would result in a substantial incursion into Green Belt and significantly reduce the gap between Micklefield and Garforth. The proposed HS2 rail route runs through the northern part of the site. 1232B is a better site for development and allocating both sites would greatly increase coalescence.  |
| 3096      | King Edward Avenue, Allerton Bywater                         | 3.4     | <b>76</b>   | R       | Smaller Settlement Extension | Greenfield  | Green Belt site which relates poorly to the existing settlement and extends beyond the tree lined buffer on its western boundary that acts as a strong defensible boundary. Flat 'C' shaped site with an unusual boundary that doesn't relate well to the existing features on the ground. Further encroachment into the Green Belt would impact on the countryside and the existing Site of Ecological and Geological Importance (SEGI) to the south of the site.   |
| 3100A     | Whitehouse Lane, Swillington                                 | 1.9     | <b>70</b>   | R       | Other Rural Extension        | Greenfield  | Within the Green Belt. Very steep gradient prohibiting development and does not relate well to the existing settlement pattern.  |
| 3101      | Preston Lane, Great Preston                                  | 19.5    | <b>628</b>  | R       | Other Rural Extension        | Greenfield  | Green Belt large site to the south west of Great Preston. The site has no existing defensible boundary and, if developed, would set a precedent for further sprawl. Development would not relate well to the existing settlement pattern and cuts across several fields. It also contains mature trees.  |
| 3102      | Woodlands View, Kippax                                       | 1.5     | <b>48</b>   | R       | Smaller Settlement Extension | Greenfield  | Green Belt site to the south of Kippax. Sloping site. No existing defensible boundary. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl.  |
| 3103      | Sandgate Lane, Kippax  | 2.1     | <b>56</b>   | R       | Smaller Settlement Extension | Greenfield  | Green Belt site. The site is not connected to the settlement and adjoins a heavily treed area to the south, this separates the site from Kippax and prevents any road access being available. Development would represent an island unrelated to the existing settlement. To the north there is no visible boundary on the ground, as the site cuts through a series of fields. Development would only be possible through neighbouring site 2131 but this is now identified to retain as existing PAS, so no need to extend it to include 3103. |

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| SHLAA Ref | Address                       | Area ha | Capacity    | I&O RAG | Settlement Hierarchy         | Green/Brown | Reason   |
|-----------|-------------------------------|---------|-------------|---------|------------------------------|-------------|--|
| 3104      | Sandgate Rise, Kippax         | 5.6     | <b>147</b>  | R       | Smaller Settlement Extension | Greenfield  | Green Belt site. The site has no existing defensible boundary so development would lead to a high risk of further sprawl. Development would be unrelated to the existing settlement form. Access issues, limited road frontage.  |
| 3105      | Sandgate Drive, Kippax        | 2.1     | <b>55</b>   | R       | Smaller Settlement Infill    | Mixed       | Allotment N1a site so is not considered suitable for development. The site boundary is also not rational as contains existing dwellings and may be an anomaly.   |
| 3106      | Selby Road, Swillington       | 82.4    | <b>1916</b> | R       | Main Urban Area Extension    | Greenfield  | Green Belt sit which relates poorly to Garforth and would result in a significant isolated finger of development encroaching into the Green Belt to the west of Garforth, eroding the gap between Garforth and East Leeds. Preventing the coalescence of settlements is one of the purposes of Green Belts. The site has no existing defensible boundaries. The western part of site is affected by the proposed HS2 rail route.   |
| 3107      | Selby Road (N), Garforth      | 2.2     | <b>58</b>   | R       | Major Settlement Extension   | Greenfield  | Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. A large portion of the site is covered with trees.  |
| 3108      | Selby Road (S), Garforth      | 0.6     | <b>18</b>   | R       | Major Settlement Extension   | Greenfield  | Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. It is also covered with dense trees.  |
| 3109A     | Selby Road/Leeds Road, Kippax | 11.3    | <b>140</b>  | A       | Smaller Settlement Extension | Greenfield  | Green Belt site contained on the west and eastern boundaries but which would create significant encroachment and would lead to further pressure for release of land to the north and south. Highways concerns over access. Local preference that on balance are better sites for Green Belt release than this one.   |
| 3109B     | Selby Road/Leeds Road, Kippax | 65.6    | <b>1721</b> | R       | Major Settlement Extension   | Greenfield  | Large Green Belt site that if developed would lead to complete coalescence of Garforth and Kippax, contrary to one of the key functions of Green Belt.   |
| 3110      | Acaster Drive, Garforth       | 5.5     | <b>0</b>    | A       | Major Settlement Extension   | Greenfield  | Now included as part of 1232B following discussions at member meeting - capacity carried over into 1232B   |
| 3112      | Wakefield Road, Garforth      | 9.3     | <b>243</b>  | A       | Major Settlement Extension   | Greenfield  | Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.  |
| 3113      | Barrowby Lane, Garforth       | 0.6     | <b>18</b>   | A       | Major Settlement Extension   | Greenfield  | Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. The proposed HS2 rail line runs to the north and highways concerns regarding access and accessibility. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth. |
| 3115      | New Hold, Garforth            | 2.6     | <b>68</b>   | R       | Major Settlement Extension   | Greenfield  | Green Belt site. Site is isolated and unrelated to the existing settlement, with no road access and poor accessibility. The site provides access to the countryside and Hawks Nest Wood. The site has no existing defensible boundaries. The proposed HS2 rail line runs to the north of the site. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.  |

RAG ratings: G = Green A = Amber R = Red LG = Lime green (identified) P = Purple (sieved out) NonIO = Site not in Issues and Options

| SHLAA Ref | Address   | Area ha | Capacity   | I&O RAG | Settlement Hierarchy         | Green/Brown | Reason   |
|-----------|---|---------|------------|---------|------------------------------|-------------|--|
| 3116      | Pit Lane, Micklefield                                   | 5.7     | <b>127</b> | R       | Smaller Settlement Extension | Greenfield  | Green Belt site which relates poorly to settlement, only connected partially on one side and high potential for further sprawl. It is adjacent to a school and therefore at this time cannot state with certainty that it won't be needed for a school expansion. Highways concerns over access.   |
| 3117      | Selby Road, Garforth                                    | 1.3     | <b>40</b>  | R       | Major Settlement Extension   | Greenfield  | Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the exiting settlement. There is no road frontage to the site for access. A large portion of the site is covered with trees.  |
| 3308      | Land south of Micklefield                               | 0.8     | <b>21</b>  | P       | Other                        | Greenfield  | Sieved out site not connected to any settlement.   |
| 3321      | Berry Lane, Great Preston                               | 3.2     | <b>84</b>  | A       | Other Rural Extension        | Greenfield  | Green Belt site in the centre of Great Preston consisting of fields and wrapping round a cricket ground / pitch to the north and further fields to the south. It has strong links to the settlement, bordered on three sites by housing. However, given the location so close to Allerton Bywater development would reduce the separation between the two settlements with concerns over potential for coalescence.  |
| 3441      | Land at Hall Lane Ledston                               | 3.8     | <b>87</b>  | P       | Other Rural Extension        | Greenfield  | Field bounded by trees and a tree belt to the east. 'Sieved out' site at Issues and Options. The site does have defensible boundaries but would significantly extend out from the settlement and not be well proportioned to the existing boundaries. It would also be a large increase compared to the size of Ledston which has minimal facilities and is not within the settlement hierarchy.   |
| 3450      | Land to the north of Station Road, Kippax/Great Preston | 12.4    | <b>326</b> | R       | Smaller Settlement Extension | Greenfield  | Greenfield site separating Great Preston and Kippax. Housing on three sides and fields to north. Development of the site would lead to complete merging of Kippax and Great Preston.   |
| 3463      | Land North of Brigshaw High School, Allerton Bywater    | 4.8     | <b>125</b> | R       | Smaller Settlement Extension | Greenfield  | Green Belt site. Development would lead to the coalescence of Great Preston and Allerton Bywater. There is only a small existing gap separating the settlements so the retention of this site is important.  |
| 4200A     | Newtown Farm, Micklefield                               | 1       | <b>28</b>  | NonIO   | Smaller Settlement Extension | Greenfield  | To the west the site boundary is a natural limestone crag which drops down a few meters to the access road beyond. No road frontage and access only through field to the south. Notwithstanding that it the site is within the 'boundary' of the A1M and so sprawl would be contained, development on site 4200A would greatly impact on the Green Belt due to its situation high on top of the crag, compared to surrounding properties and 4200B. Consideration needs to be given to whether ongoing agricultural use would be possible on 4200A if 4200B restricts farm vehicle access. |
| 4250      | Gibson Lane/Sandygate Terrace, Kippax                   | 1.5     | <b>100</b> | NonIO   | Smaller Settlement Infill    | Greenfield  | Allotment N1a site so is not considered suitable for development. The site boundary is also not rational and appears to be an anomaly.   |
| 4258      | Land Adjacent Barrowby Lodge, Grafarth                  | 14.4    | <b>0</b>   | NonIO   | Major Settlement Extension   | Greenfield  | Green Belt site. Site is isolated and unrelated to the existing settlement, with significant incursion into the Green Belt. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.   |
| 5002      | Green lane, Kippax                                      | 2.6     | <b>69</b>  | NonIO   | Smaller Settlement Extension | Greenfield  | The site is not well connected to the built up area and only borders it on one side. The development of this site would not constitute rounding off and would lead to urban sprawl and potential for further development pressure on adjacent fields. The site is also sloping and undulating.   |

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| SHLAA Ref                                       | Address                        | Area ha | Capacity     | I&O RAG | Settlement Hierarchy       | Green/Brown | Reason  |
|---|--------------------------------|---------|--------------|---------|----------------------------|-------------|---|
| 5012  | Fairview Farm , Wakefield Road | 0.7     | <b>0</b>     | NonIO   | Major Settlement Extension | Greenfield  | Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth. |
| <b>Not proposed as housing allocation total</b> |                                |         | <b>12678</b> |         |                            |             |   |

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