

Larkfield Drive (off) - Ivy House (adjacent), Rawdon

Site Plan ref: HG2-11 SHLAA ref: 12

Site Details

Easting	421124	Northing	439489	Site area ha	0.45	SP7	Major Settlement Infill
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics

Site type	80:20 green/brown
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On-site land uses

Vacant land

Dwellings

Neighbouring land uses

Dwellings

Allotment and city farm

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description

Site bounded on all sides by existing residential developments, which prevent direct access to the site. Site has limited tree coverage, mainly on the site boundaries, these are subject to a Tree Preservation Order (TPO). An allotment site lies to the north west of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3315.39
Nearest bus stop	9719
Nearest bus stop distance (m)	141.95

Agricultural classification	
Grade	Percent
Urban	100

Larkfield Drive (off) - Ivy House (adjacent), Rawdon

Site Plan ref: HG2-11 SHLAA ref: 12

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Good access to Public Transport, Education and Local Health facilities.		4
Access comments		
New access road requires retaining structures due to levels.		3
Local network comments		
Existing residential estate with some on-street parking issues.		3
Mitigation measures		Total score
Traffic Management measures?		10
Highways site support		
Yes - with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection
n/a			

Network Rail	

Yorkshire Water	
Treatment Works	Esholt
Various sewers towards western boundary of site	

Environment Agency	
Constraints	
FZ1 under 1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Larkfield Drive (off) - Ivy House (adjacent), Rawdon

Site Plan ref: HG2-11 SHLAA ref: 12

Education comments

Flood Risk

Flood Zone 1.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Ivy Cottage to the south of this area is a Grade II Listed Building.

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. Consequently, if allocated, development proposals would need to ensure that those elements which contribute to the significance of this asset (including its setting) is not likely to be harmed.

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
15/03888/TR	Remove 1 x Sycamore and 2 x Ash.	NR	87

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Site within the urban area. Access would require removal of existing dwelling. There is a Tree Preservation Order over the site, however, the site has only limited tree cover and this could be considered in detailed design.

Woodlands Drive - Cragg Wood Nurseries, Rawdon

Site Plan ref: n/a SHLAA ref: 63

Site Details

Easting	420492	Northing	438841	Site area ha	1.05	SP7	Other Rural Extension
HMCA	Aireborough			Ward	Horsforth		

Site Characteristics

Site type	Greenfield
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On-site land uses

Derelict
Unmanaged Forest

Neighbouring land uses

Dwellings
Unmanaged Forest
Other

Other land uses - None

Topography	Undulating	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	No

Description

Former horticultural use on the site now derelict surrounded by significant area of mature woodland. Located within the Cragg Wood Conservation Area, an area of dispersed buildings within a woodland setting unconnected to the main urban area.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiselay
Nearest train station distance (m)	3746.92
Nearest bus stop	12419
Nearest bus stop distance (m)	468.45

Agricultural classification	
Grade	Percent
Urban	100

Woodlands Drive - Cragg Wood Nurseries, Rawdon

Site Plan ref: n/a SHLAA ref: 63

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Fails to meet any standards		1
Access comments		
Site can be reached by Cragg Wood Drive and Woodlands Drive. Both unadopted, tortuous routes unsuitable for additional development. Both junctions with Apperley Lane are very poor. Site access is very poor.		2
Local network comments		
Local congestion issues (including Greengates junction, Braford) and cumulative impact issues at A65		2
Mitigation measures		Total score
None that would overcome site deficiencies.		5
Highways site support		
No		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). Substantial parts of the site contain woodland (UK BAP Priority Habitat) which forms part of the Leeds Habitat Network and therefore will need to be retained. Impact on roosting bats will need considering, and presence of pond to south-west.	

Woodlands Drive - Cragg Wood Nurseries, Rawdon

Site Plan ref: n/a

SHLAA ref: 63

Education comments**Flood Risk****Utilities****Gas****Electric****Fire and Rescue****Telecoms****Other****Heritage England****Natural England****Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/04469/COND	-Consent, agreement or approval required by condition 3 of Planning Application 10/03014/CA	A	98
12/01765/CA	Conservation Area Application to demolish outbuilding	A	98
10/03014/CA	Conservation Area Application for demolition of outbuildings	A	98
11/05352/COND	Consent, agreement or approval required by conditions 13, 17 and 18 of Planning Application 10/03015/FU	A	98
12/01764/FU	Amendment to approval 10/03015/FU (One 6 bedroom detached house including conversion of chapel to form annexe and one 4 bedroom detached house both with detached double garages) to alter building positions and replace outbuilding with double garage	A	98
13/9/00044/MOD	Amendment to approval 10/03015/FU (One 6 bedroom detached house including conversion of chapel to form annexe and one 4 bedroom detached house both with detached double garages) to alter building positions and replace outbuilding with double garage NON MATERIAL AMENDMENT to 12/01764/FU: Alterations to site and elevations	M01	98
10/03015/FU	One 6 bedroom detached house including conversion of chapel to form annexe and one 4 bedroom detached house both with detached double garages	A	98
11/05171/LI	Listed building application for repair of tombs and memorial stones and rebuilding of walls	A	98

Conclusions

Woodlands Drive - Cragg Wood Nurseries, Rawdon

Site Plan ref: n/a SHLAA ref: 63

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Sieved out at Issues and Options stage. Not within settlement hierarchy. Planning permission granted for 2 dwellings on site so not available for development in the SAP.

Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon

Site Plan ref: HG2-7 SHLAA ref: 180

Site Details							
Easting	420209	Northing	441344	Site area ha	0.42	SP7	Major Settlement Infill
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	20:80 green/brown
On-site land uses	
Residential institution	
Neighbouring land uses	
Outdoor sport facility	
Outdoor amenity and open space	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description	
Flat site set within Nunroyd Park, surrounded by N1 greenspace. There is an exisiting building on site which would suit conversion. There is limited tree cover on site.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.01	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	2.79
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Nearest train station	Guiseley
Nearest train station distance (m)	1605.76
Nearest bus stop	12345
Nearest bus stop distance (m)	194.17

Agricultural classification	
Grade	Percent
Urban	100

Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon

Site Plan ref: HG2-7 SHLAA ref: 180

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Good access to bus services, no access to rail		4
Access comments		
The adopted highway would have to be extended from the current end of Swaine Hill Terrace, across the full extent of the site frontage onto the existing access track (Public Right Of Way). The public right of way may require improvements.		4
Local network comments		
Good connection to Kirk Lane and Queensway via Public Footpath		4
Mitigation measures		Total score
Extend adopted highway and improve PROW.		12
Highways site support		
Yes - with mitigation		
Contingent on other sites		

Highways England	
Impact	No material impact
Network Status	No objection
n/a	

Network Rail	

Yorkshire Water	
Treatment Works	Esholt
Private water supply serves site from the south	

Environment Agency	
Constraints	
FZ1 under 1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon

Site Plan ref: HG2-7 SHLAA ref: 180

Education comments

Flood Risk

Flood Zone 1.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
09/02813/FU	Laying out of access and erection of 2 detached houses, a pair of semi detached houses and 4 terraced houses	R	100

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

The site is suitable for conversion of the property only, with the green space on site to be retained as the site sits within Nunroyd Park.

Hawksworth Lane (land at), Hawksworth Nurseries

Site Plan ref: n/a SHLAA ref: 1017

Site Details

Easting	416668	Northing	441668	Site area ha	0.97	SP7	Other Rural Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Outdoor sport facility (golf course)	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Former plant nursery, now cleared. Central section of site surrounded by brick wall, and area to south of site heavily treed. Direct access to Main Street and Dean Lane.
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Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	2257.84
Nearest bus stop	11396
Nearest bus stop distance (m)	1483.06

Agricultural classification	
Grade	Percent
Grade 4	100

Hawksworth Lane (land at), Hawksworth Nurseries

Site Plan ref: n/a SHLAA ref: 1017

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Fails to meet accessibility standards. Except for access to primary education. No public Transport.	2	
Access comments		
Access is very poor and would require substantial tree loss to achive necessary visibility splays.	2	
Local network comments		
Local congestion issues and cumulative impact at Bradford Road/Park Road/Hawksworth Lane crossroads and A65	3	
Mitigation measures		Total score
None that would overcome site deficiencies.	7	
Highways site support		
No		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). Southern part of the site is part of the Leeds Habitat Network and should be retained in full. Significant line of trees along Main Street that would be at risk of removal/reduction for highway visibility if used as an access road - access should be from Dean Lane to avoid impact on Main Street trees.	

Hawksworth Lane (land at), Hawksworth Nurseries

Site Plan ref: n/a SHLAA ref: 1017

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Sieved out at Issues and Options stage. Site is in a small hamlet that is not within the settlement hierarchy and is an unsustainable location. Site assists in safeguarding the countryside from encroachment and has a high potential to lead to unrestricted sprawl.	

Site Details							
Easting	418208	Northing	442605	Site area ha	0.18	SP7	Major Settlement Infill
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	Mixed
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Small site on the edge of established residential area. Northern section of the site has significant tree cover.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.04	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	99.97	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Guiseley	
Nearest train station distance (m)	760.06	
Nearest bus stop	2903	
Nearest bus stop distance (m)	152.38	

Agricultural classification	
Grade	Percent
Urban	100
Grade 3b	0

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
The site meets all accessibility standards		4
Access comments		
Access would be through the approved housing layout - some amendments may be required to footway provision.		4
Local network comments		
The small scale of development would not impact on the local network.		5
Mitigation measures		Total score
		13
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection
n/a			

Network Rail	

Yorkshire Water	
Treatment Works	Esholt

Environment Agency	
Constraints	
FZ1 under 1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported - but White-clawed Crayfish recorded nearby	

Education comments

Flood Risk

Flood Zone 1.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/00979/FU	Erection of 4 houses with garages and new access, parking and landscaping	A	100
14/00475/FU	Erection of three houses with garages and new access, parking and landscaping	A	100
11/04269/FU	6 houses with garages and new access, parking and landscaping	W	100
15/04549/FU	New foodstore development (class use A1), including landscaping, access and car parking	A	99

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Planning permission implemented. Site boundary amended to delete retail element from the site. Site suitable for housing, but too small for allocation.

Site Details							
Easting	420272	Northing	440229	Site area ha	2.22	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	Mixed
On-site land uses	
Allotment and city farm	
Agriculture	
Neighbouring land uses	
Agriculture	
Wholesale distribution	
Dwellings	

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Site north of Green Lane, just west of junction with Apperley Lane. Eastern side of the site is dominated by existing employment use and bounded by mixture of employment uses and residential development. Warm Lane frontage and west/northern area of the site is part of the city farm, opening onto further fields to the west.	

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	2435.70
Nearest bus stop	5982
Nearest bus stop distance (m)	218.36

Agricultural classification	
Grade	Percent
Grade 3	41.33
Urban	58.67

Greenside Farm, Yeadon LS19

Site Plan ref: n/a

SHLAA ref: 1104

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Development of site 1104 in isolation would constitute urban sprawl.

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Good access to Public Transport, Education and Local Health facilities.

Rank (1-5)

4

Access comments

Site has an existing acceptable access point onto Warm Lane but footway provision along Warm Lane is substandard.

3

Local network comments	2
Local congestion issues. Warm Lane is already traffic calmed (speed cushions).	
Mitigation measures	Total score 9
Widen footway along site frontage	
Highways site support	
Yes - with mitigation	
Contingent on other sites	

Highways England			
Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water	
Treatment Works	Esholt
Combined and surface water sewers along southern boundary	

Environment Agency	
Constraints	
FZ1 over 1ha. Part of this site lies in SPZ2. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Education comments
4020+2163A,+1180A+ 1311A,+2038+ 1221+ 2162+1104+ 3033+1308 = 1000 houses generates 250 primary and 100 secondary children. All sites combined would require a new 1FE primary school. 2FE secondary required across whole HMCA – land may be required to expand existing schools.

Flood Risk
Flood Zone 1. Please Note: any development has potential to increase flood risk elsewhere, particularly development of ‘greenfield’ sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas
Electric
Fire and Rescue
Telecoms

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Existing city farm on site. Development of the site in isolation would constitute urban sprawl. Site performs an important role in safeguarding the countryside from encroachment.	

Silverdale Avenue (land at), Guiseley

Site Plan ref: HG2-6 SHLAA ref: 1113

Site Details

Easting	419046	Northing	441427	Site area ha	1.98	SP7	Major Settlement Infill
HMCA	Aireborough			Ward	Guiseley and Rawdon		

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Allotment and city farm

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Existing allotment site within residential area. Site is flat with limited tree cover. Road frontage along eastern side. Number of temporary structures associated with allotments across the site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	97.66	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Guiseley
Nearest train station distance (m)	808.90
Nearest bus stop	8389
Nearest bus stop distance (m)	284.11

Agricultural classification	
Grade	Percent
Grade 3	90.58
Urban	9.42

Silverdale Avenue (land at), Guiseley

Site Plan ref: HG2-6

SHLAA ref: 1113

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Within 800m of railway station. 50% of site accessible to buses. 50% of site within acceptable distance to employment and town centre. Accessible to education and healthcare.

Rank (1-5)

3

Access comments

Access possible from Silverdale Ave or extension to Silverdale Mount, both 'traditional estate roads', pedestrian access possible on to Coach Road with improvement.

5

Local network comments

Silverdale Ave, existing on street parking to houses towards Park Road problematic, this is the shortest route out, Coach Rd is narrow poorly surfaced road with no footways for a distance between Silverdale Mount and Park Road so not to be encouraged. Capacity issues at Park Road / A65 Gyratory.

3

Mitigation measures

Traffic calming may help but won't provide the full solution.

Total score

11

Highways site support

yes - with mitigation

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works Esholt

There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Silverdale Avenue (land at), Guiseley

Site Plan ref: HG2-6 SHLAA ref: 1113

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. Possible flood risk from watercourse / ditch along the NW boundary of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Suitable for residential development. Half of the site looking onto Silverdale Avenue suited for housing and the other half to be laid out for allotments or an alternative green space use with a management plan to be agreed with the Council to ensure that they are available for public use.	

Bradford Road (land off), Guiseley

Site Plan ref: n/a SHLAA ref: 1148

Site Details

Easting	417776	Northing	442413	Site area ha	20.54	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
Agriculture

Neighbouring land uses
Dwellings
Agriculture

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
Large area of Green Belt land north west of Guiseley used for agriculture. Site is bounded to the east by Bradford Road, and to the southeast by Thorpe Lane. Site is bounded on all other sides by further agricultural land. Site slopes down from Thorpe Lane and has limited tree cover, which predominantly runs along field boundaries. Thorpe Lane has a significant tree line.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	4.70	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	1101.42
Nearest bus stop	1771
Nearest bus stop distance (m)	358.93

Agricultural classification	
Grade	Percent
Grade 4	75.71
Urban	24.29

Bradford Road (land off), Guiseley

Site Plan ref: n/a

SHLAA ref: 1148

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes

Character Conclusion Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development of the site would result in a breach of Thorpe Lane, an important boundary preventing sprawl towards Bradford. The Green Belt is necessary to prevent coalescence between settlements of Guiseley and Menston.

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Only approximately 50% of the site is within Public Transport accessibility standards, only approximately 30% of the site is within accessibility to other services, no footways on Thorpe Lane.

Rank (1-5)

2

Access comments

Access could be created on Thorpe Lane but no footways on Thorpe Lane at moment and trees will need to be removed. Preferred access off Guiseley Drive with signals on Bradford Road but Guiseley Drive appears to be private for High Royds development, access onto Bradford Road not suitable.

4

Bradford Road (land off), Guiseley

Site Plan ref: n/a

SHLAA ref: 1148

Local network comments

Local congestion issues on A65.

3

Mitigation measures

Possible signals on Bradford Road from private Guiseley Drive, extend adopted highway on Guiseley Drive, access improvements onto Thope Lane, footway required on Thorpe Lane, footway needs to be wider on Bradford Road, pedestrian/cycle access onto Bradford Road directly, bus service to divert into site if possible, junction capacity improvements along A65 likely

Total score**9**

Highways site support

yes - with mitigation

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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n/a

Network Rail**Yorkshire Water**

Treatment Works	Esholt
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Large surface water sewer in north eastern corner of site

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response. Mire Beck runs through the site.

LCC

Ecology support	Not supported
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Not supported (RED). No designated sites but Mire Beck flows through the site which is an important wildlife corridor together with the adjacent grassland for breeding Curlew. White-clawed Crayfish, Bullhead, Brown Trout to consider.

Education comments

Flood Risk

Flood Zone 1. Potential flood risk from Mire Beck (ordinary watercourse), which runs through the site. Also, OS plan indicates a possible spring in the SW corner of the site.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Bradford Road (land off), Guiseley

Site Plan ref: n/a SHLAA ref: 1148

Other	
Heritage England	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
10/01445/COND	Consent, agreement or approval required by conditions 2, 4, 5, 6, 11, 12, 14, 15, 16, 19, 21, 26, 28 and 29 of Planning Application 28/84/05/RE	A	77

Conclusions	
Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Development of the site would result in a breach of Thorpe Lane, an important boundary preventing sprawl towards Bradford. The Green Belt is necessary to prevent coalescence between settlements of Guiseley and Menston. The site is attractive and a designated Special Landscape Area.	

Coach Road (land off), Guiseley LS20

Site Plan ref: n/a SHLAA ref: 1180B

Site Details							
Easting	418970	Northing	441156	Site area ha	2.73	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	
Agricultural site south of junction with Coach Road and Spring Road (track). Site slopes towards Spring Road. Tree coverage along field boundary lines.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.87	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	1062.80
Nearest bus stop	8389
Nearest bus stop distance (m)	519.61

Agricultural classification	
Grade	Percent
Grade 3	99.87

Coach Road (land off), Guiseley LS20

Site Plan ref: n/a

SHLAA ref: 1180B

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. The site has been split in two as the southern section is considered unsuitable for development due to the fact that development would not be well related to the existing settlement pattern.

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

This part of the site (Site B) does not meet any of the accessibility standards.

2

Access comments

Adequate access can be provided through site A.

3

Coach Road (land off), Guiseley LS20

Site Plan ref: n/a

SHLAA ref: 1180B

Local network comments

The route through the Siverdale estate is not appropriate for this level of development.

2**Mitigation measures****Total score****7****Highways site support**

No

Contingent on other sites**Highways England****Impact****Network Status**

No objection

Network Rail**Yorkshire Water****Treatment Works**

Esholt

There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency**Constraints****LCC****Ecology support**

Supported

Support - no objections

Education comments**Flood Risk**

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities**Gas****Electric****Fire and Rescue****Telecoms**

Coach Road (land off), Guiseley LS20

Site Plan ref: n/a SHLAA ref: 1180B

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is considered unsuitable for development as it would not relate well to the existing settlement pattern, would have high potential to lead to unrestricted sprawl and performs an important role in safeguarding the countryside from encroachment. There are highways concerns regarding the site.	

Cross Lane (land at), off Carlton Lane, Guiseley LS21

Site Plan ref: n/a SHLAA ref: 1186

Site Details

Easting	420358	Northing	443426	Site area ha	3.42	SP7	Other
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Agricultural fields to north of Upcroft Farm. Bounded by Cross Lane to eastern and northern boundaries.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	1928.31
Nearest bus stop	2187
Nearest bus stop distance (m)	1229.75

Agricultural classification	
Grade	Percent
Grade 4	100

Cross Lane (land at), off Carlton Lane, Guiseley LS21

Site Plan ref: n/a SHLAA ref: 1186

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Fails to meet any standards		1
Access comments		
An access to Cross Lane could be provided but there are no footways .		2
Local network comments		
Local congestion issues. Site can be reached by Carlton Lane, Moor Lane and Yorkgate. Junctions with Moor Lane and Carlton Lane are very poor although junction with Yorkgate is better. The routes leading to the site are lengthy and substandard and unsuitable for additional development.		1
Mitigation measures		Total score
None that would overcome site deficiencies.		4
Highways site support		
No		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Cross Lane (land at), off Carlton Lane, Guiseley LS21

Site Plan ref: n/a SHLAA ref: 1186

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
12/00978/COND	Consent, agreement or approval required by conditions 4, 5 and 7 of Planning Application 11/05005/FU	A	57
11/05005/FU	Use of site as all weather turnout and exercise menage with 4 stables, tack room and timber barn	A	57

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Sieved out at Issues and Options stage. Site is in an isolated and unsustainable location, not within the settlement hierarchy. Site performs an important role in safeguarding the countryside from encroachment, and development would have high potential to lead to unrestricted sprawl.	

Bramston Lodge (land at), Carlton, Near Yeadon

Site Plan ref: n/a SHLAA ref: 1189

Site Details							
Easting	421982	Northing	442947	Site area ha	2.64	SP7	Other Rural Extension
HMCA	Aireborough				Ward	Otley and Yeadon	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description	
Southern part of site comprised of open agricultural field, bounded by Cemetery Road to the west. Some trees around site boundary. Northern part of site occupied by Chevin plant nursery.	

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	3207.92
Nearest bus stop	4872
Nearest bus stop distance (m)	198.50

Agricultural classification	
Grade	Percent
Grade 4	100

Bramston Lodge (land at), Carlton, Near Yeadon

Site Plan ref: n/a SHLAA ref: 1189

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Fails to meet any standards		1
Access comments		
An access on Cemetery Road would be possible but could require tree loss to meet visibility requirements and widening of substandard footway. An extension to the footway from the site to link it to Warren House Lane would be necessary. This is a significant length of footway - approx 500m.		2
Local network comments		
Local congestion issues. Access routes are country lanes with poor footway provision. The routes are tortuous and visibility at local junctions Cemetery Road/Carlton Lane and Bramston Lane and Carlton Lane are significantly substandard.		1
Mitigation measures		Total score
None that would overcome site deficiencies.		4
Highways site support		
No		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Bramston Lodge (land at), Carlton, Near Yeadon

Site Plan ref: n/a SHLAA ref: 1189

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Sieved out at Issues and Options stage. In isolated location and unsustainable location, not within the settlement hierarchy. Site has an important role in safeguarding the countryside from encroachment, and development has a high potential to lead to unrestricted sprawl.	

Thorpe Lane (land at) - Hawksworth Lane, Guiseley LS20

Site Plan ref: n/a SHLAA ref: 1194

Site Details

Easting	417242	Northing	441646	Site area ha	2.22	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics

Site type	Greenfield
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On-site land uses
Agriculture

Neighbouring land uses
Agriculture
Dwellings
Outdoor sport facility

Other land uses
Woodland

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
Site located at junction of Thorpe Lane and Hawksworth Lane. Site is surrounded on 3 sides by green fields, residential use is established to the east, but Thorpe Lane provides a well defined boundary. Western border is heavily covered by trees, and there is no substantial boundary to the open green fields to the north. Site slopes towards Hawksworth Lane.

Spatial relationships

UDP Designations

N32 Greenbelt	99.92	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.08	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	1713.63
Nearest bus stop	3062
Nearest bus stop distance (m)	1068.30

Agricultural classification	
Grade	Percent
Grade 4	92.26
Urban	7.74

Thorpe Lane (land at) - Hawksworth Lane, Guiseley LS20

Site Plan ref: n/a

SHLAA ref: 1194

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. The site is not considered to be well connected to the urban area. Thorpe Lane is a main road and acts a strong defensible boundary that should not be breached. Development of the site would set a precedent for urban sprawl.

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

No access to Public Transport.

Rank (1-5)

1

Access comments

Access possible onto Thorpe Lane and Hawksworth Lane.

4

Thorpe Lane (land at) - Hawksworth Lane, Guiseley LS20

Site Plan ref: n/a

SHLAA ref: 1194

Local network comments

Local congestion issues.

3**Mitigation measures**

Unknown at this stage?

Total score**8****Highways site support**

No

Contingent on other sites**Highways England**

Impact	No material impact	Network Status	no objection
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n/a

Network Rail**Yorkshire Water**

Treatment Works	Esholt
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There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency**Constraints**

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
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Supported

Education comments**Flood Risk**

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities**Gas****Electric****Fire and Rescue****Telecoms**

Thorpe Lane (land at) - Hawksworth Lane, Guiseley LS20

Site Plan ref: n/a SHLAA ref: 1194

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is not considered to be well connected to the urban area. Thorpe Lane is a main road and acts a strong defensible boundary that should not be breached. Development of the site would set a precedent for urban sprawl.	

Site Details							
Easting	420097	Northing	440562	Site area ha	5.91	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	
Outdoor amenity and open space	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Green open space located between Greenlea Ave/Road, New Road and Gill Lane. Neighbouring land is in established residential use. Site is generally flat, with tree coverage concentrated towards the centre of the site. Site has an extended road frontage along New Road.	

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.01	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	2063.68
Nearest bus stop	1686
Nearest bus stop distance (m)	150.57

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl
--------------------------------	--

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	Yes

Coalescence Conclusion	No merging of settlements
------------------------	---------------------------

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
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4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes

Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Well contained site with strong connections to the urban area. Site performs well against the purposes of Green Belt.
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Summary of infrastructure provider comments**LCC Highways Comments****Public transport accessibility comments**

Good access to Public Transport, Education and Local Health facilities.	Rank (1-5)
---	-------------------

4

Access comments

Vehicle access onto Gill Lane not possible due to limited site frontage. Vehicular access would have to be via A65 only and dependant upon level of development may require two access points.
--

4

Local network comments		
Local congestion issues on A65.		3
Mitigation measures		Total score
Unknown at this stage?		11
Highways site support		
Yes- with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection
n/a			

Network Rail	

Yorkshire Water	
Treatment Works	Esholt
Mains and surface water sewer within north and eastern boundaries	

Environment Agency	
Constraints	no constraints but drain running through
FZ1 over 1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Education comments	
4020+2163A,+1180A+ 1311A,+2038+ 1221+ 2162+1104+ 3033+1308 = 1000 houses generates 250 primary and 100 secondary children. All sites combined would require a new 1FE primary school. 2FE secondary required across whole HMCA – land may be required to expand existing schools.	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of ‘greenfield’ sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	Low Hall and 24 and 26 Gill Lane to the south of this area are Grade II Listed Buildings. 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. Consequently, before allocating this area, there would need to be some assesment of what contribution this currently undeveloped area makes to the significance of these buildings and what effect its loss and subsequent development might have upon the significance of thses assets. If allocated, development proposals would need to ensure that those elements which contribute to the significance of these assets (including their setting) are not likely to be harmed.
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site. This site is well contained and relates well to the urban area, with no highways objections raised.	

Site Details							
Easting	419377	Northing	443079	Site area ha	1.25	SP7	Other
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	No

Description	
Agricultural field. Eastern site boundary bounded by Moor Lane.	

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	1008.86
Nearest bus stop	2187
Nearest bus stop distance (m)	549.59

Agricultural classification	
Grade	Percent
Grade 4	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Fails to meet accessibility standards, except for access to Primary School which is just within acceptable limits.		2
Access comments		
The speed limit is 60mph and this would require visibility splays of 2.4m x 215m which cannot be achieved.		2
Local network comments		
Local congestion issues and cumulative impact on the A65.		2
Mitigation measures		Total score
Consideration could be given to reducing the speed limit, which would reduce the visibility requirements, but this would have to be investigated and may not be feasible.		6
Highways site support		
No		
Contingent on other sites		

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	Supported
Supported (Green)	

Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Sieved out at Issues and Options stage. Isolated site in an unsustainable location, not within the settlement hierarchy. Site performs an important role in safeguarding the countryside from encroachment and development has a high potential to lead to unrestriced sprawl.	

Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon

Site Plan ref: n/a SHLAA ref: 1255A

Site Details							
Easting	420328	Northing	442306	Site area ha	6.84	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Unmanaged Forest	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description	
Site A is to the north of site B which is to the rear of properties on northern side Coppice Wood Avenue/Crescent and Banksfield Crescent. Site slopes from east to west.	

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	1472.01
Nearest bus stop	173
Nearest bus stop distance (m)	304.07

Agricultural classification	
Grade	Percent
Grade 4	100

Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon

Site Plan ref: n/a

SHLAA ref: 1255A

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development of the site would constitute urban sprawl.
--

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
this part of the site is poorly served by PT and other services	2

Access comments	
Shaw Lane has a very poor junction alignment with Queensway and Banksfield Mount is not suitable as a single point of access to serve in excess of 400 dwellings. Banksfield Mount has existing on-street parking around the point of connection to the site.	2

Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon

Site Plan ref: n/a

SHLAA ref: 1255A

Local network comments

Traffic management issues on Queenway. On-street parking within existing development on the approach to the site via Banksfield Mount.

1**Mitigation measures**

improved access

Total score**5****Highways site support**

yes with mitigation

Contingent on other sites

1224 & 1225C or 1225B

Highways England**Impact****Network Status**

No objection

Network Rail**Yorkshire Water****Treatment Works**

Esholt

There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency**Constraints****LCC****Ecology support**

Supported with mitigation

Supported with mitigation to protect and enhance the adjacent Deipkier Local Nature Area. Provide a suitable buffer zone to the north-east.

Education comments**Flood Risk**

Flood Zone 1. Potential flood risk from Calphole beck, which runs along the NE boundary of the site.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities**Gas****Electric****Fire and Rescue****Telecoms**

Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon

Site Plan ref: n/a SHLAA ref: 1255A

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site would constitute urban sprawl and put unacceptable pressure on highway capacity.	

Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon

Site Plan ref: HG2-3 SHLAA ref: 1255B

Site Details							
Easting	420315	Northing	442133	Site area ha	8.92	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon/Otley and Yeadon	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Green Belt site. Site B is to the rear of properties on northern side of Coppice Wood Avenue/Crescent and Banksfield Crescent. Site slopes from east to west.
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Spatial relationships

UDP Designations

N32 Greenbelt	98.47	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.53	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	1458.31
Nearest bus stop	173
Nearest bus stop distance (m)	136.63

Agricultural classification	
Grade	Percent
Grade 4	52.29
Urban	47.71

Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon

Site Plan ref: HG2-3

SHLAA ref: 1255B

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site which after splitting, site B relates well to the existing settlement.

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Only 65% of this site is within acceptable limits to PT and only approx 55% of site is within acceptable distance to School and Health facilities.

Rank (1-5)

3

Access comments

Shaw Lane has a very poor junction alignment with Queensway and is not acceptable for vehicular access to the site. Other access options include Banksfield Mount, Coppice Wood Close and Howson Close all of which have existing on-street parking issues which could be resolved by TRO or the provision of off-street parking spaces for existing residents. Site could be connected in part to

4

Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon

Site Plan ref: HG2-3 SHLAA ref: 1255B

Local network comments		1
Traffic management issues on Queenway. On-street parking issues.		
Mitigation measures		Total score 8
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact		Network Status	
No objection			

Network Rail	

Yorkshire Water	
Treatment Works	Esholt
There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the adjacent Deipkier Local Nature Area. Provide a suitable buffer zone to the north-east.	

Education comments	
734+4043+3026+1255B = 1389 houses generates 347 primary and 139 secondary children. High Royds (site 734) almost complete but in conjunction with other sites close by, a new 1.5FE primary school would be needed.	

Flood Risk	
Flood Zone 1. Potential flood risk from Shaw beck along the Eastern boundary of the site, as well as an un-named watercourse which runs along the Western boundary of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon

Site Plan ref: HG2-3 SHLAA ref: 1255B

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. The site relates well to the settlement.

Wills Gill (land at), off Carlton Lane, Guiseley

Site Plan ref: n/a SHLAA ref: 1256

Site Details

Easting	419801	Northing	442510	Site area ha	11.1	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics

Site type	Greenfield
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On-site land uses
Agriculture

Neighbouring land uses
Agriculture
Dwellings

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
Large greenfield site to the north of the built up area. Some existing residential development across Carlton Road on the western boundary. Site slopes gently southwards. There is minimal tree coverage on site, and in the main trees exist only on field boundaries. Beyond the site to the north and east, is extended areas of open land.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.19
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Nearest train station	Guiseley
Nearest train station distance (m)	987.26
Nearest bus stop	2187
Nearest bus stop distance (m)	300.64

Agricultural classification	
Grade	Percent
Grade 4	97.38
Urban	2.62

Wills Gill (land at), off Carlton Lane, Guiseley

Site Plan ref: n/a

SHLAA ref: 1256

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. The site is not well connected to the urban area, and would not constitute rounding off of the settlement. As such development would represent urban sprawl.

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Only 50% of the site is accessible to Public Transport, Health and education facilities.	2

Access comments

Only limited frontage to Carlton Lane, which has inadequate carriageway width and no footways. Very substandard existing access at corner of Carlton Lane/Moor Lane - poor visibility onto Moor Lane.	2
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Wills Gill (land at), off Carlton Lane, Guiseley

Site Plan ref: n/a SHLAA ref: 1256

Local network comments	1
Local network poor i.e. Carlton Lane and Moor Lane.	
Mitigation measures	Total score 5
None that would overcome site deficiencies.	
Highways site support	
No	
Contingent on other sites	

Highways England			
Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water	
Treatment Works	Esholt
Various sewers and mains in western and southern boundaries	

Environment Agency	
Constraints	beck runnig through
FZ1 over 1 ha. See comments in main text of our response. Small watercourse runs through the site.	

LCC	
Ecology support	Not supported
Not supported (RED). No site-specific designations but a semi-improved grassland area in the north-east which should be excluded from the site.	

Education comments

Flood Risk
Flood Zone 1. Potential flood risk from un-named watercourse which runs N to S through the centre of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Wills Gill (land at), off Carlton Lane, Guiseley

Site Plan ref: n/a SHLAA ref: 1256

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is not well connected to the urban area, and would lead to unrestricted sprawl. The site has access constraints.

Site Details							
Easting	419173	Northing	441188	Site area ha	4.14	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Green belt site in agricultural use. The site is south of Coach Road and west of the railway. The site is adjacent to the Conservation Area, and forms part of the special landscape area. Public right of way runs through the centre of the site.
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Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	98.33	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	1.67
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Sch. Ancient Mon.	0.00		
% overlap		% overlap	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Guiseley
Nearest train station distance (m)	1072.77
Nearest bus stop	8394
Nearest bus stop distance (m)	538.19
Agricultural classification	
Grade	Percent
Grade 3	54.88
Urban	45.12

Land at Coach Road, Guiseley

Site Plan ref: HG2-5

SHLAA ref: 1311

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes

Character Conclusion Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green belt site. Relates well to urban area. Site boundaries follow existing tree lined field boundaries which currently provide a partial bondary that will help contain development and limit the potential that it might otherwise have had to lead to sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

The site is outside bus and rail requirements but meets requirements for health and education but not town centre/employment

Rank (1-5)

2

Access comments

Access could be created onto Coach Road with provision of footway on frontage

5

Local network comments	Route through Silverdale estate not suitable for large increase in traffic because of existing on street parking to houses on Silverdale Ave towards Park Road which prevents two way free flow of traffic. As an alternative route out, Coach Rd is unadopted, narrow poorly surfaced road with no footways for a distance between Silverdale Mount and Park Road which can't be addressed with this	2
Mitigation measures	Traffic calming may help but won't provide the full solution.	Total score 9
Highways site support	No	
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection
n/a			

Network Rail	
General asset protection issues	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Education comments	
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Flood Risk	
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Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
Heritage England	

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. The site relates well to the urban area. Traffic calming in Silverdale Estate would be required. Part of the site should be retained for the provision of a school.

Site Details							
Easting	421859	Northing	443241	Site area ha	13.37	SP7	Other Rural Extension
HMCA	Aireborough				Ward	Otley and Yeadon	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Open agricultural fields bounded by stone walls. Southern site boundary bounded by Carlton Lane.	

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	3170.82
Nearest bus stop	4872
Nearest bus stop distance (m)	218.86

Agricultural classification	
Grade	Percent
Grade 4	100

Town End (land at), Carlton, Yeadon LS19

Site Plan ref: n/a SHLAA ref: 1326

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Fails to meet any standards		1
Access comments		
The speed limit is 60mph and this would require visibility splays of 2.4m x 215m which cannot be achieved. The alignment of Carlton Lane is also poor and footway provision is substandard.		2
Local network comments		
Local congestion issues. Access routes are country lanes with poor footway provision. The routes are tortuous and visibility at local junctions is poor. There is also a blind bend on Carlton Lane towards the eastern corner of the site and a bend in Carlton Lane along the site frontage.		2
Mitigation measures		Total score
None that would overcome site deficiencies.		5
Highways site support		
No		
Contingent on other sites		

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	Supported
Supported (Green)	

Town End (land at), Carlton, Yeadon LS19

Site Plan ref: n/a SHLAA ref: 1326

Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Sieved out at Issues and Options stage. Isolated site in unsustainable location, outside of the settlement hierarchy. Site performs an important role in safeguarding the countryside from encroachment and development would have a high potential to lead to unrestricted sprawl.	

Site Details							
Easting	419407	Northing	441003	Site area ha	7.21	SP7	Major Settlement Infill
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	30:70 green/brown
On-site land uses	
Manufacturing and Wholesale	
Vacant land	
Neighbouring land uses	
Dwellings	
Transport tracks and ways	

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Site in employment use, south of Guiseley. Railway line runs along the western boundary. Further employment sites are located to the north, with residential areas to the east. There is substantial tree coverage in the centre of the site, with no coverage beyond this. Site undulates.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.01	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	99.99	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	35.15
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Nearest train station	Guiseley
Nearest train station distance (m)	1328.73
Nearest bus stop	3957
Nearest bus stop distance (m)	479.57

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input checked="" type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
90% of the site is outside bus accessibility standards and all of the site is outside rail accessibility standards. 60% of site meets requirements for health and education, but only 10% town centre/employment.	2

Access comments	
Ghyll Royd functions as an industrial road and is not conducive to pedestrian movement from a residential development. Milner Road is narrow with discontinuous footways and not capable of improvement.	1

Local network comments	
Ghyll Royd and Milners Road are the only two means of access, both are unsuitable particularly for pedestrians. Local congestion on A65.	1

Mitigation measures	Total score
None	4

Highways site support
No, unless significant mitigation.

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Drainage (beck under railway) capacity. Also general asset protection issues
--

Yorkshire Water

Treatment Works	Esholt
Many sewers of varying sizes and culverted watercourses within site including outfalls.	

Environment Agency

Constraints	FZ3 large proportion of site
A large proportion of this site is in FZ3. See comments in main text of our response. Watercourse runs through the site	

LCC

Ecology support	Supported with mitigation
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Red - the site contains an area of UK BAP Priority Habitat Woodland and grassland of unknown quality.

Low Mills, Guiseley

Site Plan ref: n/a SHLAA ref: 2038

Education comments

4020+2163A,+1180A+ 1311A,+2038+ 1221+ 2162+1104+ 3033+1308 = 1000 houses generates 250 primary and 100 secondary children. All sites combined would require a new 1FE primary school. 2FE secondary required across whole HMCA – land may be required to expand existing schools.

Flood Risk

Large parts of the site in Flood Zone 3. Nun Royd beck flows SW through the site.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of ‘greenfield’ sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Housing site 2038 is adjacent to Yeadon Brickworks and Railway Cutting Geological SSSI and contains areas of deciduous woodland BAP Habitat. Development should avoid damaging the exposed rock features and any woodland habitat.

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

This site is unsuitable for housing due to the following land constraints: the site is subject to flood risk; is of high ecological value both in terms of the tree belt across it and the SSSI; has 5 sites safeguarded in the Natural Resources and Waste Development Plan Document (25, 48, 53, 80, 81).

Site Plan ref: n/a **SHLAA ref: 2118**

Easting	420857	Northing	441609	Site area ha	2.28	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Otley and Yeadon	

Site type	Greenfield
On-site land uses	
Other	
Neighbouring land uses	
Dwellings	
Outdoor amenity and open space	
Other land uses	
Site is a Village Green	

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Large greenfield site overlooking Guiseley. Site is designated as a Village Green and is used for recreation. Site has existing residential development on 3 sides, with a road frontage on Haw Lane. Site slopes generally southwards but also has a substantial gradient to the west. There is no tree cover.

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	100.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<input checked="" type="checkbox"/>

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	2087.78
Nearest bus stop	12022
Nearest bus stop distance (m)	262.11

Grade	Percent
Grade 4	27.83
Urban	72.17

Haw Lane, Yeadon

Site Plan ref: n/a

SHLAA ref: 2118

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Accessible to Public Transport, most of the site meets accessibility standards for local services, schools and healthcare.

Rank (1-5)

4

Access comments

Vehicle access onto Haw Lane OK with Manual For Streets standards.

5

Local network comments

Local congestion issues on A65.

4

Mitigation measures

None

Total score

13

Highways site support

yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works Esholt

There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Haw Lane, Yeadon

Site Plan ref: n/a SHLAA ref: 2118

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
This site is designated as a Village Green and so is not considered suitable for development.	

Canada Road, Rawdon

Site Plan ref: n/a SHLAA ref: 2119

Site Details

Easting	421428	Northing	439971	Site area ha	1.09	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Outdoor amenity and open space

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Agricultural land to the north of Larkfield Dam. Existing residential development lies to the north of the site. The west of the site is bounded by Larkfield Road, which has residential development along it. This is also the only road frontage to the site. West boundary is open with no defensible boundary. Site slopes to the north west. There is no tree coverage on site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	100.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3105.76
Nearest bus stop	5530
Nearest bus stop distance (m)	82.33

Agricultural classification	
Grade	Percent
Urban	100

Canada Road, Rawdon

Site Plan ref: n/a SHLAA ref: 2119

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Good access to Public Transport, Education and Local Health facilities.		4
Access comments		
Site is located close to a brow and as such an acceptable access does not appear to be possible.		2
Local network comments		
None		1
Mitigation measures		Total score
None that would overcome site deficiencies.		7
Highways site support		
No		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection
n/a			

Network Rail	

Yorkshire Water	
Treatment Works	Esholt
Water mains in southern road frontage	

Environment Agency	
Constraints	
FZ1 over 1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Canada Road, Rawdon

Site Plan ref: n/a SHLAA ref: 2119

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Highways object to development of the site due to poor visibility of site access.

Scotland Lane, Ling Bob, Horsforth

Site Plan ref: n/a SHLAA ref: 2160

Site Details

Easting	423998	Northing	440140	Site area ha	72.91	SP7	Main Urban Area Extension
HMCA	Aireborough				Ward	Horsforth/Otley and Yeadon	

Site Characteristics

Site type	Mixed
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On-site land uses
Agriculture
Dwellings

Neighbouring land uses
Agriculture
Dwellings

Other land uses
Airport

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
Large site to the east of Scotland Lane, to which there is an extended road frontage. Site includes a few private properties. Tree coverage is concentrated along field boundaries. The site generally slopes to the south with some undulations. Railway forms the eastern boundary.

Spatial relationships

UDP Designations

N32 Greenbelt	99.57	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.12	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.43	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.02
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Nearest train station	Horsforth
Nearest train station distance (m)	1086.37
Nearest bus stop	6740
Nearest bus stop distance (m)	535.76

Agricultural classification	
Grade	Percent
Grade 3	0.83
Grade 4	97.84
Urban	1.22
Grade 3b	0.1
Grade 3a	0.01

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
--------------------------------	---

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging but there is no defensible boundary
------------------------	--

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
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4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes

Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Listed buildings on site - impact on these would need to be considered but likely to could be mitigated through appropriate detailed design. Overall, this is a large site that relates poorly to settlement and performs an important role in safeguarding the countryside from encroachment. Development would set a precedent for further sprawl.

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Accessibility to Public Transport not in line with Core Strategy standards for majority of site.

Rank (1-5)

2

Scotland Lane, Ling Bob, Horsforth

Site Plan ref: n/a

SHLAA ref: 2160

Access comments

Highway frontage but adequate access can not be achieved for level of development proposed.

1

Local network comments

Local congestion issues.

3

Mitigation measures

Unknown at this stage.

Total score

6

Highways site support

no

Contingent on other sites

no

Highways England

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation

Network Rail

F/B at LEH1 5 miles 396 yds to be made equality compliant (ramps)? Horsforth station improvements general asset protection issues

Yorkshire Water

Treatment Works	Knostrop High Level
Water main crosses the southern part of the site	

Environment Agency

Constraints	FZ3 along railway no other constraints
Area of FZ3 along railway. FZ3 adjoins site to east on slightly onto site. See comments in main text of our response.	

LCC

Ecology support	Not supported
Not supported (RED). Includes Sims Pond Site of Ecological and Geological Importance (SEGI), species-rich grasslands alongside the railway and Moseley Beck, and woodland along a beck in the north of the site.	

Education comments

Should this come to fruition, particularly in conjunction with site ref. 1199, we would request land from part of the development for new school provision. Part of this site is within the Horsforth primary planning area.

Flood Risk

Flood Zone 1. Scotland beck runs W to E across the site, and Moseley Beck rund down the Eastern boundary of the site. There are also other minor drainage channels within the site.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

A high pressure pipeline runs north-south through the site. This is the East Bierley to Pannal pipeline. The pipeline will be protected with an easement which restricts the work which may be undertaken adjacent to the pipeline. No properties may be constructed within the easement. There are gas mains running in the carriageway and services running to existing properties.

Electric

Fire and Rescue

Scotland Lane, Ling Bob, Horsforth

Site Plan ref: n/a SHLAA ref: 2160

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site performs an important role in safeguarding the countryside from encroachment and development here would lead to unrestricted sprawl. The site is not supported by Highways.

Site Details							
Easting	419418	Northing	440796	Site area ha	3.17	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics			
Site type	Greenfield		
On-site land uses			
Unmanaged Forest			
Other			
Neighbouring land uses			
Dwellings			
Wholesale distribution			
Other land uses			
SSSI on west part of site			
Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	No

Description

Site wraps around existing employment site off Milner Lane. Eastern part of the site is adjacent to residential area, and is heavily treed. Western area of the site is more open, and is bounded by the railway line and further heavy tree cover. Site has no direct road access. Site is generally flat.

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	62.14	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	36.99
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00	Regeneration Areas	
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00	Inner South RA	0.00
Sch. Ancient Mon.	0.00	LB Corridor RA	0.00
		EASEL RA	0.00
		Aire Valley RA	0.00
		West Leeds Gateway	0.00

Other Spatial Relationships		
LCC ownership %	0.00	
Nearest train station	Guiseley	
Nearest train station distance (m)	1523.68	
Nearest bus stop	10299	
Nearest bus stop distance (m)	449.41	
Agricultural classification		
Grade	Percent	
Grade 3	6.48	
Urban	92.65	

Westfield Mount (west of), Yeaton

Site Plan ref: n/a

SHLAA ref: 2161

Overlaps SSSI	<input checked="" type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The western part of the site is Green Belt. The development of this site alone would represent an isolated development unrelated to the existing settlement. The site is also a Site of Special Scientific Interest.

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Poor accessibility to all services.

Rank (1-5)

2

Access comments

Requires adopted highway and private road to be converted, poor bend further up road.

3

Westfield Mount (west of), Yeadon

Site Plan ref: n/a

SHLAA ref: 2161

Local network comments

Local congestion issues.

3

Mitigation measures

highway works, signal improvements

Total score

8

Highways site support

no

Contingent on other sites

no

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Esholt
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There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Not supported
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Not supported (RED). Yeadon Brickworks and Railway Cutting Site of Special Scientific Interest (SSSI) covers most of this site, and the remainder is a mixture of lowland mixed deciduous woodland, a UK Biodiversity Priority Habitat and some grassland which is of unknown quality.

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Westfield Mount (west of), Yeadon

Site Plan ref: n/a SHLAA ref: 2161

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Part Green Belt. The site has no road frontage and would require the development of the adjoining SHLAA site 2038 for access purposes. The western section of the site is a designated Site of Special Scientific Interest (SSSI) and could not be developed. The eastern section is covered in dense trees and is also considered unsuitable.

Site Details							
Easting	420126	Northing	440269	Site area ha	2.75	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Allotment and city farm	
Dwellings	
Agriculture	

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
Site to the north of Warm Lane, bounded to the north by Gill Lane. To the west of the site beyond a heavily treed area, is an established residential area. To the east there is more sporadic spread of mixed uses. The site has rroad frontages with both Gill Lane and Warm Lane. Site is generally flat although there is a more undulating profile on the western boundary of the site. Tree coverage is concentrated to the northern limits of the site, with a small number of trees in the centre of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	2320.25
Nearest bus stop	5982
Nearest bus stop distance (m)	293.27

Agricultural classification	
Grade	Percent
Grade 3	83.07
Urban	16.93

Warm Lane (north of), Yeadon

Site Plan ref: n/a

SHLAA ref: 2162

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Development of site 2162 in isolation would be unrelated to the existing settlement pattern.

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Not all of the site is within accessibility standard to Public Transport, accessible to employment /Town Centres	2

Access comments	Rank (1-5)
Gill Lane has no footways along the majority of its length including along site frontage, it also has substandard forward visibility at points along its length and is not considered to be suitable to serve additional development. Access from Warm Lane may also be difficult due to the road alignment and potential conflict with existing access points. If linked with adjacent sites 1104 and 3033	2

Local network comments	2
Local congestion issues. Warm Lane is already traffic calmed (speed cushions).	
Mitigation measures	Total score 6
None that would overcome site deficiencies.	
Highways site support	
Yes with mitigation, if linked with adjacent sites	
Contingent on other sites	
1104 and 3033	

Highways England			
Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water	
Treatment Works	Esholt
Culverted watercourse to north of site	

Environment Agency	
Constraints	
FZ1 over 1ha. Part of this site lies in SPZ2. See comments in main text of our response.	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor function of Yeadon Gill towards north of the site - by providing a 20 metre buffer from the water course.	

Education comments
4020+2163A,+1180A+ 1311A,+2038+ 1221+ 2162+1104+ 3033+1308 = 1000 houses generates 250 primary and 100 secondary children. All sites combined would require a new 1FE primary school. 2FE secondary required across whole HMCA – land may be required to expand existing schools.

Flood Risk
Flood Zone 1. Potential flood riskfrom minor watercourses within the site and along the Eastern boundary. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Warm Lane (north of), Yeadon

Site Plan ref: n/a SHLAA ref: 2162

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Development of site in isolation would be unrelated to the existing settlement pattern and would set a precedent for unrestricted sprawl.	

Site Details							
Easting	418846	Northing	441135	Site area ha	12.99	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Dwellings	
Unmanaged Forest	
Neighbouring land uses	
Agriculture	
Dwellings	
Unmanaged Forest	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Far eastern boundary is the railway line. Western edge of the site fronts Old Hollings Lane, though this is heavily treed. There is further dense tree coverage to the southwest of the site. Site slopes down to the east.
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Spatial relationships

UDP Designations

N32 Greenbelt	64.75	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	16.49	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	1078.25
Nearest bus stop	4411
Nearest bus stop distance (m)	504.83

Agricultural classification	
Grade	Percent
Grade 3	49.58
Urban	31.66

Park Road (South of) Sodhall Hill, Guiseley

Site Plan ref: n/a

SHLAA ref: 2163B

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Development of Site B would not be well related to the existing settlement pattern.
--

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
The site is outside bus accessibility standards and only a small proportion of the site falls within 800m of a train station. Only the edges of the site meet accessibility standards for health and education.	1
Access comments	
Access could be created onto Old Hollings Hill with significant widening with the loss of a stone boundary wall and mature trees. Coach Road frontage is onto the narrow section of Coach Road and doesn't have sufficient frontage to the west to improve the full substandard length, alternative route through Silverdale estate not suitable for large increase in traffic.	3

Local network comments	3
Old Hollings Hill would require significant widening with the loss of a stone boundary wall and mature trees. Silverdale Ave, existing on street parking to houses towards Park Road problematic, as an alternative route out, Coach Rd is narrow poorly surfaced road with no footways for a distance between Silverdale Mount and Park Road which can't be fully addressed with this site. Capacity	
Mitigation measures	Total score
	7
Highways site support	
No	
Contingent on other sites	

Highways England	
Impact	Network Status
No objection	

Network Rail

Yorkshire Water	
Treatment Works	Esholt
Surface water sewers adjacent to pond in north west of site	

Environment Agency	
Constraints	

LCC	
Ecology support	Not supported
Not supported (RED). No site-specific designations but includes areas of woodland, a beck, pond and species-rich grassland (potentially part of the Leeds Habitat Network).	

Education comments

Flood Risk
Flood Zone 1. There are a series of ponds and drainage channels within the main body of the site. The bottom SE corner of the site is potentially at risk of flooding from Guiseley beck
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas
Electric
Fire and Rescue
Telecoms

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is considered unsuitable for development due to Highways concerns, development would not be well related to the existing settlement pattern and set a precent for unrestricted sprawl. The quality of the road network would prevent a large development (both A and B) in this area.	

New Birks Farm, Ings Lane, Guiseley

Site Plan ref: HG2-1 SHLAA ref: 3026

Site Details

Easting	418242	Northing	442783	Site area ha	10.84	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Education

Other land uses

Open Countryside

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site to the north of the existing residential area of Guiseley, bounded to the east by a railway line, to the north by playing pitches, and west and south by existing development. Site is flat with very little tree cover. A small number of farm buildings occupy an area adjacent to Ings Lane.

Spatial relationships

UDP Designations

N32 Greenbelt	99.28	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.72	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.18
-----------------	------

Nearest train station	Guiseley
Nearest train station distance (m)	839.22
Nearest bus stop	11896
Nearest bus stop distance (m)	160.32

Agricultural classification	
Grade	Percent
Grade 3	39.12
Urban	1.3
Grade 3b	59.57

New Birks Farm, Ings Lane, Guiseley

Site Plan ref: HG2-1

SHLAA ref: 3026

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes

Character Conclusion Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Site is well contained. Development would round off the settlement.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Via Ings Lane no bus service but 1km to rail station and within town centre walk.

Rank (1-5)

2

Access comments

Access from Ings Lane achievable with mitigation. No access to A65 which would resolve bus service and improve accessibility in general.

4

Local network comments		3
Local congestion issues on A65.		
Mitigation measures		Total score 9
Unknown at this stage?		
Highways site support		
Yes - with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection
n/a			

Network Rail	
General asset protection issues	

Yorkshire Water	
Treatment Works	Burley Menston
Large surface water sewer adjacent to railway track at east	

Environment Agency	
Constraints	FZ3/2 de minimis
Small amount of flood zone 2/3 to north of the site. See comments in main text of our response.	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the Mire Beck wildlife corridor - retaining a minimum 20 metre buffer from the beck. Otter, White-clawed Crayfish and feeding bats to consider.	

Education comments	
734+4043+3026+1255B = 1389 houses generates 347 primary and 139 secondary children. High Royds (site 734) almost complete but in conjunction with other sites close by, a new 1.5FE primary school would be needed.	

Flood Risk	
Flood Zone 1. Potential flood risk from Mire beck, which runs along the Eastern boundary of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	

New Birks Farm, Ings Lane, Guiseley

Site Plan ref: HG2-1 SHLAA ref: 3026

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The site relates well to the urban area and is contained by adjacent development, including the school to the north west and existing features. Residential Development would round off the settlement. Built development to the west of the site constrained by flood risk. Highways mitigation measures would be required.	

Kelcliffe Lane, Guiseley

Site Plan ref: n/a SHLAA ref: 3028

Site Details							
Easting	419100	Northing	442786	Site area ha	11.49	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	Mixed
On-site land uses	
Agriculture	
Outdoor amenity and open space	
Dwellings	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	
Substantial site to the rear of properties on Kelcliffe Lane and The Poplars. Site rises up above the existing residential areas, before becoming flat to the north. West side drops steeply to new development, and has significant tree cover and recreational value. Remainder of the site is largely in agricultural use, with little tree cover.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.98	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.02	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	620.74
Nearest bus stop	2187
Nearest bus stop distance (m)	469.32

Agricultural classification	
Grade	Percent
Grade 4	73.39
Urban	26.61

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
--------------------------------	---

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging but there is no defensible boundary
------------------------	--

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
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4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Visible location above the urban area. Development would constitute urban sprawl, unrelated to the existing settlement pattern.
--

Summary of infrastructure provider comments**LCC Highways Comments****Public transport accessibility comments**

Not accessible to public transport. Half site is within accessibility standards to services.
--

Rank (1-5)

2

Access comments

Landlocked, not clear why extra field to Moor Lane not included.
--

1

Local network comments

Local congestion issues on A65.

3

Mitigation measures

Unknown at this stage?

Total score
6

Highways site support

No due to access, mitigation if access possible.

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works	Esholt
Large abandoned water mains through the centre of the site	

Environment Agency

Constraints	
FZ1 over 1 ha. See comments in main text of our response.	

LCC

Ecology support	Supported
Supported	

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Visible location above the urban area. The site performs an important role in safeguarding from encroachment. Development would constitute urban sprawl, unrelated to the existing settlement pattern. Highways issues regarding access.

Site Details							
Easting	419789	Northing	442279	Site area ha	5.06	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Agricultural land to the rear of properties on Shaw Lane Gardens. Track runs through part of the site. Site is flat, with some tree cover on boundaries. A public right of way runs along the western boundary. The site is within a conservation area.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.86	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.14	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.09
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Nearest train station	Guiseley
Nearest train station distance (m)	932.75
Nearest bus stop	7412
Nearest bus stop distance (m)	196.07

Agricultural classification	
Grade	Percent
Grade 4	45.13
Urban	54.87

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes

Character Conclusion Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. The site is well connected to the urban area. The site is located within the Conservation Area but it is considered that mitigation measures can be put in place to protect the setting and character of the Conservation Area.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

The majority of the site is within walking distance of access to bus services. The Railway Station is a bit further afield.

Rank (1-5)

3

Access comments

Potential for direct access to Queensway subject to satisfying junction spacing and visibility requirements. Pedestrian link to Shaw Lane Gardens is possible. Also could be linked in part to site 1255B depending on overall number of dwellings.

4

Local network comments		
Traffic Managemnt issues on Queensway.		3
Mitigation measures		Total score
Traffic caliming on Queensway		10
Highways site support		
Yes - with mitigation		
Contingent on other sites		
Yes		

Highways England			
Impact	No material impact	Network Status	No objection
n/a			

Network Rail	

Yorkshire Water	
Treatment Works	Esholt
Combined sewers and water mains in north and western boundary of the site	

Environment Agency	
Constraints	
FZ1 over 1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is well connected to the urban area and is contained by properties to the north.

Banksfield Crescent, Yeadon

Site Plan ref: n/a SHLAA ref: 3030

Site Details

Easting	420833	Northing	441738	Site area ha	3.84	SP7	Major Settlement Extension
HMCA	Aireborough			Ward	Otley and Yeadon		

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Agriculture

Other land uses

Village Green

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Site to the rear of properties on Banksfield Crescent, bounded to the east by Tarn Lane. Open land lies to the north. Site slopes steeply towards the south, and also falls away steeply to the east. A number of well used Public Rights of Way cross the site. There is no tree cover on the site.

Spatial relationships

UDP Designations

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.01	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	40.55
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Nearest train station	Guiseley
Nearest train station distance (m)	2029.95
Nearest bus stop	12022
Nearest bus stop distance (m)	259.60

Agricultural classification	
Grade	Percent
Grade 4	43.59
Urban	56.41

Banksfield Crescent, Yeadon

Site Plan ref: n/a

SHLAA ref: 3030

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Part of the site also falls within the designated Village Green. Development of the site in isolation would be unrelated to the existing settlement pattern and constitute urban sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

60% of site meets Public Transport accessibility standards, 40% of site meets accessibility standards to local facilities, education and healthcare

Rank (1-5)

3

Access comments

Direct access from Haw Lane possible on 'country lane' section. Haw Lane will need to be widened with footways along site frontage, footways extended south.

4

Banksfield Crescent, Yeadon

Site Plan ref: n/a

SHLAA ref: 3030

Local network comments

Local congestion issues on A65.

4

Mitigation measures

Haw Lane widening and footways, improve footpath link to Bankfield Cres

Total score

11

Highways site support

yes - with mitigation

Contingent on other sites

better if combined with 2118

Highways England

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Esholt
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There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
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Supported

Education comments

Flood Risk

Flood zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Banksfield Crescent, Yeadon

Site Plan ref: n/a SHLAA ref: 3030

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Part of the site also falls within the designated Village Green. Development of the site would be unrelated to the existing settlement pattern and would lead to unrestricted sprawl.	

Site Details							
Easting	419550	Northing	440546	Site area ha	1.31	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description
Site comprising two agricultural fields to the rear of Westfield Oval. Site slopes downwards along Ghyll Mount. Site includes properties at the end of Ghyll Mount which is an unpaved track, and the sole access to the site. There is tree coverage along the field boundaries, running down the centre of the site. Site is bounded to the north and east by residential development, with open fields to the south and west.

Spatial relationships

UDP Designations		
N32 Greenbelt	99.35	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.42	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Guiseley	
Nearest train station distance (m)	1804.79	
Nearest bus stop	10299	
Nearest bus stop distance (m)	306.98	

Agricultural classification	
Grade	Percent
Grade 3	98.3
Urban	1.46

Land Behind 1-19 Westfield Oval, Yeadon

Site Plan ref: n/a

SHLAA ref: 3031

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site, not particularly well related to the existing settlement pattern. Highways objections.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Poor access to Public Transport and Health facilities. Close to local Primary and Secondary Schools.	1
Access comments	
Appears to be insufficient space to accommodate an adopted access road.	2

Local network comments		2
High levels of on-street parking in Westfied Estate. Congestion on A65.		
Mitigation measures		Total score 5
None that would overcome site deficiencies.		
Highways site support		
No		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection
n/a			

Network Rail	

Yorkshire Water	
Treatment Works	Esholt
Culverted watercourse in eastern part of site	

Environment Agency	
Constraints	
FZ1 over 1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Land Behind 1-19 Westfield Oval, Yeadon

Site Plan ref: n/a SHLAA ref: 3031

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site, not particularly well related to the existing settlement pattern. Highways concerns re access - adoptable highway not considered achievable.

Site Details							
Easting	420267	Northing	439979	Site area ha	8.16	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	80:20 green/brown
On-site land uses	
Agriculture	
Dwellings	
Neighbouring land uses	
Agriculture	
Dwellings	
Allotment and city farm	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Agricultural fields to the the south of Warm Lane and Apperley Lane junction. Site slopes downwards towards Warm Lane. A car sales area is located in the southern corner of the site, a private property to the north eastern corner and a farm is located to the north western corner. There is very little tree cover across the site. Area to the west and south is very open in nature.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.39	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.06	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	2640.72
Nearest bus stop	4123
Nearest bus stop distance (m)	353.99

Agricultural classification	
Grade	Percent
Grade 3	83.4
Urban	16.05

Land to east of Apperley Lane

Site Plan ref: n/a

SHLAA ref: 3033

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes

Character Conclusion Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Development of site 3033 in isolation would be unrelated to the existing settlement pattern.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor access to Public Transport, Health facilities, Local Primary and Secondary Schools.

Rank (1-5)

1

Access comments

Although there are opportunities for access along Apperley Lane the existing footway provision is substandard where it exists and there is generally no footway along the Apperley Lane site frontage. Opportunity for limited access on to Warm Lane. However footways also substandard in this location.

3

Land to east of Apperley Lane

Site Plan ref: n/a SHLAA ref: 3033

Local network comments	2
Congestion on A65. Poor footway connections on Apperley Lane and Warm Lane site frontages.	
Mitigation measures	Total score 6
Footway improvements and Traffic Regulation Orders. Full assessment of impact on A65 and Apperley Lane may require other measures.	
Highways site support	
Yes, with mitigation	
Contingent on other sites	

Highways England			
Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water	
Treatment Works	Esholt
Surface water sewer in northern part of site	

Environment Agency	
Constraints	SPZ2
FZ1 over 1ha. Part of this site lies in SPZ2. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Education comments
4020+2163A,+1180A+ 1311A,+2038+ 1221+ 2162+1104+ 3033+1308 = 1000 houses generates 250 primary and 100 secondary children. All sites combined would require a new 1FE primary school. 2FE secondary required across whole HMCA – land may be required to expand existing schools.

Flood Risk
Flood Zone 1. Small area of land in the NE corner, just North of Warm Lane, may be at risk of flooding from un-named watercourse within the site boundary. Please Note: any development has potential to increase flood risk elsewhere, particularly development of ‘greenfield’ sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Land to east of Apperley Lane

Site Plan ref: n/a SHLAA ref: 3033

Other	
Heritage England	<p>There are a number of Listed Buildings at the northern end of this area (five Grade II buildings at Fold Farm and Old Rawdon Manse on Apperley Lane).</p> <p>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.</p> <p>The southern part of this area also adjoins the boundary of the Rawdon Little London Conservation Area.</p> <p>Consequently, before allocating this area, there would need to be some assesment of what contribution this currently undeveloped area makes to the significance of the Listed Buildings and the Conservation Area, and what effect its loss and subsequent development might have upon the significance of these assets.</p> <p>If allocated, development proposals would need to ensure that those elements which contribute to the significance of these assets (including their setting) are not likely to be harmed.</p>
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site performs an important role in safeguarding the countryside from encroachment. Development of site 3033 would be unrelated to the existing settlement pattern.	

Site Details

Easting	421945	Northing	439941	Site area ha	74.62	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon/Otley and Yeadon/Horsforth	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Agriculture

Other

Other land uses

Local Nature Area

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site of Cold Harbour Farm and associated land to the south, commonly known as Rawdon Billings. Farm track runs through the middle of the site. There is little to no tree coverage on the site, which undulates. Western boundary is residential, open land stretches to the east.

Spatial relationships

UDP Designations

N32 Greenbelt	99.81	% overlap
N34 PAS	0.02	
RL1 Rural Land	0.00	
N1 Greenspace	0.07	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.22	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.17	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.09
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Nearest train station	Horsforth
Nearest train station distance (m)	2602.70
Nearest bus stop	5530
Nearest bus stop distance (m)	599.44

Agricultural classification	
Grade	Percent
Grade 4	92.01
Urban	7.99

Cold Harbour Farm, Bayton Lane, Yeadon

Site Plan ref: n/a

SHLAA ref: 3034

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	No
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Large site. Development would have a significant impact on the openness of the green belt and result in a large area of urban sprawl. Site currently performs important countryside function and surrounds an important nature area.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

80% of this site is accessible to Public Transport, but only approx 30% of the site is accessible to services.

Rank (1-5)

2

Access comments

Bayton Lane too narrow and has no footway but mitigation can be completed, left turn out of site only onto Bayton Lane. Access to Larkfield Road required through another site (this access essential for larger site) but access not suitable due to brow of hill access visibility issues. Access to Belmont Grove likely to be unsuitable due to junction with A658/B6152 unless significant

2

Cold Harbour Farm, Bayton Lane, Yeadon

Site Plan ref: n/a

SHLAA ref: 3034

Local network comments

Local congestion issues on A658, A65, Bayton Lane.

2

Mitigation measures

No suitable mitigation for access onto Larkfield Mount which is essential to progress larger site and distribute trips on network, other mitigation around network possible on Bayton Lane and Bellmount Grove.

Total score

6

Highways site support

No

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Esholt
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Large water main runs north/south through site towards western boundary. Culverted watercourses near to small pond and various mains (some abandoned) near to abandoned covered reservoir

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
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Supported - Great Crested Newts to consider.

Education comments

Should this come to fruition, we would request land from part of the development for new school provision.

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Cold Harbour Farm, Bayton Lane, Yeadon

Site Plan ref: n/a SHLAA ref: 3034

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and performs an important role in safeguarding the countryside from encroachment. Development here would have a significant impact on the openness of the Green Belt and result in a large area of urban sprawl. The site is not supported by Highways.	

Land at Rawdon, Leeds

Site Plan ref: n/a SHLAA ref: 3326

Site Details

Easting	421966	Northing	440811	Site area ha	7.64	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Otley and Yeadon	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Other land uses	
SEGI on site.	

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Site located between airport and Bayton Lane. Generally flat site with limited tree cover. North western side of the site contains Rawdon Ponds, an important Site of Ecological or Geological Interest (SEGI).
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Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	2969.50
Nearest bus stop	11647
Nearest bus stop distance (m)	326.37

Agricultural classification	
Grade	Percent
Grade 4	98.22
Urban	1.78

Land at Rawdon, Leeds

Site Plan ref: n/a

SHLAA ref: 3326

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. The site contains a Site of Ecological or Geological Interest (SEGI) and is not considered suitable for development. The area not covered by a SEGI is separated from the settlement.
--

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Average accessibility to all services.	3

Access comments

Access onto adopted highway achievable, Bayton Lane has narrow width and no footways for large volumes of traffic.	4
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Land at Rawdon, Leeds

Site Plan ref: n/a

SHLAA ref: 3326

Local network comments

Significant local congestion at peak times, unlikely to be able to mitigate.

2

Mitigation measures

highway works, signal improvements

Total score

9

Highways site support

no

Contingent on other sites

yes with site 3034 and comprehensive highway improvements

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Esholt
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There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Not supported
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Not supported (RED). The northern section of this site is Rawdon Ponds Site of Ecological and Geological Importance (SEGI) - an important site for Great Crested Newts (European Protected species). The site includes breeding ponds and terrestrial feeding and hibernating habitat.

Education comments

Flood Risk

Flood Zone 1. There is an existing pond within the site.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Land at Rawdon, Leeds

Site Plan ref: n/a SHLAA ref: 3326

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site contains a Site of Ecological or Geological Interest (SEGI) and performs an important role in safeguarding from encroachment. The area not covered by a SEGI is separated from the settlement and given the sensitive nature of the area development is not considered appropriate.

Layton Wood Rawdon

Site Plan ref: HG3-4 SHLAA ref: 3329_5145

Site Details							
Easting	422316	Northing	438962	Site area ha	4.69	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Horsforth	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Dwellings	
Agriculture	

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Agricultural fields to the rear of properties on Layton Lane. The site is bounded to the east by a tree line, though there is limited tree coverage on the remainder of the site. Site slopes from north to south. Green belt site between existing properties on Layton Road to the west and Gill Beck which forms the eastern site boundary.	

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %	0.00	
Nearest train station	Horsforth	
Nearest train station distance (m)	2111.83	
Nearest bus stop	2947	
Nearest bus stop distance (m)	198.48	

Agricultural classification	
Grade	Percent
Grade 3	60.84
Grade 4	7.52
Urban	31.64

Layton Wood Rawdon

Site Plan ref: HG3-4

SHLAA ref: 3329_5145

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Due to the enclosed nature of the site, development would have limited impact on the Green Belt. Development would round off the land to create a new GB boundary formed by Gill Beck which is a stronger GB boundary than existing. The existing area to the north west of the site boundary but within the GB would also need to be excluded from the GB, this forms part of the garden of the new property currently under construction.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good employment and PT, poor local services

Rank (1-5)

4

Layton Wood Rawdon

Site Plan ref: HG3-4 SHLAA ref: 3329_5145

Access comments	Frontage with side road off Layton Lane, poss junction works with A65 Adopted spur road between 24&26 Layton Lane is wide enough to create access to the site, access also available between 64&68 but is private. A single point of access would be adequate for the proposed level of development c100 units. Support with mitigation	5
Local network comments	local congestion issues	2
Mitigation measures	footways required on side road, possible commulative fund to horsforth roundabout, possible access capacity works on A65	Total score 11
Highways site support	yes with mitigation	
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC
Ecology support

Education comments

Flood Risk
Eastern boundary of site is adjacent to Gill Beck. Development should not encroach within the 1 in 1,000 year floodplain, and no buildings should be sited within 8m of the centreline of beck. The site is not at significant risk from surface water flooding.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Layton Wood Rawdon

Site Plan ref: HG3-4 SHLAA ref: 3329_5145

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Safeguarded land (PAS)	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is relatively contained, notwithstanding the fact that the site does form part of the Green Belt gap between Rawdon and Horsforth. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.	

Land at Rawdon, Leeds

Site Plan ref: HG3-3 SHLAA ref: 3331

Site Details

Easting	422117	Northing	438506	Site area ha	1.01	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Horsforth	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Unmanaged Forest

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Triangular site to the south of Knott Lane/Layton Lane junction. Site is bounded by trees to the south. There is some further tree coverage in the centre of the site, which acts as screening for small managed area of site. Site slopes to the south.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.66
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Nearest train station	Horsforth
Nearest train station distance (m)	2389.26
Nearest bus stop	12849
Nearest bus stop distance (m)	120.13

Agricultural classification	
Grade	Percent
Grade 3	100

Land at Rawdon, Leeds

Site Plan ref: HG3-3

SHLAA ref: 3331

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site, but well contained and would not constitute sprawl if developed.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Good accessibility to all services.	5

Access comments	Rank (1-5)
Frontage with Knott Lane good, possible junction works with A65.	5

Land at Rawdon, Leeds

Site Plan ref: HG3-3 SHLAA ref: 3331

Local network comments		2
Local congestion issues.		
Mitigation measures		Total score 12
Highways site support		
yes with mitigation		
Contingent on other sites		
no		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	Esholt
Large surface water sewer crosses the site towards north and in the east	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wooded beck corridor that runs down the eastern side of this site, and the hedgerow that runs part of the way along the eastern boundary. The beck and lowland mixed deciduous woodland are UK Biodiversity Action Plan Priority habitats. A minimum 20 metre buffer to be provided to the wooded/beck corridor and planted with native shrubs, small trees.	

Education comments	

Flood Risk	
Flood Zone 1. Gill beck runs along the Eastern site boundary. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Land at Rawdon, Leeds

Site Plan ref: HG3-3 SHLAA ref: 3331

Other	
Heritage England	
Natural England	
	Housing sites 3329, 4095 and 3331 are all within 2km of the Leeds-Liverpool Canal SSSI. Leeds City Council should ensure there are no significant cumulative effects as a result these allocations upon this nature conservation site's interest features. See citation www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf

Conclusions

Submission Draft Plan Allocation	
Safeguarded land (PAS)	
Submission Draft Plan Allocation Conclusion	
	Green Belt site, but well contained and would not constitute sprawl. The site, with HG3-2, would need to jointly provide a realignment of Knott Lane to provide a 90 degree approach to the A65. Accessibility by public transport and to facilities is good. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.

Site Details							
Easting	421790	Northing	441405	Site area ha	3.9	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Otley and Yeadon	

Site Characteristics			
Site type	Greenfield		
On-site land uses	Agriculture		
Neighbouring land uses	Agriculture		
Outdoor amenity and open space			
Terminals and Interchanges			
Other land uses	Residential - Dwellings		
Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Site adjacent to Yeadon Tarn, bounded by the airport to the north. There is existing residential use to the south. Site is flat.
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Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Guiseley
Nearest train station distance (m)		3040.44
Nearest bus stop		2046
Nearest bus stop distance (m)		195.57
Agricultural classification		
Grade	Percent	
Grade 4	0.42	
Urban	99.58	

Land at Victoria Avenue, Leeds

Site Plan ref: HG2-9

SHLAA ref: 3366

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Self contained between existing housing and airport runway. Development would constitute rounding off of settlement.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Poor accessibility to Public Transport and employment, good accessibility to local services.	3

Access comments

Frontage with Victoria Avenue but access works required as access visibility and road layout challenging. Site would need to be accessed from a new roundabout on Victoria Avenue.	4
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Local network comments	2
Significant local congestion at peak times, unlikely to be able to mitigate all sites in area including this one.	
Mitigation measures	Total score 9
access signals/rdt will be required, poss cumulative fund for congestion in area	
Highways site support	
Yes, with mitigation	
Contingent on other sites	
no	

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water	
Treatment Works	Esholt
Combined and surface water sewers cross the site and converge in the centre	

Environment Agency	
Constraints	
FZ1 over 1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance Yeadon Tarn Local Nature Area (LNA) (immediately adjacent to north-west) - an important site for wildfowl and passerine birds, amphibians and water voles. Provide a buffer zone between the development and the LNA of 20 metres.	

Education comments

Flood Risk
Flood Zone 1. Yeadon Tarn located immediately to the West of the site Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	Green Belt site. Self contained between existing housing and airport runway. Development would constitute rounding off of settlement. A suitable access solution onto the A658 will be required to take account of the proximity of the airport runway tunnel structure, the safety of vehicles emerging from the tunnel and vehicle speed on the main road. The access solution may require land outside the site boundary.
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Kirkland House, Queensway, Yeadon

Site Plan ref: HG2-8 SHLAA ref: 4019

Site Details

Easting	420335	Northing	441562	Site area ha	0.47	SP7	Major Settlement Infill
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics

Site type	20:80 green/brown
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On-site land uses

Residential institution

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Shops

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Former Kirkland House residential care home. Existing building on site surrounded by gardens. Trees form the southern boundary. Site is flat, with access onto Queensway.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	100.00
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Nearest train station	Guiseley
Nearest train station distance (m)	1613.50
Nearest bus stop	1269
Nearest bus stop distance (m)	131.36

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Accessibility to public transport. employment, health and education good.		5
Access comments		
Access possible from Queensway, traffic calming may need to be reconfigured.		4
Local network comments		
No concern for level of development possible.		4
Mitigation measures		Total score
		13
Highways site support		
Yes		
Contingent on other sites		
No		

Highways England			
Impact	No material impact	Network Status	No objection
Comments	Awaited		

Network Rail	

Yorkshire Water	
Treatment Works	Esholt
Combined and foul sewers in northern boundary	

Environment Agency	
Constraints	
FZ1 under 1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Kirkland House, Queensway, Yeadon

Site Plan ref: HG2-8 SHLAA ref: 4019

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/00548/DEM	Determination for demolition of former care home	A	99

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Brownfield site in urban area. Residential acceptable in principle.

Hollins Hill and Hawkstone Avenue, Guiseley

Site Plan ref: HG2-4 SHLAA ref: 4020

Site Details

Easting	418346	Northing	441154	Site area ha	3.04	SP7	Major Settlement Extension
HMCA	Aireborough			Ward	Guiseley and Rawdon		

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Site to the rear of properties on Hawkstone Avenue, south of junction of Hawksworth Lane and Hollins Hill. Northern side of site is flat, southern area of site slopes upwards. There is no tree cover. Site is in agricultural use.

Spatial relationships

UDP Designations

N32 Greenbelt	99.84	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.16	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	1177.15
Nearest bus stop	3062
Nearest bus stop distance (m)	195.77

Agricultural classification	
Grade	Percent
Grade 3	28.22
Grade 4	63.15
Urban	8.63

Hollins Hill and Hawkstone Avenue, Guiseley

Site Plan ref: HG2-4

SHLAA ref: 4020

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl
--------------------------------	--

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging but there is no defensible boundary
------------------------	--

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
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4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes

Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design
----------------------	--

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Development would form an extension to the existing residential area on the eastern boundary. Proximity of Listed Building and its setting would prevent unrestricted urban sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor accessibility to public transport and employment, health and education good accessibility.

Rank (1-5)

3

Access comments

Access onto Hollins Hill would require widening to provide ghost island right turn due to proximity with Park Rd junction which is to be signalised.

4

Hollins Hill and Hawkstone Avenue, Guiseley

Site Plan ref: HG2-4

SHLAA ref: 4020

Local network comments

Local capacity issues.

3

Mitigation measures

Widening of Hollins Lill for ghost island

Total score

10

Highways site support

Yes with mitigation

Contingent on other sites

No

Highways England

Impact	No material impact	Network Status	No objection
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Comments Awaited

Network Rail

Yorkshire Water

Treatment Works	Esholt
-----------------	--------

There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
-----------------	-----------

Supported

Education comments

4020+2163A,+1180A+ 1311A,+2038+ 1221+ 2162+1104+ 3033+1308 = 1000 houses generates 250 primary and 100 secondary children. All sites combined would require a new 1FE primary school. 2FE secondary required across whole HMCA – land may be required to expand existing schools.

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Hollins Hill and Hawkstone Avenue, Guiseley

Site Plan ref: HG2-4 SHLAA ref: 4020

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. Development would form an extension to the existing residential area. The character and setting of the Listed farm building acts as a strong boundary to prevent urban sprawl.

Site Details							
Easting	418429	Northing	442981	Site area ha	4.33	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Transport tracks and ways	
Other land uses	
Pub	

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Land to the west of Netherfield Road, bounded by railway line to the west and Ings Lane to the south. Open fields are beyond the northern boundary. Public house to the south west. Tree line provides screening along this boundary. There is little tree coverage on the remainder of the site. Site slopes down towards the railway line.	

Spatial relationships

UDP Designations		
N32 Greenbelt	99.92	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	% overlap
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.08	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Guiseley	
Nearest train station distance (m)	880.15	
Nearest bus stop	6546	
Nearest bus stop distance (m)	144.74	

Agricultural classification	
Grade	Percent
Grade 3	1.35
Urban	1.83
Grade 3b	96.82

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl
--------------------------------	--

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging of settlements
------------------------	---------------------------

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
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4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Site is contained by existing development & the railway line and so relates relatively well to the existing settlement.
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Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

The site is outside bus and rail accessibility standards but local centre and health/education accessibility reasonable

Rank (1-5)

3

Access comments

No footway nearside - required to achieve access
--

3

Local network comments

A65 congestion.

3

Mitigation measures

footway and TM measures

Total score

9

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Esholt
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There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Not supported
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Not supported (RED). No site based designations but this site consists mainly of low lying damp grassland (UK Biodiversity Action Plan Priority Habitat Lowland Rush Pasture) and has records of breeding and wintering Red and Amber list Birds of Conservation Concern - including Teal, Lapwing, Curlew, Snipe. The railway line helps to provide a wildlife corridor function along the western boundary.

21/08/2014 - Further comment by Ecology Officer following submission of ecology report from interested agent:
I have read the ecological report produced by JCA Ltd. for the above site and have the following comments:

The survey was carried out at a sub-optimal time of year (late November) which is acknowledged by the consultant – who recommends a botanical survey between April and September. I agree with this and therefore cannot accept the report as accurately reflecting the vegetation communities that are present. I have two main concerns about this site (use throughout the year by ground nesting birds and presence of wet grassland/rush pasture areas), both of which I feel can be overcome by amending the boundary and putting in place the measures that I have suggested in my formal response to this allocation – if my recommendations are being challenged we will need the following surveys to be carried out prior to further consideration:

NVC survey of the grassland areas and an agreed assessment of whether any parts of the site meet UK BAP Priority Habitat definitions (i.e. do parts of the grassland meet Lowland Meadow or Purple Moor Grass and Rush Pasture) or Local Wildlife Sites Criteria (Gr criteria).

I am aware that a number of notable birds of importance that are associated with the South Pennines Moor SPA have been recorded on this site at different times of the year and therefore an ornithological survey should be carried out at different times of year (to identify both wintering and breeding species). The following link gives some guidance on the level of bird survey effort that we would find acceptable – this is intended for wind turbine developments but is equally relevant to this site – and as we know there is suitable habitat present there should be a “Moderate” bird survey effort carried out – but note that we would require one additional survey period during the winter months to confirm activity at this time of year. For information some of the birds present on this site include Teal, Snipe, Curlew, Lapwing, Redshank and Oystercatcher.

[http://www.ecology.wyjs.org.uk/documents/ecology/Guidance%20for%20birds%20and%20small%20wind%20turbine%20developments%20\(version%201\).pdf](http://www.ecology.wyjs.org.uk/documents/ecology/Guidance%20for%20birds%20and%20small%20wind%20turbine%20developments%20(version%201).pdf)

Barn Owls are also present in the surrounding area and therefore we need to see evidence of specific surveys for use of the site by foraging Barn Owls

Education comments

734+4043+3026+1255B = 1389 houses generates 347 primary and 139 secondary children. High Royds (site 734) almost complete but in conjunction with other sites close by, a new 1.5FE primary school would be needed.

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion

Site is contained by existing development & the railway line and so relates relatively well to the existing settlement. Sufficient frontage for access, would require footway on frontage and crossing points to footway opposite. Accessibility to public transport poor, other facilities acceptable. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.

Site Details							
Easting	422022	Northing	438730	Site area ha	3.1	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Horsforth	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Manufacturing and Wholesale	

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Land to the east of the A65, north of junction with Knott Lane and New York Lane. Site slopes down to industrial buidlings to the west. There is no tree coverage on the site.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.97	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.03	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	2433.43
Nearest bus stop	14185
Nearest bus stop distance (m)	101.16

Agricultural classification	
Grade	Percent
Grade 3	43.18
Urban	56.82

Land to west of Knott Lane, Rawdon

Site Plan ref: HG3-2

SHLAA ref: 4095

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is well contained by existing development and would not constitute sprawl if developed.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good access to PT - reasonable to other services

Rank (1-5)

4

Access comments

Could be developed along with 3331, the sites would need to jointly provide a realignment of Knott Lane to provide a 90 degree approach to the A65.

3

Land to west of Knott Lane, Rawdon

Site Plan ref: HG3-2

SHLAA ref: 4095

Local network comments

A65 congestion issue

3**Mitigation measures****Total score****10****Highways site support**

yes with mitigation

Contingent on other sites

3331

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail**Yorkshire Water**

Treatment Works	Esholt
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There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

LCC

Ecology support	Not supported
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Not supported (RED) - buffer needed to western boundary. Potential for amphibians associated with adjacent pond. Provide terrestrial habitat links. Loss of 0.19ha of site. Will also provide increased screening for neighbouring factory.

Education comments**Flood Risk**

Flood Zone 1. Culverted watercourse in SW corner. YW public (surface water) sewer crosses the site.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

No Northern Gas Networks mains cross this site. The nearest mains are in the c/w and so would not be affected by new site access roads crossing the verge/footway.

Electric

Fire and Rescue

Telecoms	
Other	
Heritage England	
Natural England	
Housing sites 3329, 4095 and 3331 are all within 2km of the Leeds-Liverpool Canal SSSI. Leeds City Council should ensure there are no significant cumulative effects as a result these allocations upon this nature conservation site's interest features. See citation www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf	

Conclusions

Submission Draft Plan Allocation	
Safeguarded land (PAS)	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Site is well contained by existing development and would not constitute sprawl. The site, with HG3-3, would need to jointly provide a realignment of Knott Lane to provide a 90 degree approach to the A65. Accessibility by public transport and to facilities is good. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.	

Site Details							
Easting	421913	Northing	438563	Site area ha	0.96	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Horsforth	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	
Manufacturing and Wholesale	

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Agricultural use, sloping site with road frontage along northern boundary and access through existing small estate to east. Employment site directly to the north and residential dwellings to the east.	

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %	0.00	
Nearest train station	Horsforth	
Nearest train station distance (m)	2572.99	
Nearest bus stop	14185	
Nearest bus stop distance (m)	213.72	
Agricultural classification		
Grade	Percent	
Grade 3	100	

Woodlands Drive, Rawdon

Site Plan ref: HG2-12 SHLAA ref: 4254

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes

Character Conclusion Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Adjacent to residential development and industry to the north. Surrounded on two sides by development. Adjacent to conservation area. Within special landscape area but site is relatively limited and set against backdrop of existing development.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Employment, PT, part primary, no health or secondary ed

Rank (1-5)

3

Access comments

Access possible from Southlands Avenue, subject to realignment of junction with Knott Lane. Access could be taken via New York Lane subject to land ownership and widening to the north.

4

Local network comments

There would be a slight cumulative effect on the highway network by the proposed level of development. Whilst visibility at the junction of Knott Lane with the A65 may be slightly substandard, there is no recent accident history at the junction, as such it would be acceptable for the increase in traffic that would be expected from 25houses.

4

Mitigation measures

The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the corridor. These measures may take the form of contributions towards more significant measures such as improvements to Horsforth roundabout.

Total score

11

Highways site support

Yes

Contingent on other sites

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse running through east of site

LCC	
Ecology support	Supported with mitigation
Support with mitigation (Amber). A significant line of mature trees (bat commuting/foraging corridor) along the western boundary which will also provide shading to garden space (leading to long-term pressure for removal).	

Education comments

Flood Risk
Although the site is located in Flood Zone 1, there are significant surface water flood routes through the site and these will need to be considered within the FRA. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Woodlands Drive, Rawdon

Site Plan ref: HG2-12 SHLAA ref: 4254

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site adjacent to residential development to the east and industry to the north despite being set away from the main urban area.	

Land N of Holmehurst off Apperley Lane Rawdon

Site Plan ref: n/a SHLAA ref: 5151

Site Details

Easting	420335	Northing	439372	Site area ha	1.17	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Horsforth	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenfield site lying to the south of properties on Springwood Road with narrow access from Apperley Lane. The site is bordered by existing planting within Cragg Wood Conservation Area and to north of a listed building and a landmark building identified in the Cragg Wood Conservation Area Appraisal.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiselley
Nearest train station distance (m)	3202.18
Nearest bus stop	3643
Nearest bus stop distance (m)	127.50

Agricultural classification	
Grade	Percent
Urban	100

Land N of Holmehurst off Apperley Lane Rawdon

Site Plan ref: n/a

SHLAA ref: 5151

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	No
Character Conclusion	Significant effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Whilst there are existing properties located in proximity to the site which lie within the Green Belt boundary, development of the site would create an irregular Green Belt boundary potentially leading to further urban sprawl and narrowing the gap between Leeds and Bradford.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Fails to meet any standards	1

Access comments

Only access is via Buckstone Drive which is inadequate geometrically to serve the site	1
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Land N of Holmehurst off Apperley Lane Rawdon

Site Plan ref: n/a SHLAA ref: 5151

Local network comments		3
A65 cumulative impact		
Mitigation measures		Total score 5
Highways site support		
No		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported - Green.	

Education comments	

Flood Risk	
Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Land N of Holmehurst off Apperley Lane Rawdon

Site Plan ref: n/a SHLAA ref: 5151

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

A Green Belt site located within Cragg Wood Conservation Area. Whilst there are existing properties located in proximity to the site which lie within the Green Belt boundary, development of the site would create an irregular Green Belt boundary potentially leading to further urban sprawl and narrowing the gap between Leeds and Bradford.

Land S of Holmehurst off Apperley Lane Rawdon

Site Plan ref: n/a SHLAA ref: 5152

Site Details							
Easting	420230	Northing	439173	Site area ha	3.12	SP7	Other Rural Extension
HMCA	Aireborough				Ward	Horsforth	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Other	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Greenfield site with parkland character providing the setting and access to Holmehurst. Significant number of mature trees and planting. Within Cragg Wood Conservation Area.
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Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiselay
Nearest train station distance (m)	3335.42
Nearest bus stop	619
Nearest bus stop distance (m)	158.33

Agricultural classification	
Grade	Percent
Urban	100

Land S of Holmehurst off Apperley Lane Rawdon

Site Plan ref: n/a

SHLAA ref: 5152

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	No

Character Conclusion Significant effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Whilst the site lies adjacent to existing properties within the Green Belt, designating the site would create a site separated from the existing built up area and create an irregular Green Belt boundary leading to further potential urban sprawl and narrowing the gap between Leeds and Bradford.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Fails to meet any standards

Rank (1-5)

1

Access comments

Existing private access is substandard, unlikely to achieve visibility, new access would require substantial tree loss and removal of boundary stone wall.

1

Land S of Holmehurst off Apperley Lane Rawdon

Site Plan ref: n/a SHLAA ref: 5152

Local network comments		3
A65 cumulative impact		
Mitigation measures		Total score 5
Highways site support		
No		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not Supported
Not supported - RED - this proposed allocation includes an area of lowland mixed deciduous woodland adjacent to the A658. This is a UK BAP priority habitat and should be retained. The site also supports a number of open grown parkland trees which should be retained within any scheme.	

Education comments	

Flood Risk	
Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Land S of Holmehurst off Apperley Lane Rawdon

Site Plan ref: n/a SHLAA ref: 5152

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
A Green Belt site located within Cragg Wood Conservation Area. Whilst the site lies adjacent to existing properties within the Green Belt, designating the site would create a site separated from the existing built up area and create an irregular Green Belt boundary leading to further potential urban sprawl and narrowing the gap between Leeds and Bradford.	

Site Details							
Easting	420630	Northing	440568	Site area ha	1.49	SP7	Major Settlement Infill
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vehicle Storage	
Storage	
Depot	
Neighbouring land uses	
Dwellings	
Manufacturing and Wholesale	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Council depot. Currently use for waste, environmental action and highways services. Waste to be relocating off the site within the next 6 months, with a desire to relocate the other services in the future. Located within the built up area.
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Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %	100.00	
Nearest train station	Guiseley	
Nearest train station distance (m)	2417.66	
Nearest bus stop	11710	
Nearest bus stop distance (m)	126.33	
Agricultural classification		
Grade	Percent	
Urban	100	

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Access to PT, Local services, Health, Employment and Education in line with CS	5

Access comments	
Potential access points on Focus Way and Henshaw Avenue	5

Local network comments	
Cumulative impact on peak hours congestion	3

Mitigation measures	Total score
None identified at this stage. But would need to contribute to mitigation measures of cumulative impact.	13

Highways site support	
Yes	

Contingent on other sites	
No	

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported with mitigation
Supported with mitigation (Amber) - Site Requirement "Tree and shrub planting required to connect Leeds Habitat Network from north-west of the site to the east of the site." Small population of Great Crested Newts recorded to the east of the site.	

Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Brownfield site currently in use as council depot for waste, environmental action and highways services. If these were to relocate to suitable alternative locations, this site would be suitable for residential development as it would relate well to existing residential development to the north and identified site HG1-12 to the east. However, alternative sites for all of these uses have not been identified and so there is no certainty about the future availability of this site.	

Land east of Layton Lane, Rawdon

Site Plan ref: n/a SHLAA ref: 5260

Site Details

Easting	422217	Northing	438630	Site area ha	2.03	SP7	Major Settlement Extension
HMCA	Aireborough				Ward	Horsforth	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Dwellings

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site slopes down from west to east. Existing dwelling located to north west, with line of trees defining the garden boundary.

Spatial relationships

UDP Designations

N32 Greenbelt	98.39	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.61	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	2261.79
Nearest bus stop	12849
Nearest bus stop distance (m)	87.74

Agricultural classification	
Grade	Percent
Grade 3	100

Land east of Layton Lane, Rawdon

Site Plan ref: n/a

SHLAA ref: 5260

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Attractive open site, highly visible part of the green belt gap between Rawdon and Horsforth to the north-east of the A65. Provides a visual link to green belt land beyond the site.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Access to PT, Local services, Health, Employment and Education in line with CS	5

Access comments

Both northern and southern access points are too narrow. Site has frontage for potential access direct to A65	4
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Land east of Layton Lane, Rawdon

Site Plan ref: n/a SHLAA ref: 5260

Local network comments		3
Cumulative impact on peak hours congestion - Horsforth roundabout.		
Mitigation measures		Total score 12
local network improvements including Horsforth Roundabout		
Highways site support		
Yes		
Contingent on other sites		
No		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) - Site Requirement "Provide a biodiversity buffer to Leeds Habitat Network that is not transferred to private ownership".	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Land east of Layton Lane, Rawdon

Site Plan ref: n/a SHLAA ref: 5260

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green belt site. Attractive open site, highly visible part of the green belt gap between Rawdon and Horsforth to the north-east of the A65. Provides a visual link to green belt land beyond the site.

Site Details							
Easting	420583	Northing	441070	Site area ha	0.43	SP7	Major Settlement Infill
HMCA	Aireborough				Ward	Otley and Yeadon	

Site Characteristics	
Site type	40:60 green/brown
On-site land uses	
Vacant land	
Vacant building	
Neighbouring land uses	
Dwellings	
Shops	
Public House	
Office	

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Former mill and adjacent vacant land. Miry Lane runs through centre of site, with a public right of way crossing the tip of the southern corner of site.
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Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.13	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships	
LCC ownership %	9.31
Nearest train station	Guiseley
Nearest train station distance (m)	2068.86
Nearest bus stop	1508
Nearest bus stop distance (m)	78.67
Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets Accessibility Standards		5
Access comments		
Miry Lane is a private road, Well Lane is adopted. Visibility at Well Lane/Kirk Lane junction is poor, but if only 15 houses are proposed and mill use removed, on balance development will be acceptable. Well Lane will require improvement.		3
Local network comments		
Small development, minimal impact on network		4
Mitigation measures		Total score
None identified at this stage. But would need to contribute to mitigation measures of cumulative impact.		12
Highways site support		
Yes		
Contingent on other sites		
No		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
	Supported with mitigation (Amber). Contains parts of the Leeds Habitat Network.

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
15/06800/OT	Outline application for residential development including part conversion and part demolition of existing mill	W	85

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Partially brownfield site within main urban area. The Old Mill should be retained and converted as part of development on this site.

Coney Park, Yeadon

Site Plan ref: n/a SHLAA ref: 5316

Site Details

Easting	422103	Northing	442443	Site area ha	35.54	SP7	Other Rural Infill
HMCA	Aireborough				Ward	Otley and Yeadon	

Site Characteristics

Site type	50:50 green/brown
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On-site land uses

Car Parks
Terminals and Interchanges
Storage
Agriculture

Neighbouring land uses

Storage
Manufacturing and Wholesale
Car Parks
Terminals and Interchanges
Agriculture

Other land uses - None

Topography	Flat and undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

The southern part of the site is occupied by a mix of uses: caravan storage and heliport accessed off Harrogate Road; Sentinel airport carparking off Warren House Lane; and a storage unit occupied by Jet2 off Cemetery Road. The northern part of the site is in agricultural use.

Spatial relationships

UDP Designations

N32 Greenbelt	47.03	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiselay
Nearest train station distance (m)	3252.08
Nearest bus stop	3355
Nearest bus stop distance (m)	359.86

Agricultural classification	
Grade	Percent
Grade 4	100

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Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl
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2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging but there is no defensible boundary
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3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
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4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The northern part of the site falls within Green Belt. Whilst adjacent to the industrial buildings on Harrogate Road and Cemetery Road it is not well connected to the built up area of Yeadon. The northern boundary of the site is not well defined and introducing new residential uses would lead to isolated residential development.

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Very poor PT , very poor access to Primary/ Secondary schools and health - not in line with CS standards

Rank (1-5)

2

Coney Park, Yeadon

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Access comments		5
Access possible to Harrogate Road and/or Warren House Lane (significant highway improvements required) Cemetery Road has no footways and is not suitable.		
Local network comments		3
Cumulative impact on peak hours congestion.		
Mitigation measures		Total score 10
Significant PT and off-site highway improvements including - provision of roundabout for access from Harrogate Road, improvement to existing roundabout at Harrogate Road/Whitehouse Lane, improvement to Whitehouse Lane including extension of footway along full site frontage and contribution to improvement to Dyneley Arms Junction		
Highways site support		
Yes		
Contingent on other sites		
No		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) - Site Requirement "Provide a biodiversity buffer to Leeds Habitat Network along the south-west and west part of the site - that is not transferred to private ownership".	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Coney Park, Yeadon

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Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
The northern part of the site falls within Green Belt. Whilst adjacent to the industrial buildings on Harrogate Road and Cemetery Road it is not well connected to the built up area of Yeadon. The northern boundary of the site is not well defined and introducing new residential uses would lead to isolated residential development.	