

Killingbeck Bridge - Wykebridge Depot, Killingbeck

Site Plan ref: HG2-121 SHLAA ref: 267

Site Details

Easting	434233	Northing	434154	Site area ha	0.64	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

The site is situated off York Road and surrounded by Killingbeck Bridge, Diadem Drive. The Leeds York/Selby railway embankment runs adjacent to the site along the Southern boundary. Diadem Drive is a cul-de-sac of existing semi-detached properties. The York Road Highways flats complex, currently undergoing 4m renovation, sits opposite the site on the other side of Killingbeck Bridge. The site was formerly a Leeds City Council depot for the Highways Department. All the buildings have been demolished and the site is currently vacant with large areas of hard-standing which is overgrown by self-seeding plants and shrubs.

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	100.00	% 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	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	2071.45
Nearest bus stop	2463
Nearest bus stop distance (m)	105.87

Agricultural classification	
Grade	Percent
Urban	100

Killingbeck Bridge - Wykebridge Depot, Killingbeck

Site Plan ref: HG2-121 SHLAA ref: 267

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)

4 buses per hour. Good accessibility to primary and secondary education and health Services.

5

Access comments

access achievable

5

Local network comments

Possible spare capacity at the moment, but some concerns over the cumulative impact.

4

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

no

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Wyke Beck Culvert capacity and other asset protection issues

Yorkshire Water

Treatment Works Knothrop

Knothrop High and Low Level are large works which serve the bulk of Leeds. 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 under 1 ha. See comments in main text of our response.

Killingbeck Bridge - Wykebridge Depot, Killingbeck

Site Plan ref: HG2-121 SHLAA ref: 267

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor of the Wyke Beck Valley. Retain a minimum 20 metre corridor from the Wyke Beck. Beck supports White-clawed Crayfish and Water Voles.	

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
14/03958/OT	Outline application for residential development to former depot site		100

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
A cleared and vacant brownfield site in the Main Urban Area. Planning application pending (submitted July 2014).	

Red Hall Lane and Manston Lane (between)

Site Plan ref: n/a SHLAA ref: 1094A

Site Details

Easting	438359	Northing	435808	Site area ha	377.69	SP7	Main Urban Area Extension
HMCA	East Leeds				Ward	Cross Gates and Whinmoor/Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Office

Other land uses - None

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

Description

Substantial greenfield site to the east of the main urban area of Leeds. Site abuts the East Leeds Extension housing allocation to the west and Scholes to the east.

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.	1.00	

Core Strategy

Main Urban Area	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.01	
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 %	53.60
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Nearest train station	Cross Gates
Nearest train station distance (m)	2481.82
Nearest bus stop	1398
Nearest bus stop distance (m)	476.18

Agricultural classification	
Grade	Percent
Grade 2	0.47
Grade 3	88.34
Grade 3b	10.78
Grade 3a	0.41

Red Hall Lane and Manston Lane (between)

Site Plan ref: n/a

SHLAA ref: 1094A

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 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 checked="" 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 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?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	Coalescence/merging 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?	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?	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

Large site which would merge Scholes with the urban area within its middle section. The north and south sections of the site would constitute significant incursions into the Green Belt with a high potential to lead to unrestricted sprawl. These sections will extend beyond the planned East Leeds Orbital Road which will provide a strong defensible boundary between the Main Urban Area of Leeds and the countryside. Development of the site would also fail to assist in safeguarding the countryside from encroachment given that it contains large amounts of high quality agricultural land, numerous Public Right of Ways and agricultural buildings.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Whole Site (1094A and 1094B) is an extremely large site that has very limited coverage of Public Transport and local services

Rank (1-5)

1

Red Hall Lane and Manston Lane (between)

Site Plan ref: n/a

SHLAA ref: 1094A

Access comments

Whole Site (1094A and 1094B) has long frontages with adopted highway however numerous access points would be required for a site so large. Access to large parts of the site does not appear possible. This site would be on the outside of the East Leeds Extension/East Leeds Orbital Road. The East Leeds Orbital Road is envisaged to provide the boundary to the edge of the City. This

2

Local network comments

Whole Site (1094A and 1094B) - The local network, even with the East Leeds Orbital Road in place is unlikely to be adequate. The size of the site and linkage with other allocations offers the potential for new public transport and other local services

1

Mitigation measures

Whole Site (1094A and 1094B) - Mitigation would be required but not achievable

Total score

4

Highways site support

Whole Site (1094A and 1094B) - No

Contingent on other sites

Whole Site (1094A and 1094B) - no, however there are lots of other sites around Scholes that could contribute to improved local services and Public Transport. A reduced site boundary, but combined with adjacent but amended sites maybe acceptable.

Highways England

Impact

Network Status

Likely to require significant physical mitigation. Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail

Yorkshire Water

Treatment Works

Knothrop

Knothrop High and Low Level are large works which serve the bulk of Leeds. 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

Education comments

Flood Risk

Site is too large to make useful comments. Shape file is 377ha.

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

Red Hall Lane and Manston Lane (between)

Site Plan ref: n/a SHLAA ref: 1094A

Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Very large Green Belt site. Development of the site would not be acceptable in Green Belt terms as it would result in significant sprawl, coalescence of the urban conurbation of Leeds with Scholes and fail to safeguard the countryside from encroachment. Significant highway concerns relating to access, impact on local network and relationship to the proposed East Leeds Orbital Route.	

Red Hall Lane and Manston Lane (between)

Site Plan ref: n/a SHLAA ref: 1094B

Site Details

Easting	437889	Northing	435118	Site area ha	0.94	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Agriculture

Neighbouring land uses

Dwellings
Places of worship
Outdoor amenity and open space

Other land uses - None

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

Description

Flat, half scrubland half grassed field. Between a beck on the northern boundary and residential to the south, with no direct road access.

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	100.00	% 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 %	99.53
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Nearest train station	Cross Gates
Nearest train station distance (m)	1740.17
Nearest bus stop	13452
Nearest bus stop distance (m)	213.92

Agricultural classification

Grade	Percent
Grade 3	58.11
Grade 3b	41.89

Red Hall Lane and Manston Lane (between)

Site Plan ref: n/a SHLAA ref: 1094B

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 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)
Whole Site (1094A and 1094B) is an extremely large site that has very limited coverage of Public Transport and local services		1
Access comments		
Whole Site (1094A and 1094B) has long frontages with adopted highway however numerous access points would be required for a site so large. Access to large parts of the site does not appear possible. This site would be on the outside of the East Leeds Extension/East Leeds Orbital Road. The East Leeds Orbital Road is envisaged to provide the boundary to the edge of the City. This		2
Local network comments		
Whole Site (1094A and 1094B) - The local network, even with the East Leeds Orbital Road in place is unlikely to be adequate. The size of the site and linkage with other allocations offers the potential for new public transport and other local services		1
Mitigation measures		Total score
Whole Site (1094A and 1094B) - Mitigation would be required but not acheivable		4
Highways site support		
Whole Site (1094A and 1094B) - No		
Contingent on other sites		
Whole Site (1094A and 1094B) - no, however there are lots of other sites around Scholes that could contribute to improved local services and Public Transport. A reduced site boundary, but combined with adjacent but amended sites maybe acceptable.		

Highways England	
Impact	Network Status
Likely to require significant physical mitigation. Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.	

Network Rail	
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Yorkshire Water	
Treatment Works	

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

LCC	
Ecology support	

Red Hall Lane and Manston Lane (between)

Site Plan ref: n/a SHLAA ref: 1094B

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	
Situating between a beck on the northern boundary and residential development on the southern boundary. The site has no direct road access. It is designated as greenspace in the Site Allocations Plan.	

Manston Lane - former Vickers Tank Factory Site, Cross Gates

Site Plan ref: HG2-120 SHLAA ref: 1297

Site Details

Easting	437469	Northing	434558	Site area ha	21.49	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Outdoor sport facility

Neighbouring land uses

Manufacturing and Wholesale

Agriculture

Other land uses - None

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

Description

Barnbow is within the Main urban area located east of Crossgates Town Centre in an area predominantly residential (Crossgates, Austhorpe, Manstons and Penda’s Fields). The site is bounded to the north by Manston Lane, to the east by open space and a small number of dwellings/farm buildings, to the south by the Leeds-York railway line and to the west by the L-shaped part of Barnbow. Immediately opposite (north) is existing commercial/ industrial area, which includes a number of manufacturing companies. The Site is largely flat, with a slight rise in ground levels to the north, adjacent to Manston Lane. Most of the Site is covered by a number of large industrial buildings, with the main former Vickers tank factory building being the most prominent and large areas of hardstanding with grassed and wooded areas along the northern boundary and areas of trees and scrub to the south and west. The eastern part of the site is occupied by the Barnbow Sports and Social Club with associated pavilion and sports pitches used by Leeds Lions Football Club.

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	100.00	% 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 %	0.99
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Nearest train station	Cross Gates
Nearest train station distance (m)	1190.69
Nearest bus stop	11579
Nearest bus stop distance (m)	167.10

Agricultural classification	
Grade	Percent
Grade 3	100

Manston Lane - former Vickers Tank Factory Site, Cross Gates

Site Plan ref: HG2-120 SHLAA ref: 1297

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 checked="" 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

Planning permission pending, large site western portion meets Core Strategy standards but significant part of site does not. Opening of Manston Lane Link Road is likely to improve accessibility. Frontage may require new/improved footways or cycleways.

Rank (1-5)

3

Access comments

Adequate frontage. Ghost Island required

4

Local network comments

Local issues of rat running and congestion in town centre. Construction of wider Manston Lane Link Road/East Leeds Orbital Road would provide mitigation. Possible works to J46.

3

Mitigation measures

Ghost Island reqd. For access. Manston Lane Link Road /East Leeds Orbital Road required to resolve traffic impacts. Possible works to J46.

Total score

10

Highways site support

yes - Manston Lane Link Road/East Leeds Orbital Road. Possible works to J46.

Contingent on other sites

no - However, several sites likely to require and contribute to construction of Maston Lane Link Road/East Leeds Orbital Road

Highways England

Impact	Minimal material impact	Network Status	No objection subject to satisfactory mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.			

Network Rail

Level crossings including one just east of site; General asset protection issues; width of Austhorpe Lane bridge Very long term four tracking

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. 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.

Manston Lane - former Vickers Tank Factory Site, Cross Gates

Site Plan ref: HG2-120 SHLAA ref: 1297

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor function adjacent to the railway line. Retain a minimum 20 metres buffer along the railway line. Great Crested Newts to be considered, recorded on-site.	

Education comments
East Leeds Extension – 7000 houses plus sites 2062, 3119, 282, 1297, 2086, 2039 generates 1,750 primary and 700 secondary children. Already in discussions with planners and developers re. new primary and secondary school provision.

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England
Housing site 1297 includes an area of deciduous woodland BAP habitat. If retained this habitat should be conserved and enhanced.

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
14/02514/OT	Hybrid application for outline application for up to 385 dwellings, retail development, associated site access, landscaping and site works with full details provided for an additional 100 dwellings including site access, public open space and landscaping		91
09/04999/OT	00298/OIT) Outline application for residential (C3), employment (B1c), health centre (D1), foodstore (A1), ancillary uses (A1/A2/A3/A4), community building (A4/D2), associated car parking, landscaping and infrastructure		92
14/02521/FU	Site remediation works (including prior extraction of coal, demolition of existing buildings, removal of hard standing, mine shafts and other below ground structures and re-instatement of ground)	A	91

Conclusions

Submission Draft Plan Allocation
Housing allocation

Submission Draft Plan Allocation Conclusion
Brownfield site in the Main Urban Area. Developer interest expressed through planning application for residential use with associated community facilities and ancillary uses (pending decision subject to prior extraction of coal and the implementation of the Manston Lane Link Road).

Wood Lane - Rothwell Garden Centre LS26

Site Plan ref: HG2-174 SHLAA ref: 1359

Site Details

Easting	433091	Northing	429190	Site area ha	3.16	SP7	Major Settlement Extension
HMCA	East Leeds				Ward	Rothwell	

Site Characteristics

Site type	50:50 green/brown
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On-site land uses

Agriculture
Manufacturing and Wholesale

Neighbouring land uses

Agriculture
Dwellings
Wholesale distribution

Other land uses

Garden Centre on part of site

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

Description

Mixed brown/greenfield site to the north west of Rothwell. The site includes a garden centre to west and field to east. The site is well connected to residential area and fronts onto Wood Lane.

Spatial relationships

UDP Designations

N32 Greenbelt	99.88	% 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	0.12	
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	Woodlesford
Nearest train station distance (m)	3731.73
Nearest bus stop	8739
Nearest bus stop distance (m)	99.10

Agricultural classification	
Grade	Percent
Grade 2	27.22
Urban	28.15
Grade 3a	44.63

Wood Lane - Rothwell Garden Centre LS26**Site Plan ref: HG2-174 SHLAA ref: 1359**

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 checked="" 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?	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?	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. Mixed brown and greenfield site in Rothwell. The site relates well to the settlement being essentially an infill site between existing development and would not set a precedent for sprawl. The site is at least partly contained by trees to the west. The western half is already developed and presently has a significant impact on the character of the Green Belt.

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

Public transport accessibility comments

4 buses per hour, Most of the site (70%) has access to primary education & employment

Rank (1-5)**4**

Wood Lane - Rothwell Garden Centre LS26

Site Plan ref: HG2-174 SHLAA ref: 1359

Access comments		5
Access ok from Wood Lane		
Local network comments		3
cumulative issues		
Mitigation measures		Total score 12
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Rothwell/Oulton cluster.			

Network Rail

Yorkshire Water	
Treatment Works	Lemonroyd
Water mains along road frontage	

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

Wood Lane - Rothwell Garden Centre LS26

Site Plan ref: HG2-174 SHLAA ref: 1359

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation
Housing allocation

Submission Draft Plan Allocation Conclusion
Green Belt site on the edge of a Major Settlement (Rothwell). Mixed brown and greenfield site. The site relates well to the settlement being essentially an infill site between existing development. Development would not set a precedent for sprawl.

Red Hall Offices & Playing Field LS17

Site Plan ref: HG2-119 SHLAA ref: 2062

Site Details							
Easting	434856	Northing	438589	Site area ha	13.91	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Office	
Outdoor amenity and open space	
Other	
Neighbouring land uses	
Agriculture	
Dwellings	
Horticultural nursery	
Other land uses	
LCC depot	

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

Description	The site is mixed (GF and BF) with a very small portion to the north of the site in the Green Belt. The site lies within the Main Urban Area and is bounded by agricultural and woodland to the north and west, the A6120 Leeds Ring Road and housing to the south, and the A58 Wetherby Road to the east. A large majority of the site is laid out as playing field land containing approximately 4 hectares of playing pitches and a 6 team changing block, now unused. These were previously laid out as 5 playing fields (4 football and 1 rugby league) but have drainage issues leaving the playing fields in a water-logged state for a large part of the year but generally remain capable of use for informal amenity purposes in dry periods. The Red Hall listed buildings sit within the middle of the site, owned and occupied by the Rugby Football League.
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Spatial relationships

UDP Designations

N32 Greenbelt	14.41	% 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	85.59	% 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 %	99.92
Nearest train station	Cross Gates
Nearest train station distance (m)	4381.85
Nearest bus stop	9531
Nearest bus stop distance (m)	224.64

Agricultural classification	
Grade	Percent
Grade 3	100

Red Hall Offices & Playing Field LS17

Site Plan ref: HG2-119 SHLAA ref: 2062

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 checked="" 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?	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?	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?	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

Only a small part of the site is Green Belt, currently in use in relation to the nursery. Assessed on its own, its development would not be connected to the settlement, but it would only come forwards alongside the rest of the site and the ELOR as part of the East Leeds Extension, at which time it would not have a great impact against the purposes and characteristics of the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

3/2 buses per hour, limited access to other services, full East Leeds Extension allocation should improve offer

Rank (1-5)

2

Red Hall Offices & Playing Field LS17

Site Plan ref: HG2-119 SHLAA ref: 2062

Access comments

access options available

4

Local network comments

provision of East Leeds Orbital Road should mitigate local impacts

4

Mitigation measures

provision of East Leeds Orbital Road and improved Public Transport

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact

Network Status

Awaiting Comments

Network Rail

Yorkshire Water

Treatment Works

Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. 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 with mitigation

Supported with mitigation (amber) provided that woodland and outgrown hedges/lines of trees along the west and north of the site are retained and incorporated into the POS.

Education comments

East Leeds Extension – 7000 houses plus sites 2062, 3119, 282, 1297, 2086, 2039 generates 1,750 primary and 700 secondary children. Already in discussions with planners and developers re. new primary and secondary school provision.

Flood Risk

Utilities

Gas

Electric

Red Hall Offices & Playing Field LS17

Site Plan ref: HG2-119 SHLAA ref: 2062

Fire and Rescue

Telecoms

Other

Heritage England

Redhall House to the west of this site 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, before allocating this area, there would need to be some assesment of what contribution this currently undeveloped area makes to the significance of this building and what effect its loss and subsequent development might have upon the significance of this asset.
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

Majority of site is a UDP employment allocation (key business park) with a small part along the northern boundary being Green Belt. It is now contrary to national and local policy to locate offices away from city and town centres and so it is more appropriate to identify Red Hall as suitable for housing (incorporating on site greenspace provision) than for any other use. The identification of the site as suitable for an allocation is consistent with the long-standing planning principle for its development stretching back over many years. A development brief for the wider site (including HG1-284) is in the latter stages of production, which establishes key development principles.

Site Details							
Easting	438586	Northing	434040	Site area ha	21.17	SP7	Main Urban Area Extension
HMCA	East Leeds				Ward	Temple Newsam	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Transport tracks and ways	

Other land uses - None

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

Description	
Triangular site of agricultural fields bounded by railway to the northeast and M1 to the southeast, Thorpe Park site 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	92.54	
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.	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 %	99.71
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Nearest train station	Garforth
Nearest train station distance (m)	2110.07
Nearest bus stop	9907
Nearest bus stop distance (m)	763.79

Agricultural classification	
Grade	Percent
Grade 2	22.08
Grade 3	44.95
Grade 3b	30.38
Grade 3a	2.59

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 checked="" 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	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?	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?	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?	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. The site is contained by strong defensible boundaries to the north and south east (major roads) so release of the site would not set a precedent for further Green Belt sprawl.
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Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

No Public Transport or other local services

Rank (1-5)

1

Access comments

No frontage to adopted highway. Needs access via site 2039 but MLLR is likely to segregate or remove access options.

1

Barrowby Lane, Manston LS15

Site Plan ref: MX2-38 SHLAA ref: 2086

Local network comments

Reliant of adjacent site and MLLR/ELOR. Possible works to J46.

2**Mitigation measures**

Access needs to be resolved. Manston Lane Link Road/East Leeds Orbital Road required to resolve traffic impacts. Possible works to J46.

Total score**4****Highways site support**

no

Contingent on other sites

yes

Highways England

Impact	No material impact	Network Status	No objection
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail

Level crossings/bridge strength/asset protection Very long term four tracking

Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low Level are large works which serve the bulk of Leeds. 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

East Leeds Extension – 7000 houses plus sites 2062, 3119, 282, 1297, 2086, 2039 generates 1,750 primary and 700 secondary children. Already in discussions with planners and developers re. new primary and secondary school provision.

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

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is contained by strong defensible boundaries to the north and south east (major roads and railway) so release of the site would not set a precedent for further Green Belt sprawl. Site allocated for a mix of housing and employment, to reflect the strategically advantageous location adjacent the M1 Motorway.	

Barrowby Lane (north of), Crawshaw Wood, Garforth, LS25

Site Plan ref: n/a SHLAA ref: 2087

Site Details

Easting	439091	Northing	433867	Site area ha	11.26	SP7	Main Urban Area Extension
HMCA	East Leeds				Ward	Temple Newsam	

Site Characteristics

Site type	Greenfield
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On-site land uses	
Agriculture	

Neighbouring land uses	
Agriculture	
Transport tracks and ways	

Other land uses - None

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

Description	
Agricultural field directly adjacent to the M1 and railway line, with tree lined boundary to south and further fields beyond. Site also contains a tree belt.	

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 %	99.42
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Nearest train station	Garforth
Nearest train station distance (m)	1582.56
Nearest bus stop	5745
Nearest bus stop distance (m)	972.96

Agricultural classification	
Grade	Percent
Grade 2	44.89
Grade 3	47.96
Grade 3b	5.56
Grade 3a	1.59

Barrowby Lane (north of), Crawshaw Wood, Garforth, LS25

Site Plan ref: n/a

SHLAA ref: 2087

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?	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?	Yes
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?	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

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 isolated and not related to the existing settlement. Development would significantly reduce the Green Belt gap between Cross Gates and Garforth, contrary to the purposes of Green Belt in preventing the coalescence.

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

Public transport accessibility comments

Poor accessibility

Rank (1-5)

1

Access comments

Barrowby Lane is only access route and is not suitable

1

Barrowby Lane (north of), Crawshaw Wood, Garforth, LS25

Site Plan ref: n/a

SHLAA ref: 2087

Local network comments

cumulative issues

3**Mitigation measures****Total score****5****Highways site support**

No

Contingent on other sites**Highways England**

Impact Material impact

Network Status

No objection subject to satisfactory mitigation

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail**Yorkshire Water**

Treatment Works

Owlwood/Garforth

There is capacity at Garforth 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

Not supported (RED). No site-based designations but 1.15ha of this site is Lowland Mixed Deciduous Woodland, Crawshaw Wood. This woodland and the adjacent wildlife corridor function provided by land alongside the railway should be retained and enhanced. At present the woodland is grazed and has poor ground flora and shrub layer.

Education comments**Flood Risk****Utilities**

Gas

Electric

Fire and Rescue

Telecoms

Barrowby Lane (north of), Crawshaw Wood, Garforth, LS25

Site Plan ref: n/a SHLAA ref: 2087

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 isolated and not related to the existing settlement. The site has an important strategic purpose in keeping the gap between settlements open. The proposed HS2 rail route runs through the site. Significant highway concerns regarding access and accessibility.	

Site Details							
Easting	437323	Northing	432846	Site area ha	0.52	SP7	Main Urban Area Extension
HMCA	East Leeds				Ward	Temple Newsam	

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	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Fields with lines of trees along the field boundaries.	

Spatial relationships

UDP Designations

N32 Greenbelt	57.34	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	57.34	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	57.34	
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	42.66	% 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 %	100.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	1907.68
Nearest bus stop	13597
Nearest bus stop distance (m)	47.87

Agricultural classification	
Grade	Percent
Grade 3	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 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?	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?	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

The site has a road frontage and is well related to the existing settlement form with minimal potential for futher urban sprawl and retention of openness across Temple Newsam.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
100% employment, 50% primary, 50% health, 100% bus access to secondary	3

Access comments

Access could be achieved via Colton Road East	5
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Colton Road East, Colton

Site Plan ref: HG2-123 SHLAA ref: 2090A

Local network comments		5
No known issues with capacity		
Mitigation measures		Total score 13
Alterations may be required to existing traffic calming features/roundabouts		
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England	
Impact	Network Status
Major Impact - Likely to require significant physical mitigation	

Network Rail

Yorkshire Water	
Treatment Works	Knostrop
Knostrop High and Low Level are large works which serve the bulk of Leeds. 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

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	<p>This site adjoins the boundary of the Colton Conservation Area.</p> <p>In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, there will need to be some assessment of what contribution this area makes to the landscape setting of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable.</p> <p>There are also Grade II Listed Buildings to the west (Holly Tree Farmhouse) and north (Vine Cottage and Yew Tree Cottage) of this site.</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. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset are not harmed.</p> <p>The site lies within 65 metres of the shrunken medieval village of Colton which is a Scheduled Monument.</p> <p>National policy guidance makes it clear that substantial harm to the significance of such an asset should be wholly exceptional. Before allocating this site, therefore, it will have to be clearly demonstrated that residential development in this area would not result in harm to elements that contribute to the significance of this asset, including its setting.</p> <p>If, after undertaking this assessment, it is considered appropriate to allocate this area, the need to safeguard those elements which contribute to the significance of this monument needs to be stated in the Policy and in its justification.</p>
Natural England	

Conclusions	
Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
<p>Partial Green Belt site on the edge of the Main Urban Area. The site relates well to the settlement and benefits from a tree line providing a defensible boundary. Development would not set a precedent for sprawl.</p>	

Site Details							
Easting	436982	Northing	432371	Site area ha	87.32	SP7	Main Urban Area Extension
HMCA	East Leeds				Ward	Temple Newsam	

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

Other land uses - None

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

Description	A very large site consisting of many agricultural fields, separated by hedgerows and tree belts. Adjacent to Temple Newsam Estate to the south and west.
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Spatial relationships

UDP Designations

N32 Greenbelt	96.07	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	1.48	
N1A Allotments	0.00	
N5 Open Space	82.58	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	93.57	
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	3.93	% 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 %	99.56
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Nearest train station	Cross Gates
Nearest train station distance (m)	2189.52
Nearest bus stop	13335
Nearest bus stop distance (m)	508.71

Agricultural classification	
Grade	Percent
Grade 3	100

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 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 checked="" 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?	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
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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
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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
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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	Significant 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

Very large Green Belt site which would significantly extend the settlement. It performs an important role in safeguarding the countryside from encroachment and the setting and special character of historic features.

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

Public transport accessibility comments

Rank (1-5)

Large site. Small part of northern area of site meets standards but the greater part of the site does not.
--

2

Access comments

Access would only be achievable on eastern boundary however, numerous accesses would be required for the capacity proposed and these could not all be accommodated along this length
--

2

Bullerthorpe Lane, Colton LS15

Site Plan ref: n/a

SHLAA ref: 2090B

Local network comments

A very large site would require a detailed TA. Likely that the network would be unsuitable. No realistic opportunity to provide mitigation.

1**Mitigation measures**

Mitigation would be required but not achievable

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

no

Contingent on other sites**Highways England****Impact****Network Status****Network Rail****Yorkshire Water****Treatment Works**

Knothrop

Knothrop High and Low Level are large works which serve the bulk of Leeds. 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****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	
Very large Green Belt site which would significantly extend the settlement. It performs an important role in safeguarding the countryside from encroachment and the setting and special character of historic features. The site includes a Local Nature Area, Site of Ecological and Geological Importance, Registered Park and Garden (Temple Newsam Registered Park), and three ancient monuments to the west. Significant highway concerns regarding accessibility and impact on local network. There are public footpaths running across the site and through to Temple Newsam, and important views across the Estate.	

Site Details							
Easting	433908	Northing	432729	Site area ha	5.66	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Temple Newsam	

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

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	
Grassed open space with some tree cover as part of Wykebeck Valley, flat site sloping down to the beck on the western boundary. Bounded by tree belts apart from to the north, with residential also to the east.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	98.95	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.40	
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	100.00	% 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	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships	
LCC ownership %	96.85
Nearest train station	Cross Gates
Nearest train station distance (m)	2931.41
Nearest bus stop	7827
Nearest bus stop distance (m)	250.80
Agricultural classification	
Grade	Percent
Grade 3	98.93
Urban	1.07

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 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)
4bph, 100% primary, 100% health, 100% secondary		5
Access comments		
access achievable		5
Local network comments		
Small site, low impact		4
Mitigation measures		Total score
		14
Highways site support		
Yes		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Parts of the site form part of the updated 2014 Leeds Habitat Network and should be excluded as per drawing RM/2144B. Lies within the Wyke Beck Valley wildlife corridor and sub-regional GI corridor. A mixture of grassland and scrub of local conservation value that should be retained to avoid a further pinchpoint in their corridor in relation to loss of land adjacent to Wyke Beck further south in the Enterprise Zone.	

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	
Site within the Main Urban Area. The site is part of a wider area of green space to the west. Development would not unacceptably encroach into this larger area as the valley is wider at this point, so considered suitable for residential use.	

Site Details							
Easting	433006	Northing	429425	Site area ha	3.02	SP7	Major Settlement Extension
HMCA	East Leeds				Ward	Rothwell	

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

Other land uses - None

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

Description	
Part of a flat agricultural field, and a small belt of trees in the south. Adjacent to the m1 to the north. Hedgerow and fields to east, industrial estate/storage yard to the south, and no boundary to the west.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.64	% 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	0.36	
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	Woodlesford
Nearest train station distance (m)	3830.88
Nearest bus stop	782
Nearest bus stop distance (m)	282.17

Agricultural classification	
Grade	Percent
Grade 2	63.47
Grade 3b	1.14
Grade 3a	35.4

Bell Hill Industrial Estate, Rothwell

Site Plan ref: n/a

SHLAA ref: 3079

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 checked="" 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 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	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. Whilst the site would be contained by the motorway to the north and existing development to the south west surrounding uses are an industrial estate, so it is not considered suitable for a residential use.

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

Public transport accessibility comments	Rank (1-5)
4 buses per hour, Good accessibility to employment, Part of site (20%) accessibility to primary & secondary education and health services	4
Access comments	
requires adjacent site for access	3

Bell Hill Industrial Estate, Rothwell

Site Plan ref: n/a

SHLAA ref: 3079

Local network comments

cumulative issues

3**Mitigation measures****Total score****10****Highways site support**

yes with adjacent site

Contingent on other sites**Highways England**

Impact No material impact

Network Status

No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Rothwell/Oulton cluster.

Network Rail**Yorkshire Water**

Treatment Works

Lemonroyd

There is limited capacity at Lemonroyd for some 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, adjoins an Historic Landfill to the NE See comments in main text of our response

LCC

Ecology support

Supported

Supported

Education comments**Flood Risk****Utilities**

Gas

Electric

Fire and Rescue

Telecoms

Bell Hill Industrial Estate, Rothwell

Site Plan ref: n/a SHLAA ref: 3079

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Whilst it would be contained by the motorway to the north and existing development to the south west, the adjacent development is an industrial estate, so the site is not considered suitable for a residential use. Development would be dependent on an adjacent site for access.	

Barrowby Lane (Barrowby Cottage), Garforth

Site Plan ref: n/a SHLAA ref: 3111

Site Details

Easting	439432	Northing	433345	Site area ha	5.82	SP7	Major Settlement Extension
HMCA	East Leeds				Ward	Garforth and Swillington	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Plant and pond business

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

The boundaries do not relate to existing features, cutting across open fields and a hedgerow. The south western part of the site contains a series of building, greenhouses, and ponds relating to a water plant and pond supply business. There are fields and farm buildings beyond.

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	Garforth
Nearest train station distance (m)	1252.32
Nearest bus stop	12909
Nearest bus stop distance (m)	354.04

Agricultural classification	
Grade	Percent
Grade 2	15.32
Grade 3	84.68

Barrowby Lane (Barrowby Cottage), Garforth

Site Plan ref: n/a

SHLAA ref: 3111

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?	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	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	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. By itself the site is not well related to the settlement, but development could be considered if developed alongside sites 1100, 1044 or 3112. If these sites were put forward for development then this site would effectively round off the settlement. The boundaries do not relate to existing features.

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

Public transport accessibility comments

landlocked site and not all of site meets requirements for primary/secondary education and health. Public Transport standards are met, but crossing A642 would be potentially difficult for pedestrians walking to local centre

Rank (1-5)

4

Barrowby Lane (Barrowby Cottage), Garforth

Site Plan ref: n/a

SHLAA ref: 3111

Access comments

no frontage to highway, combine with adj site

3**Local network comments**

local congestion/capacity issues and unclear whether mitigation is possible

2**Mitigation measures**

the potential for mitigation needs to be considered in conjunction with adjacent sites

Total score**9****Highways site support**

no

Contingent on other sites

yes

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail**Yorkshire Water**

Treatment Works	Owlwood/Garforth
There is capacity at Garforth 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 with mitigation
Supported with mitigation to protect and enhance the ponds and wet drains - primarily for Water Voles and retain a 20 metre buffer from both sides of the drain. Water Voles to consider.	

Education comments

3112+1100+1044+2156+2032+2091+3111(east area) + 1226 (outer NE area) = 2349 houses generates 587 primary and 235 secondary children. New 2FE primary school required, plus potentially land for expansion of existing schools.

Flood Risk**Utilities****Gas****Electric**

Barrowby Lane (Barrowby Cottage), Garforth

Site Plan ref: n/a SHLAA ref: 3111

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. Site is isolated and unrelated to the existing settlement, with incursion into the Green Belt. Development would be dependent on an adjacent site for access. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	

Site to south of York Road, Seacroft

Site Plan ref: n/a SHLAA ref: 3118

Site Details

Easting	436397	Northing	436960	Site area ha	3.31	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics

Site type	Greenfield
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On-site land uses	
Agriculture	

Neighbouring land uses	
Agriculture	
Restaurants and Cafes	

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description	
Part of an undulating grassed field, and tree belt and scrub in the north and on the southern boundary.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.02	
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	100.00	% 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 %	84.91
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Nearest train station	Cross Gates
Nearest train station distance (m)	2515.94
Nearest bus stop	13484
Nearest bus stop distance (m)	261.14

Agricultural classification	
Grade	Percent
Grade 3	100

Site to south of York Road, Seacroft

Site Plan ref: n/a

SHLAA ref: 3118

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)

1

Access comments

1

Local network comments

1

Mitigation measures

Total score

3

Highways site support

No, park and ride site that must be maintained.

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.			

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. 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.

Site to south of York Road, Seacroft

Site Plan ref: n/a SHLAA ref: 3118

LCC	
Ecology support	Not supported
Not supported (RED). No site-based designations but parts of the site are Lowland mixed deciduous woodland a UK BAP priority habitat and the Cock Beck flows near the northern boundary.	

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	
The site is within the Main Urban Area but is allocated under saved UDP policy as a park and ride site.	

Site Details							
Easting	435062	Northing	438748	Site area ha	2.42	SP7	Main Urban Area Extension
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics	
Site type	Mixed
On-site land uses	
Restaurants and Cafes	
Dwellings	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

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

Description	Public house with parking and beer garden/field area, plus residential property with large garden to the west, and includes part of petrol station on the eastern side of York Road (cuts across without logical boundary). Fields beyond, with tree belt to the east.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.43	% 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	0.55	% 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	Cross Gates
Nearest train station distance (m)	4471.28
Nearest bus stop	5720
Nearest bus stop distance (m)	97.08

Agricultural classification	
Grade	Percent
Grade 3	99.37
Grade 3b	0.63

Wetherby Road/Wellington Hill, Shadwell

Site Plan ref: n/a

SHLAA ref: 3119

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 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?	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	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?	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 the site alone would represent an isolated island of development within Green Belt. However, development in conjunction with site 2062 would effectively round off the settlement pattern although the boundary would need adjustment.

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

Public transport accessibility comments

Rank (1-5)

Core Strategy not fully met but limited local services. No footways on Whin Moor Lane.

2

Access comments

Long frontage give options for access. Footways and vis splays would need to be created and possibly road widening. Access from Wetherby Road would not be supported.

4

Wetherby Road/Wellington Hill, Shadwell

Site Plan ref: n/a

SHLAA ref: 3119

Local network comments

Potential widening and footways needed to Whin Moor Lane. Site will be adjacent to East Leeds Extension/East Leeds Orbital Road.

5

Mitigation measures

Widening and footway provision to Whin Moor Lane.

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Existing Phase 3 East Leeds Extension

Highways England

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knoctrop
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Knoctrop High and Low Level are large works which serve the bulk of Leeds. 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 with mitigation
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Supported with mitigation to protect and enhance the scrub and pond for amphibians on the east area of the site.

Education comments

East Leeds Extension – 7000 houses plus sites 2062, 3119, 282, 1297, 2086, 2039 generates 1,750 primary and 700 secondary children. Already in discussions with planners and developers re. new primary and secondary school provision.

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Wetherby Road/Wellington Hill, Shadwell

Site Plan ref: n/a SHLAA ref: 3119

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site containing existing public house, with residential properties to the west and east. The site would lay outside of the East Leeds Orbital Route and would not benefit from a defensible Green Belt boundary. Site would still have the potential for a conversion/redevelopment in line with Green Belt policies.	

Site Details							
Easting	434018	Northing	434090	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type

Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Transport tracks and ways

Other land uses - None

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

Description

Site is in a state of dereliction and is overgrown. Although surrounded by road and railway, considerable residential exists. The site adjacent is also used for residential.

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	100.00	% 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	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %

4.63

Nearest train station

Cross Gates

Nearest train station distance (m)

2294.16

Nearest bus stop

8659

Nearest bus stop distance (m)

76.96

Agricultural classification

Grade	Percent
Urban	100

York Road / Selby Road

Site Plan ref: HG2-104 SHLAA ref: 4123

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 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

1bph, 100% primary, secondary.

Rank (1-5)

3

Access comments

Access via Old Run Road away from roundabout - or possible alterations to roundabout to provide 4th arm.

5

Local network comments

May have cumulative impact with school opposite/john charles centre traffic

4

Mitigation measures

Alterations to signals to facilitate access.

Total score

12

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 Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. 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 under 1 ha. See comments in main text of our response. Wyke Beck abuts.

York Road / Selby Road

Site Plan ref: HG2-104 SHLAA ref: 4123

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) provided that a scheme is brought forward to protect and enhance the eastern 20 metres of the site (Killingbeck Bridge access road) to include deculverting the Wyke Beck - and plant the adjacent 20 metre buffer from the Wyke Beck with native shrubs and trees.	

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
09/00058/FU	Detached security hut with attached store and detached store to vacant site		71
14/03960/OT	Outline application for commercial A1/A3/A5 units	A	75

Conclusions	
Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Brownfield site, suitable in principle for residential development. Some Highway concerns regarding access, but given former use and small scale of development that could be accommodated an acceptable solution is likely to be available.	

Site Details							
Easting	434927	Northing	438850	Site area ha	1.51	SP7	Main Urban Area Extension
HMCA	East Leeds				Ward	Harewood	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	
Horticultural nursery	
Public house	

Other land uses - None

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

Description	
The site if formed by two small rectangular shaped fields split by a hedgerow. The site is located to the north of Whin Moor Lane, beyond the northern edge of the main urban area of Leeds. The site appears to be in agricultural use at present. Whin Moor Lane which provides access to the site is a narrow highway with no footpaths.	

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		Cross Gates
Nearest train station distance (m)		4607.63
Nearest bus stop		5720
Nearest bus stop distance (m)		264.92
Agricultural classification		
Grade		Percent
Grade 3		100

Whinmoor Lane, Shadwell

Site Plan ref: n/a

SHLAA ref: 4170

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 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?	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?	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 site is only connected to the urban area on one boundary and as a consequence the site is considered to be poorly related to and would jut out from the northern edge of the main urban area of Leeds. The site would also extend beyond the proposed East Leeds Link Road, which will provide a strong defensible boundary between the urban area and the open countryside. As such the site if developed is considered high potential to lead to unrestricted sprawl. The site is also considered to perform an important role in safeguarding the countryside from encroachment given that a strong defensible boundary is present between the urban area and the site and due to the site containing unprotected hedgerows. Overall the site if developed would have an unacceptable impact on the openness of the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets primary education only

Rank (1-5)

1

Whinmoor Lane, Shadwell

Site Plan ref: n/a SHLAA ref: 4170

Access comments		4
Direct Access from Whin Moor Lane possible		
Local network comments		1
Whin Moor Lane is a remote, narrow country lane with no footways, unsuitable for development		
Mitigation measures		Total score 6
Highways site support		
No		
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.

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) - hedgerows to retain and mitigate for otherwise acceptable. Hedgerows within and around the site are a UK BAP habitat. Retain and/or include hedgerows with boundaries between dwellings using locally native species.	

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. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. In particular the site lies outside the proposed East Leeds Orbital Road which will provide a strong defensible boundary between the urban area and the countryside.	

Sandleas Way, Crossgates

Site Plan ref: n/a SHLAA ref: 4174

Site Details

Easting	437694	Northing	434849	Site area ha	3.12	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Agriculture

Other land uses - None

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

Description

Brownfield site of separate plots within a larger industrial estate, containing a number of large shed type buildings, hardstanding, and storage. Estate bounded by residential to the north, and fields (future East Leeds Extension) to the east.

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	100.00	% 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 %	0.22
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Nearest train station	Cross Gates
Nearest train station distance (m)	1466.79
Nearest bus stop	11577
Nearest bus stop distance (m)	123.91

Agricultural classification	
Grade	Percent
Grade 2	0.04
Grade 3	99.96

Sandleas Way, Crossgates

Site Plan ref: n/a SHLAA ref: 4174

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)
Meets primary health andsecondary education		2
Access comments		
Existing access points ok		5
Local network comments		
Manston Lane link , query correct location for housing with mix		3
Mitigation measures		Total score
Manston Lane link		10
Highways site support		
Yes with mitigation.		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required
Assessment of cumulative impact with other sites needed			

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation	

LCC	
Ecology support	Supported
Supported - within 500m of known great crested newt breeding pond, but unlikely to offer significant terrestrial habitat.	

Sandleas Way, Crossgates

Site Plan ref: n/a

SHLAA ref: 4174

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
09/04909/COND	Consent, agreement or approval required by conditions 3, 4, 9, 11, 13, 14, 16 and 17 of Planning Application 32/141/05/FU	INT	85
10/9/00074/MOD	Extension to warehouse and laying out of secure floodlights to trailer park and depotNON MATERIAL AMENDMENT: Amendments to elevational treatment of warehouse office refurbishment. Amendments to parking layout and access arrangements.	M01	85
12/9/00067/MOD	Extension to warehouse and laying out of secure floodlights to trailer park and depot NON MATERIAL AMENDMENT to 32/141/05/FU:Creation of a landscape zone between the service yard and car parking area		85

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Brownfield site in the Main Urban Area, made up of 4 different plots. Local preference to retain site as employment/industry, due to loss of employment land in the area.

Manston lane, Cross Green

Site Plan ref: n/a SHLAA ref: 4212

Site Details

Easting	437791	Northing	434685	Site area ha	4.24	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics

Site type	Brownfield
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On-site land uses
Manufacturing and Wholesale

Neighbouring land uses
Manufacturing and Wholesale
Agriculture

Other land uses - None

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

Description
Brownfield site of a plot on the eastern edge of a larger industrial estate, containing a number of large shed type buildings and access/hardstanding. Adjacent to fields (future East Leeds Extension) to the east.

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	100.00	% 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	Cross Gates
Nearest train station distance (m)	1525.43
Nearest bus stop	11156
Nearest bus stop distance (m)	281.74

Agricultural classification	
Grade	Percent
Grade 3	100

Manston lane, Cross Green

Site Plan ref: n/a SHLAA ref: 4212

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 checked="" 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 primary health andsecondary education		2
Access comments		
Existing access points ok		5
Local network comments		
Manston Lane link , query correct location for housing with mix		3
Mitigation measures		Total score
Manston Lane link		10
Highways site support		
Yes with mitigation.		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required
Assessment of cumulative impact with other sites needed			

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation	

LCC	
Ecology support	Supported
Supported - Great crested newts within 150m, but the proposed allocation site is judge to offer little habitat for this species.	

Manston lane, Cross Green

Site Plan ref: n/a SHLAA ref: 4212

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
09/03356/COND	Consent, agreement or approval required by condition 2 of Planning Application 08/06279/FU	A	97
09/9/00200/MOD	Alterations and extension to form new entrance area to factoryNON MATERIAL AMENDMENT: Height increase in lift shaft to accommodate lift mechanism.	M01	97

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Brownfield site in the Main Urban Area. Local preference to retain site as employment/industry, due to loss of employment land in the area.

Site Plan ref: n/a **SHLAA ref: 4258**

Easting	439366	Northing	433525	Site area ha	14.39	SP7	Major Settlement Extension
HMCA	East Leeds				Ward	Garforth and Swillington	

Site type	Greenfield
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Agriculture

Agriculture	
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Dwellings

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

The land is currently farmed (pastural) and would provide a more logical larger boundary to site 3111 following existing hedgrows/field boundaries (within which are some trees). To the west is Barrowby Hall (listed building) and wider Recreation/tourism allocation in the UDP. To the south and east are existing agricultural fields and farm buildings (sites 3111/3112/5012/1100/1044). No direct road frontage - Barrowby Lane at this point is a farmers track.

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	

Main Urban Area	0.00	% overlap
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	Garforth
Nearest train station distance (m)	1291.53
Nearest bus stop	12909
Nearest bus stop distance (m)	540.17

Grade	Percent
Grade 2	85.75
Grade 3	3.9
Grade 3b	10.36

Land Adjacent Barrowby Lodge, Garforth

Site Plan ref: n/a

SHLAA ref: 4258

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?	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 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?	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?	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 this site would constitute isolated development, unconnected to the main built up area of Garforth. It has an important strategic purpose in keeping the gap between settlements open.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Fails to meet standards

Rank (1-5)

1

Access comments

Access possible onto Barrowby Lane or A642 with improved access roads

3

Land Adjacent Barrowby Lodge, Garforth

Site Plan ref: n/a

SHLAA ref: 4258

Local network comments

Town End signals congestion and elsewhere

2

Mitigation measures

Total score

6

Highways site support

No

Contingent on other sites

Highways England

Impact Major impact

Network Status

Likely to require significant physical mitigation

Assessment of cumulative impact with other sites needed

Network Rail

Yorkshire Water

Treatment Works

The site is remote from existing public sewerage. Surface water should drain to SuDS/watercourse and a management plan in this respect should be drawn up for the whole site. Capacity at Garforth waste water treatment works would have to be increased in order to properly treat foul water from this development

Environment Agency

Constraints

FZ1 over 1ha. See comments in our previous I&O consultation

LCC

Ecology support

Not supported

Red - there is a pond to the south west of the site and hedgerow and lowland mixed deciduous woodland features all of which are UK BAP priority habitats. There is also a strip of grassland within the parkland which may be species rich and should be excluded - this would also benefit the setting of the listed building (Barrowby Hall). Provide a minimum buffer around the pond of 50m for amphibians. Retain and strengthen the hedgerows, woodland fringe by removing land as shown hatched Red from the north and western sides of the site and managing to enhance grassland value and some planting with native shrubs and trees.

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

Land Adjacent Barrowby Lodge, Garforth

Site Plan ref: n/a SHLAA ref: 4258

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Site is isolated and unrelated to the existing settlement, with an important strategic purpose in keeping the gap between settlements open. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	

Site Details							
Easting	437427	Northing	434835	Site area ha	3.43	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics	
Site type	Brownfield
On-site land uses	Manufacturing and Wholesale
Neighbouring land uses	Manufacturing and Wholesale
Dwellings	
Outdoor amenity and open space	

Other land uses - None

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

Description	Brownfield plot in middle of a larger industrial estate, containing a number of large shed type buildings, hardstanding, and storage. Greenspace/residential to the north.
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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	100.00	% 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	Cross Gates
Nearest train station distance (m)	1206.89
Nearest bus stop	11579
Nearest bus stop distance (m)	113.86

Agricultural classification	
Grade	Percent
Grade 3	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 checked="" 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)
Part PT meets rest	4
Access comments	
Access from Manston Lane	5
Local network comments	
Site can only be delivered with Manston Lane Link + ELOR	4
Mitigation measures	Total score
Contribution to Manston Lane Link/ELOR	13
Highways site support	
Yes with mitigation	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
n/a			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation	

LCC

Ecology support	Supported
Supported (Green)	

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
09/04788/FU	Installation of 9.2m high sugar storage silo to factory	A	98

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Brownfield site in the Main Urban Area. Local preference to retain site as employment/industry, due to loss of employment land in the area.

Site Details							
Easting	439583	Northing	433261	Site area ha	0.74	SP7	Major Settlement Extension
HMCA	East Leeds				Ward	Garforth and Swillington	

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	Partially well-defined	Road front	Yes

Description
Flat rectangular site currently used for agriculture, with a farm in place on the western part. It is set to the east of Garforth with a road separating the site from the settlement. The site is flat, borders another farm to the south and is surrounded on the north and west by further agriculture.

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	Garforth
Nearest train station distance (m)	1129.83
Nearest bus stop	12909
Nearest bus stop distance (m)	206.62

Agricultural classification	
Grade	Percent
Grade 3	100

Fairview Farm , Wakefield Road

Site Plan ref: n/a

SHLAA ref: 5012

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

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 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?	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

Site is isolated and unrelated to the existing settlement, would reduce the gap between settlements, and has high potential to lead to unrestricted sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets Core Standards	5

Access comments

Access on to Green Lane achievable where site touches to the north, but narrowing between two portions of site to 6m precludes access to the remained of the site. Further access to the larger part of the site would need to be negotiated.	3
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Local network comments		
Leeds Road / A63 capacity and safety concern		3
Mitigation measures		Total score
Contribution to Leeds Rd/ A63 junction		11
Highways site support		
Yes with mitigation		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.Ordinary watercourse north of site.	

LCC	
Ecology support	Supported
Supported (Green)	

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. Site is isolated and unrelated to the existing settlement, with an important strategic purpose in keeping the gap between settlements open. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.

North Side of Wood Lane, Whale Bone Junction, Rothwell

Site Plan ref: n/a SHLAA ref: 5259

Site Details

Easting	432847	Northing	429311	Site area ha	6.05	SP7	Major Settlement Infill
HMCA	East Leeds				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale
Storage
Wholesale distribution

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Largely flat, brownfield site in existing employment use.

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 %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	3980.94
Nearest bus stop	397
Nearest bus stop distance (m)	128.01

Agricultural classification

Grade	Percent
Grade 2	20.4
Grade 3	12.2
Urban	65.67
Grade 3a	1.73

North Side of Wood Lane, Whale Bone Junction, Rothwell

Site Plan ref: n/a SHLAA ref: 5259

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 checked="" 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)
Combined bus service frequency 4 busses per hour. Lacking local services		4
Access comments		
Access achievable from either A61 Wakefield Road or Wood Lane		5
Local network comments		
Potential capacity issues at peak periods A61/Wood Lane signalised junction. TA required		4
Mitigation measures		Total score
To be determined by TA nothing specific identified at this stage		13
Highways site support		
Yes with mitigation		
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)	

North Side of Wood Lane, Whale Bone Junction, Rothwell

Site Plan ref: n/a SHLAA ref: 5259

Education comments

Flood Risk

Site is located within FZ1. Site is not shown as being at significant risk from surface water flooding.

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

Site in existing employment use and no evidence of landowner interest to make site available. Do not allocate.

Site Details							
Easting	439909	Northing	433756	Site area ha	5.26	SP7	Major Settlement Extension
HMCA	East Leeds				Ward	Garforth and Swillington	

Site Characteristics	
Site type	50:50 green/brown
On-site land uses	
Agriculture	
Dwellings	
Storage/Scap Yard	
Neighbouring land uses	
Agriculture	
Transport tracks and ways	
Dwellings	

Other land uses - None

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

Description	Narrow strip of land to the west of Garforth, flanked by Barrowby Lane to the south and the railway to the north. The site includes housing and small pockets of farmland. The site also appears to include employment uses to the west. The surrounding use is predominantly agriculture.
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Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	99.96	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	0.04
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input type="checkbox"/>
N1A Allotments	0.00	Regeneration Areas	
N5 Open Space	0.00	Inner South RA	0.00
N6 Playing Pitch	0.00	LB Corridor RA	0.00
N8 Urban Green Corridor	0.00	EASEL RA	0.00
CC Shopping Quarter	0.00	Aire Valley RA	0.00
UDP City Centre	0.00	West Leeds Gateway	0.00
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Sch. Ancient Mon.	0.00		

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Garforth
Nearest train station distance (m)	756.98
Nearest bus stop	1665
Nearest bus stop distance (m)	428.32

Agricultural classification	
Grade	Percent
Grade 2	57.49
Grade 3	37.96
Urban	4.55

Land north of Barrowby Lane, Garforth

Site Plan ref: n/a

SHLAA ref: 5267

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?	Yes
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 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	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?	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

Redrawing the Green Belt boundary so exclude the site would represent a 'finger like' extension into the Green Belt which could set a precedent for sprawl. Although parts of the site have been developed over time, removing the site from the Green Belt would constitute ribbon development.
--

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Bus stops slightly in excess of recommended 5 minute walk, estimated 600m (circa 8 minute walk). Meets accessibility criteria in other respects.	4
Access comments	
Access achievable from Barrowby lane, carriageway widening and footway improvements required	4

Local network comments		
Capacity issues at Wakefield Road/Barrowby Lane/Aberford Road/Main Street signalised junction. TA required		3
Mitigation measures		Total score
Improvements to Barrowby Lane and Wakefield Road/Barrowby Lane/Aberford Road/Main Street signalised junction required.		11
Highways site support		
Yes with mitigation		
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	

Land north of Barrowby Lane, Garforth

Site Plan ref: n/a SHLAA ref: 5267

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Narrow strip of land to the west of Garforth, following the line of the railway. Redrawing the Green Belt boundary so exclude the site would represent a 'finger like' extension into the Green Belt which could set a precedent for sprawl.

Rothwell Haigh

Site Plan ref: n/a SHLAA ref: 5279

Site Details

Easting	433336	Northing	429371	Site area ha	20.57	SP7	Major Settlement Extension
HMCA	East Leeds				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Storage

Neighbouring land uses

Dwellings

Agriculture

Transport tracks and ways

Other land uses - None

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

Description	Brownfield site to the north west of Rothwell, off Wakefield Road and Wood Lane. The site is currently in general employment use.
-------------	---

Spatial relationships

UDP Designations

N32 Greenbelt	94.52	% 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	0.13	
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	0.13	% overlap
Major Settlement	5.35	
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 %	3.59
-----------------	------

Nearest train station	Woodlesford
Nearest train station distance (m)	3496.99
Nearest bus stop	6649
Nearest bus stop distance (m)	315.79

Agricultural classification

Grade	Percent
Grade 2	36.99
Grade 3	4
Urban	9.92
Grade 3b	27.81
Grade 3a	21.29

Rothwell Haigh

Site Plan ref: n/a

SHLAA ref: 5279

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 checked="" 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?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas?	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments		Rank (1-5)
Allocation is made up of two parcels of land. Smaller parcel forms part of Site HSG01888 Cominbed bus service frequency 4 buses per hour. Lacking local services. Larger parcel lies within Site HSG01928, No Public transport or local services within walking distance		
Access comments		
Small parcel insufficient site frontage to achieve suitable access, access through either Site HSG01888 or Site HSG01928. Large site no site frontage to adopted highway, access through Site HSG01928		

Local network comments		3
Local peak hour congestion issues		
Mitigation measures		Total score
To be determined by TA		
Highways site support		
Yes with mitigation if combined with adjacent sites HSG01888 and HSG01928		
Contingent on other sites		
Small parcel HSG01888. Large parcel HSG01888 and HSG01928		

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

In active employment use. Not available

Old ROF Barnbow site, Communisis PLC, Manston Lane, Cross Gates

Site Plan ref: n/a SHLAA ref: 5290

Site Details

Easting	437644	Northing	434784	Site area ha	13.61	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Manufacturing and Wholesale
Storage
Wholesale distribution

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

A brownfield site in active employment use.

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	100.00	% 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 %	3.93
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Nearest train station	Cross Gates
Nearest train station distance (m)	1400.96
Nearest bus stop	11577
Nearest bus stop distance (m)	110.10

Agricultural classification

Grade	Percent
Grade 2	0.02
Grade 3	99.98

Old ROF Barnbow site, Communisis PLC, Manston Lane, Cross Gates

Site Plan ref: n/a SHLAA ref: 5290

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 checked="" 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)
Combined bus service frequency 3 busses per hour.	3

Access comments	
Access achievable from Manston Lane	4

Local network comments	
Local congestion issues. No development permitted until completion of Manston Lane Link Road	3

Mitigation measures	Total score
Completion of Manston Lane Link Road. Any other measures identified by TA	10

Highways site support	
Yes with mitigation	

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)	

Old ROF Barnbow site, Communisis PLC, Manston Lane, Cross Gates

Site Plan ref: n/a SHLAA ref: 5290

Education comments	

Flood Risk	
Site is located within FZ1. Site is not shown as being at significant risk from surface water flooding.	

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	
The site is in active employment use and therefore is not considered suitable for allocation at this stage.	

Land north of Mill Pitt Lane and south of M1, Rothwell Haigh

Site Plan ref: n/a SHLAA ref: 5299

Site Details

Easting	433550	Northing	429360	Site area ha	47.59	SP7	Main Urban Area Extension
HMCA	East Leeds				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Transport tracks and ways

Dwellings

Manufacturing and Wholesale

Office

Other land uses - None

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

Description

Large greenfield site to the north of Rothwell. The site is bounded by the M1 and A639 to the north, and housing and employment uses to the south.

Spatial relationships

UDP Designations

N32 Greenbelt	99.25	% 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	0.75	
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 %	10.06
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Nearest train station	Woodlesford
Nearest train station distance (m)	3283.08
Nearest bus stop	3670
Nearest bus stop distance (m)	368.14

Agricultural classification

Grade	Percent
Grade 2	34.25
Grade 3	4.36
Urban	27.86
Grade 3b	19.31
Grade 3a	14.22

Land north of Mill Pitt Lane and south of M1, Rothwell Haigh

Site Plan ref: n/a

SHLAA ref: 5299

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 checked="" 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 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?	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?	

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 performs an important role in maintaining a degree of separation between Rothwell and the Main Urban Area of Leeds. If this were lost, the only physical barrier between the two settlements would be the M1.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

No public transport or local services within walking distance

Rank (1-5)

1

Access comments

2 points of access required. New major access on A639 Leeds Road, probably signalised. Second access on A61 Wakefield Road through Site HSG01888. Access points linked by a spine road suitable of accommodating a bus route.

3

Land north of Mill Pitt Lane and south of M1, Rothwell Haigh

Site Plan ref: n/a SHLAA ref: 5299

Local network comments	3
Local peak hour congestion issues	
Mitigation measures	Total score 7
To be determined by TA	
Highways site support	
Yes with mitigation if combined with adjacent site HSG01888	
Contingent on other sites	
Combine with Site HSG01888	

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	

Land north of Mill Pitt Lane and south of M1, Rothwell Haigh

Site Plan ref: n/a SHLAA ref: 5299

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Although development would be contained by the motorway to the north, it would remove part of the Green Belt seperating Leeds and Rothwell. The site is strategically important as it forms a natural break between settlements.

St Gregory's Primary School, Stanks Gardens, Swarcliffe

Site Plan ref: HG2-210 SHLAA ref: 5329

Site Details

Easting	436638	Northing	436101	Site area ha	1.83	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics

Site type	50:50 green/brown
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On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Cleared school 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	38.16	
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	100.00	% 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 %	99.60
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Nearest train station	Cross Gates
Nearest train station distance (m)	1692.31
Nearest bus stop	3116
Nearest bus stop distance (m)	94.34

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 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)
Lacking local Sservices		4
Access comments		
Access achievable from Stanks Gardens site frontage		5
Local network comments		
Cumulative impact issues		4
Mitigation measures		Total score
To be determined by TA, nothing specific identified at this stage		13
Highways site support		
Yes		
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)	

St Gregory's Primary School, Stanks Gardens, Swarcliffe

Site Plan ref: HG2-210 SHLAA ref: 5329

Education comments

Flood Risk

Site is located within FZ1. Site is not shown as being at significant risk from surface water flooding.

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
09/9/00069/MOD	Laying out of car parking areas and landscaping to housing estateNON MATERIAL AMENDMENT: Re-routing of the health trail due to development sites		100
10/04596/COND	Consent, agreement or approval required by conditions 20 and 21 of Planning Application 32/446/03/OT		100

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Former school site. Infill within the Main Urban Area. Half of site to be retained as Greenspace.

Land At Junction Coal Road/Ring Road, Seacroft, Leeds

Site Plan ref: n/a SHLAA ref: CFSM025

Site Details

Easting	435632	Northing	437189	Site area ha	3.65	SP7	
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Site is identified general employment site EG1-32

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	100.00	% 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	Cross Gates
Nearest train station distance (m)	2819.06
Nearest bus stop	10232
Nearest bus stop distance (m)	69.29

Agricultural classification

Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>

Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Land At Junction Coal Road/Ring Road, Seacroft, Leeds

Site Plan ref: n/a SHLAA ref: CFSM025

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England			
Impact	Minor Material Impact	Network Status	No objection subject to satisfactory mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.			

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints
FZ1 - no constraints

LCC	
Ecology support	Supported
Supported	

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
11/00318/OT	Laying out of access road and erect private hospital and B1, B2 and B8 units.	A	75

Land At Junction Coal Road/Ring Road, Seacroft, Leeds

Site Plan ref: n/a SHLAA ref: CFSM025

App Number	Proposal	Decision	% of site
10/01751/EXT	Extension of Time Period for outline planning permission 07/04758/OT	W	100

Conclusions

Submission Draft Plan Allocation	
Not allocated for mixed use	
Submission Draft Plan Allocation Conclusion	
Site with planning permission and under construction for B2 and B8 uses (with ancillary B1), with drive-through restaurant. 15/05018/FU and 16/03742/FU.	