

Site Details							
Easting	430953	Northing	439111	Site area ha	0.43	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Moortown	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Dwellings	
Neighbouring land uses	
Dwellings	

Other land uses - None

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

Description	
Mixed brownfield/greenfield site off Sandhill Lane, Moor Allerton. The surrounding area is 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	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	Burley Park
Nearest train station distance (m)	4978.93
Nearest bus stop	247
Nearest bus stop distance (m)	93.36

Agricultural classification	
Grade	Percent
Urban	100

Sandhill Lane (29), Moortown LS17 6AJ

Site Plan ref: n/a

SHLAA ref: 16

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility

5

Access comments

Limited site frontage with San Hill Lane, should provide visibility.

5

Local network comments

Spare capacity but some cumulative issues.

4

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works 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.

Sandhill Lane (29), Moortown LS17 6AJ

Site Plan ref: n/a

SHLAA ref: 16

LCC

Ecology support

Supported

Supported

Education comments**Flood Risk**

Flood Zone 1

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

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

App Number	Proposal	Decision	% of site
10/00528/FU	5 bedroom detached house with attached double garage to site of existing house	A	100
09/03083/FU	Two storey rear extension, double garage with link extension to side and rear and 0.9m high railings over existing wall to front.	A	100
09/01853/FU	Two storey rear extension, double garage with link extension to side and 1.36m high railings to front	R	100
10/03101/COND	Consent, agreement or approval required by condition 3 of Planning Application 10/00528/FU	A	100

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Housing would adversely affect character of the area by developing in large garden.

Site Details							
Easting	425983	Northing	436734	Site area ha	0.48	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Kirkstall	

Site Characteristics

Site type

Brownfield

On-site land uses

Storage

Car Parks

Office

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

Brownfield site off Vesper Road, Kirkstall. The area is predominantly residential. The site is currently being used for storage.

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	Headingley
Nearest train station distance (m)	1221.73
Nearest bus stop	923
Nearest bus stop distance (m)	61.01

Agricultural classification	
Grade	Percent
Urban	100

Vesper Road (land at), Kirkstall LS5 3NU

Site Plan ref: HG2-47 SHLAA ref: 37

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)

Public transport Core Strategy standards met. Schools/health, some local services nearby. Poor accessibility to railway line.

5

Access comments

Should be ok, bus stop on frontage to relocate?

4

Local network comments

Local congestion but suitable for 15 houses.

5

Mitigation measures

None

Total score**14**

Highways site support

yes with mitigation (bus stop)

Contingent on other sites

no

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail

General asset protection issues

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.

Vesper Road (land at), Kirkstall LS5 3NU

Site Plan ref: HG2-47 SHLAA ref: 37

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Brownfield site within urban area, suitable for residential development in principle.	

High Moor Court (land at rear), High Moor Avenue, Moor Allerton

Site Plan ref: HG2-40 SHLAA ref: 81

Site Details

Easting	431318	Northing	438958	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Moortown	

Site Characteristics

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

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Outdoor sport facility

Other land uses - None

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

Description

Greenfield site off High Moor Avenue, Moor Allerton. The area is predominantly residential.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	42.16	
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	Burley Park
Nearest train station distance (m)	5096.78
Nearest bus stop	6625
Nearest bus stop distance (m)	225.16

Agricultural classification	
Grade	Percent
Urban	100

High Moor Court (land at rear), High Moor Avenue, Moor Allerton

Site Plan ref: HG2-40 SHLAA ref: 81

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

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Good accessibility.

5

Access comments

Access can be achieved onto High Moor Avenue

5

Local network comments

Possible cumulative impact.

4

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail**Yorkshire Water**

Treatment Works 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.

High Moor Court (land at rear), High Moor Avenue, Moor Allerton

Site Plan ref: HG2-40 SHLAA ref: 81

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. Site susceptible to surface water flooding. Surface water sewer and culverted watercourse cross the site. Small number of local flooding incidents adjacent to site Please Note: any development has potential to increase flood risk elsewhere, particularly development of ‘greenfield’ sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Within the urban area. Residential use is acceptable in principle. Half the site to remain as green space.	

Moor Allerton Gardens (1,2,3,4,5,6,8), Moor Allerton

Site Plan ref: n/a SHLAA ref: 82

Site Details

Easting	430704	Northing	438701	Site area ha	0.47	SP7	Main Urban Area Infill
HMCA	North Leeds			Ward	Moortown		

Site Characteristics

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

On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Shops

Car Parks

Other land uses - None

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

Description

The site currently contains 8 detached dwellings. The site is bordered by housing to the south and the west and by retail to the north and 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	1.00	
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	Burley Park
Nearest train station distance (m)	4503.14
Nearest bus stop	5296
Nearest bus stop distance (m)	75.07

Agricultural classification	
Grade	Percent
Urban	100

Moor Allerton Gardens (1,2,3,4,5,6,8), Moor Allerton

Site Plan ref: n/a

SHLAA ref: 82

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

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Good accessibility

5

Access comments

Access achievable from Moor Allerton Gardens

5

Local network comments

Capacity issues

3

Mitigation measures

None

Total score**13**

Highways site support

Yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail**Yorkshire Water**

Treatment Works 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.

Moor Allerton Gardens (1,2,3,4,5,6,8), Moor Allerton

Site Plan ref: n/a SHLAA ref: 82

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Site in existing residential use - fully developed	

Wetherby Road - Braim Wood School and land to the north, Rounday

Site Plan ref: n/a SHLAA ref: 84

Site Details							
Easting	433820	Northing	437524	Site area ha	20.08	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Roundhay	

Site Characteristics	
Site type	Mixed
On-site land uses	
Education	
Other	
Outdoor amenity and open space	
Outdoor sport facility	
Neighbouring land uses	
Outdoor amenity and open space	
Agriculture	

Other land uses - None

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

Description	
Includes the site of the former Braim Wood School, a camping site and a number of buildings to the west of Elmete Lane all set in spacious grounds and washed over by the Green 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	65.22	
N8 Urban Green Corridor	100.00	
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 %	96.76
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Nearest train station	Cross Gates
Nearest train station distance (m)	3942.75
Nearest bus stop	1653
Nearest bus stop distance (m)	385.25

Agricultural classification	
Grade	Percent
Grade 3	99.77
Urban	0.23

Wetherby Road - Braim Wood School and land to the north, Rounday

Site Plan ref: n/a

SHLAA ref: 84

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	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?	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	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

The site is adjacent both farmland and Roundhay park and so does not relate well to the urban area but rather forms an isolated encroachment in to the Green Belt with limited features to contain development and a high potential to lead to unrestricted sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
A new school is currently being built on part of this site. 50% 2buses per hour, 50% primary, 10% secondary, 80% health	2

Access comments

site abuts a crossroads junction, any improvement will require land from development site opposite	3
--	---

Wetherby Road - Braim Wood School and land to the north, Rounday

Site Plan ref: n/a SHLAA ref: 84

Local network comments	3
local congestion issues	
Mitigation measures	Total score 8
Signals at Wetherby Road/Elmete Lane crossroads. Capacity improvements at Wetherby Road/Oakwood Lane and Wetherby Road/Easterly Road signals	
Highways site support	
NO - A NEW PRIMARY SCHOOL IS CURRENTLY BEING BUILT AT THE SITE IN CONNECTION WITH A RECENT PLANNING PERMISSION	
Contingent on other sites	
no	

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

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Not supported
Not supported (RED). Roundhay Woods LNA covers part of this site, based on woodland UK BAP Priority Habitat. Open grassland and scrub provides a wildlife corridor function to east and north-east of Roundhay lake. Red parts of this site need to be assessed	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Wetherby Road - Braim Wood School and land to the north, Rounday

Site Plan ref: n/a SHLAA ref: 84

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is adjacent to both farmland and Roundhay Park and so does not relate well to the urban area but rather forms an isolated encroachment in to the Green Belt with limited features to contain development and a high potential to lead to unrestricted sprawl. The site plays an important role in providing an attractive setting to Roundhay Park. Residential development is likely to have a negative impact on the park.

Site Details							
Easting	430778	Northing	439129	Site area ha	0.41	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Moortown	

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

Other land uses - None

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

Description
Brownfield site located in Moortown. Two semi's in large gardens on land between Ring Road and Scott Hall Road roundabouts. Site east of Harrogate road and north of Sand Hill Lane.

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	Burley Park
Nearest train station distance (m)	4888.23
Nearest bus stop	9205
Nearest bus stop distance (m)	87.41

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input 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

Good accessibility, district centre within 800m.

Rank (1-5)

5

Access comments

Somewhat limited frontage, bus access achievable for small development.

4

Local network comments

Existing housing and small scale - no local impact.

5

Mitigation measures

None.

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

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.

Sandhill Lane (7-9), Moortown LS17 6AG

Site Plan ref: n/a

SHLAA ref: 94

LCC

Ecology support	Supported
Supported	

Education comments**Flood Risk****Flood Zone 1**

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

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

App Number	Proposal	Decision	% of site
13/00415/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 10, 15, 17, 19 and 23 of Planning Application 12/03734/FU	SPL	66
13/03336/FU	New double garage	A	68
09/05008/OT	Outline Application to layout access and erect 5 houses	AP	100
12/03734/FU	Two detached houses and new access road	A	66
11/02196/OT	Outline application for 2 new houses and new access road	A	66

Conclusions**Submission Draft Plan Allocation**

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Northern part of site has permission for 2 detached houses (12/03734/FU). Houses are built out. The rest of the site is too small to allocate.

The View (21/23) - Alwoodley LS17 7NA

Site Plan ref: n/a SHLAA ref: 118

Site Details

Easting	429017	Northing	440576	Site area ha	0.44	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Alwoodley	

Site Characteristics

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

On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Mixed brownfield/greenfield site off The View, Alwoodley. The site contains two properties. Site within residential area.

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	Horsforth
Nearest train station distance (m)	4815.17
Nearest bus stop	11410
Nearest bus stop distance (m)	201.71

Agricultural classification	
Grade	Percent
Urban	100

The View (21/23) - Alwoodley LS17 7NA

Site Plan ref: n/a

SHLAA ref: 118

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)

3 buses per hour. Good access to primary / secondary education and health services.

3

Access comments

Access achievable from The View.

5

Local network comments

Existing housing and small scale - no local impact.

5

Mitigation measures

None.

Total score

13

Highways site support

Yes

Contingent on other sites

No

Highways England

Impact	No material impact	Network Status	No objection
n/a			

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.

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	Flood Zone 1. Site susceptible to surface water flooding. 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	
Housing would adversely affect character of the area by developing in large garden.	

Harrogate Road (55), Chapel Allerton LS7 3RU

Site Plan ref: n/a SHLAA ref: 120

Site Details

Easting	430435	Northing	437144	Site area ha	0.56	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Chapel Allerton	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant building

Vacant land

Neighbouring land uses

Dwellings

Restaurants and Cafes

Financial and professional services

Other land uses - None

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

Description	Former Yorkshire Bank site - building on Harrogate Road frontage cleared and in use as car park; Allerton House to rear is vacant. Shops and restaurants to the south and east, with private housing beyond and on the other aspects.
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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	1.00	
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	Burley Park
Nearest train station distance (m)	3208.04
Nearest bus stop	5269
Nearest bus stop distance (m)	48.72

Agricultural classification	
Grade	Percent
Urban	100

Harrogate Road (55), Chapel Allerton LS7 3RU

Site Plan ref: n/a

SHLAA ref: 120

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

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Core Strategy accessibility standards fully met.

5

Access comments

Site within busy local centre. Currently served by a substandard junction that should be closed off & replaced by an up to date access.

4

Local network comments

Local congestion issues.

3

Mitigation measures

Access reinstatement, bus stop relocation, alterations to on-street parking bays/carriageway markings, possible pedestrian crossing on Harrogate Road.

Total score**12**

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail**Yorkshire Water**

Treatment Works 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.

Harrogate Road (55), Chapel Allerton LS7 3RU**Site Plan ref: n/a****SHLAA ref: 120****LCC**

Ecology support

Supported

Supported

Education comments**Flood Risk**

Flood Zone 1

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

This site adjoins the boundary of the Chapel Allerton Conservation Area in Bradford District. If allocated, development proposals would need to ensure that those elements which contribute to the character of that part of the adjacent Conservation Area are not harmed.

Natural England

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

App Number	Proposal	Decision	% of site
12/05296/FU	Demolition of existing building and erection of a foodstore (to the rear of the site) with associated access, car parking, servicing and landscaping	R	99
12/00822/FU	Demolition of existing building and erection of a foodstore with associated access, car parking, servicing and landscaping	R	99
14/00755/COND	Consent, agreement or approval required by conditions 3, 7, 8, 9, 11, 12, 22, 24 and 28 of Planning Application 13/00694/FU	SPL	99
13/00694/FU	Demolition of existing building and erection of a foodstore (to the front of the site) with associated access, car parking, servicing and landscaping	A	99
14/00873/COND	Consent, agreement or approval required by condition 15 of Planning Application 13/00694/FU	A	99
12/05297/CA	Conservation Area application to demolish vacant former bank premises	W	99
12/00823/CA	Conservation Area application to demolish vacant former bank premises	R	99
14/00467/FU	Electrical sub-station to proposed foodstore	A	99

Harrogate Road (55), Chapel Allerton LS7 3RU

Site Plan ref: n/a SHLAA ref: 120

App Number	Proposal	Decision	% of site
14/9/00034/MOD	Demolition of existing building and erection of a foodstore (to the front of the site) with associated access, car parking, servicing and landscapingNON MATERIAL AMENDMENT of 13/00694/FU for Stone piers in order to enclose the structural steel columns, increase existing width of the external entrance ramp, from 2000mm to additional 500mm	M01	99
13/00695/CA	Conservation Area application to demolish vacant former bank premises	A	99

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site has planning permission for retail use so very unlikely to come forward for housing. Retail or other town centre uses appropriate.

Site Details							
Easting	426736	Northing	439972	Site area ha	0.44	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	Mixed brownfield/greenfield site off Broomfield, Adel. The site contains two houses and associated gardens. The site is surrounded by housing.
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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
Nearest train station		Horsforth
Nearest train station distance (m)		2460.34
Nearest bus stop		6239
Nearest bus stop distance (m)		148.66
Agricultural classification		
Grade		Percent
Urban		100

Broomfield (54/56), Adel LS16 7AD

Site Plan ref: n/a

SHLAA ref: 177

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

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Good accessibility all round.

5

Access comments

Good frontage with adopted highway, existing houses may need demolishing to provide 5 houses.

5

Local network comments

Small development easily accommodated.

5

Mitigation measures

Total score**15**

Highways site support

yes

Contingent on other sites

no

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail**Yorkshire Water**

Treatment Works	Knostrup
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Knostrup 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.

Broomfield (54/56), Adel LS16 7AD

Site Plan ref: n/a

SHLAA ref: 177

LCC

Ecology support

Supported

Supported

Education comments**Flood Risk**

Flood Zone 1. Small area of susceptibility to surface water flooding in NW corner of site.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

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

App Number	Proposal	Decision	% of site
12/04631/FU	One detached dwelling with detached double garage	R	50
12/02863/FU	One detached dwelling with detached double garage	W	50
14/9/00176/MOD	Alterations including two storey and single storey extension with Juliet balcony and new pitched roof to existing extension to rear; new pitched roof to existing flat roof extension to side; conversion of attached garage to a habitable room; extend existing driveway to front and patio area to rear NON MATERIAL AMENDMENT to 14/01286/FU additional window at first floor level in south elevation consequent of revisions to layout of ensembles	M01	50
14/9/00105/MOD	Alterations including two storey and single storey extension with Juliet balcony and new pitched roof to existing extension to rear; new pitched roof to existing flat roof extension to side; conversion of attached garage to a habitable room; extend existing driveway to front and patio area to rear NON MATERIAL AMENDMENT to 14/01286/FU: Additional window at 1st floor level; retention of some existing windows that approval was given for their removal; minor alterations to window sizes; internal alterations allowing changes to room layouts/room purposes.	M01	50

Broomfield (54/56), Adel LS16 7AD

Site Plan ref: n/a SHLAA ref: 177

App Number	Proposal	Decision	% of site
14/01286/FU	Alterations including two storey and single storey extension with Juliet balcony and new pitched roof to existing extension to rear; new pitched roof to existing flat roof extension to side; conversion of attached garage to a habitable room; extend existing driveway to front and patio area to rear	A	50
14/05981/FU	Replacement of existing double garage with two storey outbuilding to side/rear	A	50

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Part of site (54 Broomfield) has permission for two dwellings. The rest of site is too small to allocate.

Clarence Road (land at) - Horsforth LS18 4LB

Site Plan ref: HG2-44 SHLAA ref: 235

Site Details

Easting	423773	Northing	437162	Site area ha	0.71	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics

Site type	Brownfield
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On-site land uses

Office

Neighbouring land uses

Dwellings

Residential institution

Other land uses - None

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

Description

Mixed brownfield/greenfield site off Clarence Road, Horsforth. The site lies within residential area.

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	Horsforth
Nearest train station distance (m)	2081.08
Nearest bus stop	6173
Nearest bus stop distance (m)	203.97

Agricultural classification	
Grade	Percent
Urban	100

Clarence Road (land at) - Horsforth LS18 4LB

Site Plan ref: HG2-44 SHLAA ref: 235

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Public transport Core Strategy accessibility standards met for schools/health/local services but not for rail service.

5

Access comments

Clarence Road narrow/heavily parked max 5 houses replace existing?

3

Local network comments

Local congestion issues.

3

Mitigation measures

Unknown at this stage

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

No

Highways England

Impact	No material impact	Network Status	No objection
n/a			

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.

Clarence Road (land at) - Horsforth LS18 4LB

Site Plan ref: HG2-44 SHLAA ref: 235

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
This site lies within the Newlay Conservation Area. The NPPF makes it clear that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area. Consequently, if the buildings on the site make a positive contribution to the Conservation Area, they should be retained. If allocated, development proposals would need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.	

Natural England	
Housing sites 4056, 4057, 235, 4021, 1062, 3014, 2049 are all within 2km of Leeds-Liverpool Canal SSSI. The cumulative effects of these allocations on the interest features of the SSSI should be examined.	

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

App Number	Proposal	Decision	% of site
15/07633/FU	Partial demolition of existing buildings, conversion of existing office buildings to create 12No. residential apartments; erection of 10 new dwellings (total of 22No. dwellings) with associated landscaping and parking		97
15/01360/TR	Works to trees in a Conservation Area - 4 Lime Trees - remove epicomic growth from main stems and reduce crown by 15%	NBJ	51

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Site within the urban area. Suitable in principle for residential development.	

Site Details							
Easting	433384	Northing	436014	Site area ha	1.57	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Gipton and Harehills	

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

Other land uses - None

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

Description	
Site in Gipton. There is retail (pharmacy) and surface car park to the north of the site, otherwise the site is surrounded by housing. Amberton Terrace runs through the centre of the site.	

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	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 %	98.51
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Nearest train station	Cross Gates
Nearest train station distance (m)	3296.23
Nearest bus stop	9477
Nearest bus stop distance (m)	158.89

Agricultural classification	
Grade	Percent
Urban	100

Amberton Terrace

Site Plan ref: HG2-87 SHLAA ref: 817

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)
	5
Access comments	5
Local network comments	4
Mitigation measures	Total score
	14
Highways site support	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported	

Amberton Terrace

Site Plan ref: HG2-87 SHLAA ref: 817

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 is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in principle.

Fraser Avenue (land at), Horsforth

Site Plan ref: n/a SHLAA ref: 1014

Site Details

Easting	423067	Northing	437737	Site area ha	1.24	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Greenfield site off Fraser Avenue, Horsforth. Open grazing land with informal recreational 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	99.99	
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	Horsforth
Nearest train station distance (m)	1949.33
Nearest bus stop	8844
Nearest bus stop distance (m)	70.66

Agricultural classification	
Grade	Percent
Grade 4	68.31
Urban	31.69

Fraser Avenue (land at), Horsforth

Site Plan ref: n/a

SHLAA ref: 1014

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Public transport Core Strategy standards met for schools/health/local services but not for rail service.

5

Access comments

Access very difficult to achieve would need major mitigation, highway widening to provide ghost island on A65 but 45 houses may be viable.

2

Local network comments

Unsuitable local network, mitigation not possible for only 45 houses.

1

Mitigation measures

Total score

8

Highways site support

Yes with significant mitigation.

Contingent on other sites

No

Highways England

Impact	No material impact	Network Status	No objection
n/a			

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.

Fraser Avenue (land at), Horsforth

Site Plan ref: n/a SHLAA ref: 1014

LCC	
Ecology support	Uknkown
Unknown Impact. Historic evidence of semi-improved grasslands - needs botanical survey.	

Education comments	

Flood Risk	
Flood Zone 1. Site susceptible to surface water flooding. There is a public surface water sewer running through the site east to west and also along the eastern boundary. Please Note: any development has potential to increase flood risk elsewhere, particularly development of ‘greenfield’ sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Highways do not consider that the major mitigation required to achieve suitable access would be viable given the relatively limited number of dwellings that can be accomodated on the site.	

Site Plan ref: n/a **SHLAA ref: 1015**

Easting	423252	Northing	438723	Site area ha	29.66	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Horsforth	

Site type	Greenfield
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Agriculture

Agriculture	
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Dwellings

Education

Road front	Yes
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Green Belt site off West End Lane, Horsforth. Housing to the north and south and fields to the east and west.

UDP Designations

N32 Greenbelt	99.60	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Main Urban Area	0.40	% 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 %	0.14
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Nearest train station	Horsforth
Nearest train station distance (m)	1240.28
Nearest bus stop	384
Nearest bus stop distance (m)	604.50

Grade	Percent
Grade 3	17.19
Grade 4	76.38
Urban	6.43

Lee Lane West (land south of), Horsforth

Site Plan ref: n/a

SHLAA ref: 1015

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	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 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 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

Well connected to urban area and contained by existing defined boundaries. The site has an important function in providing access to the countryside and views across the site to open countryside beyond. Designated Local Nature Area within the site.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Poor access to public transport and health. Access to education is suitable..	2
Access comments	
Frontage available for suitable access but highway needs widening.	1

Lee Lane West (land south of), Horsforth

Site Plan ref: n/a

SHLAA ref: 1015

Local network comments

Local network unsuitable for additional development, needs improvement beyond control of site.

1

Mitigation measures

Nothing deliverable

Total score

4

Highways site support

No

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrap
-----------------	----------

Knostrap 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 if wooded areas (which includes parts of Hunger Hills LNA) are retained and wide buffers alongside the wooded areas are provided i.e. along all boundaries of the Hunger Hills LNA 20 metre linear strips left undeveloped and planted with meadow, shrubs and small trees to add to the woodland edge habitat and control access into the woodland.

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

A high pressure pipeline crosses the site at the north end. This is the East Bierley to Pannal pipeline. The pipeline will be protected with an easement which restricts the work which may be undertaken adjacent to the pipeline. No properties may be constructed within the easement.

Electric

Fire and Rescue

Lee Lane West (land south of), Horsforth

Site Plan ref: n/a SHLAA ref: 1015

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 has an important function in providing access to the countryside and views across the site to open countryside beyond. It is highly visible, with landscape value and a designated Local Nature Area within the site. The site performs poorly in highways and accessibility terms.

Site Details							
Easting	423001	Northing	437583	Site area ha	0.57	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics	
Site type	Greenfield
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	
Greenfield site off Broadway and Calverley Lane, Horsforth. The surrounding area is predominantly residential.	

Spatial relationships

UDP Designations		
N32 Greenbelt	99.71	% 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	83.83	
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	0.29	% 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 %	19.08
Nearest train station	Horsforth
Nearest train station distance (m)	2106.79
Nearest bus stop	3819
Nearest bus stop distance (m)	31.71

Agricultural classification	
Grade	Percent
Grade 3	13.5
Urban	86.5

Broadway and Calverley Lane, Horsforth

Site Plan ref: HG2-42 SHLAA ref: 1016

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

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

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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 with strong links to the urban area. Well contained site eliminating potential for further sprawl.
--

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

Public transport accessibility comments	Rank (1-5)
Public transport Core Strategy standards met for schools/health/local services but not for rail service.	5

Access comments	
Access from Calverley Lane only.	5

Broadway and Calverley Lane, Horsforth**Site Plan ref: HG2-42 SHLAA ref: 1016****Local network comments**

Local congestion issues but not for 13 houses.

4**Mitigation measures**

Unknown at this stage.

Total score**14****Highways site support**

Yes

Contingent on other sites

No

Highways England

Impact	No material impact	Network Status	No objection
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n/a

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 under1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
-----------------	-----------

Supported

Education comments**Flood Risk**

Flood Zone 1. Parts of site highly susceptible to surface water flooding

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

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

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site, adjoining the main urban area with strong links to Horsforth. A main road borders the site to the west, residential development to the east and the former college site/housing allocation HG2-43 to the south, so the site is well contained and development would not set a precedent for further sprawl.	

Gledhow Valley Road (land off), Chapel Allerton, LS7 4ND

Site Plan ref: n/a SHLAA ref: 1019

Site Details

Easting	431129	Northing	437304	Site area ha	1.98	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Chapel Allerton	

Site Characteristics

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

On-site land uses

Allotment and city farm
Outdoor amenity and open space

Neighbouring land uses

Dwellings
Outdoor amenity and open space
Unmanaged Forest

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

Greenfield site to the west of Gledhow Valley Road. Residential to the south and west, allotments to the north, and woods to the east. Contains a number of mature trees.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	24.99	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	26.22	
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 %	2.82
-----------------	------

Nearest train station	Burley Park
Nearest train station distance (m)	3866.08
Nearest bus stop	2289
Nearest bus stop distance (m)	227.81

Agricultural classification	
Grade	Percent
Urban	100

Gledhow Valley Road (land off), Chapel Allerton, LS7 4ND

Site Plan ref: n/a

SHLAA ref: 1019

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

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Poor access to public transport. Good access to health services and primary / secondary education.

2

Access comments

Visibility should be achievable within site frontage of Gledhow Lane.

5

Local network comments

Spare capacity

5

Mitigation measures

Total score**12**

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail**Yorkshire Water**

Treatment Works 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.

Gledhow Valley Road (land off), Chapel Allerton, LS7 4ND

Site Plan ref: n/a SHLAA ref: 1019

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wooded wildlife corridor of Gledhow Valley Wood LNA i.e. retain the scrub and trees alongside Gledhow Valley Road within this site.	

Education comments	

Flood Risk	
Flood Zone 1. Parts of site highly susceptible to surface water flooding. A number of combined public sewers within the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Part of wider Gledhow Valley Woods. Significant tree cover. Development would cause significant harm to the special character of the Conservation Area.	

Kirkstall Road, Cardigan Fields LS4

Site Plan ref: n/a SHLAA ref: 1026

Site Details

Easting	427481	Northing	434404	Site area ha	0.91	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Kirkstall	

Site Characteristics

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

On-site land uses

Indoor sport facility
Other

Neighbouring land uses

Storage
Refuse disposal
Other

Other land uses

Night club / cinema

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

Description

Various commercial premises fronting Evanston Avenue which is part of the Cardigan Fields Complex.

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	Burley Park
Nearest train station distance (m)	879.83
Nearest bus stop	9463
Nearest bus stop distance (m)	167.37

Agricultural classification	
Grade	Percent
Urban	100

Kirkstall Road, Cardigan Fields LS4

Site Plan ref: n/a

SHLAA ref: 1026

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 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 checked="" type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Public transport Core Strategy standards met for schools/health/local services and rail.

5

Access comments

Adequate frontage.

5

Local network comments

Local congestion issues.

3

Mitigation measures

Unknown at this stage.

Total score

13

Highways site support

yes

Contingent on other sites

no

Highways England

Impact	No material impact	Network Status	No objection
n/a			

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

FZ2 & FZ 3 - to south east of site, Note that Kirkstall Rd in FZ 3a (ii). See comments in main text of our response.

Kirkstall Road, Cardigan Fields LS4

Site Plan ref: n/a SHLAA ref: 1026

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 3A. Surface water sewer crosses middle of site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
A nightclub and an ALDI occupy the site. The site is not available.	

Horsforth (former waste water treatment work)

Site Plan ref: HG2-46 SHLAA ref: 1062

Site Details							
Easting	424432	Northing	436967	Site area ha	3.18	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Horsforth	

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

Other land uses - None

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

Description	
Greenfield site off New Road Side, Horsforth. The surrounding area is predominantly residential.	

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	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	2172.19
Nearest bus stop	12448
Nearest bus stop distance (m)	120.05

Agricultural classification	
Grade	Percent
Urban	100

Horsforth (former waste water treatment work)

Site Plan ref: HG2-46 SHLAA ref: 1062

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 checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	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 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?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

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

4. Preserve the setting and special character of historic towns

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

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

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

Contained site (Kirkstall Forge will sit to the east) reducing potential for further sprawl. Relates well to the urban area.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Public transport Core Strategy standards met schools/health but not for from rail service, just outside 800m mark for Horsforth New Road Side.

Rank (1-5)

4

Access comments

Stone walls and trees across frontage will need to be removed for visibility, only one location possible for access and difficult to achieve.

2

Horsforth (former waste water treatment work)

Site Plan ref: HG2-46 SHLAA ref: 1062

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

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

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
Part FZ2 and 3. Main River (River Aire) runs through site. See comments in main text of our response

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). No site-specific designations but a range of valuable habitats including scrub and young woodland that connect Hawksworth Woods Local Wildlife Site to the River Aire. The location immediately adjacent to the River Aire and Cow Beck and Outwood Local Wildlife Site woodland area provides a valuable wildlife corridor function.	

Education comments

Flood Risk
Lower parts of site in Flood Zones 2 and 3. Kirkstall Forge Goit running west to east across bottom of site. There are a number of combined public sewers located in the upper part of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Horsforth (former waste water treatment work)

Site Plan ref: HG2-46 SHLAA ref: 1062

Telecoms

Other

Heritage England

This site lies within the Newlay Conservation Area. When originally designated, it is presumed that this open area was considered to make an important contribution to the character or appearance of the Conservation Area. Therefore, one might assume that its loss and subsequent development would result in harm to that part of the designated area. In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas, there will need to be some assessment of what contribution this plot of land makes to the character 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.

Natural England

Housing sites 4056, 4057, 235, 4021, 1062, 3014, 2049 are all within 2km of Leeds-Liverpool Canal SSSI. The cumulative effects of these allocations on the interest features of the SSSI should be examined.

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is contained by a main road to the north, the river to the south, residential to the west and the Kirkstall Forge site to the east, so relates well to the urban area and development would be well contained and not set a precedent for further Green Belt sprawl.

Site Details							
Easting	427687	Northing	439958	Site area ha	3.26	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	Site fronting onto Long Causeway, with tree coverage along parts of this frontage. There is an area of more substantial tree coverage along the field boundary. Site is generally flat with a slight slope to the north. Northern boundary is made up of agricultural land, with recreational uses to the west and the south.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.94	% 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	99.94	
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	0.06	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3367.04
Nearest bus stop	4384
Nearest bus stop distance (m)	281.97

Agricultural classification	
Grade	Percent
Urban	100

Long Causeway, Adel LS16 8DU

Site Plan ref: n/a

SHLAA ref: 1079

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	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 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

Long Causeway provides a strong defensible boundary. This barrier would be lost if the site were developed. Overlaps conservation area.

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

Public transport accessibility comments

Rank (1-5)

Public transport Core Strategy Standards not met, apart from access to schools.

1

Access comments

Access only possible off Long Causeway midway between Sir George Martin Drive and East Causeway, will require widening of Long Causeway to provide footway and visibility splays which will require removal of stone. wall and trees over full site frontage.

3

Long Causeway, Adel LS16 8DU

Site Plan ref: n/a

SHLAA ref: 1079

Local network comments

Local congestion issues.

3

Mitigation measures

Unknown at this stage

Total score

7

Highways site support

yes with mitigation

Contingent on other sites

no

Highways England

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

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 with mitigation
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Supported with mitigation to protect and enhance wildlife corridor function across the site - open-grown trees and hedgerows of particular importance. Bats to consider.

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

Long Causeway, Adel LS16 8DU

Site Plan ref: n/a

SHLAA ref: 1079

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
14/03713/TR	Trees to be removed: Taken from Arboricultural Safety Report - T5, T11, T16, T21, T24, T39, T44, T66, T71, T73, T76, T102, T104 - all to be replaced with same type of tree; taken from Sonic Decay Detection Test - T77, T80, T81, T82, T91, T92 - all trees to be replaced with same type of tree. The following trees are to be pruned as detailed in appendix 1 of Arboricultural Report - T1, T4, T13, T15, T18, T19, T20, T25, T26, T27, T30, T43, T53, T72, T74, T79, T80, T83, T105.	SPL	100
14/01495/TR	Various pruning work and removal of several Trees.	SPL	87

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Long Causeway provides a strong defensible boundary to Adel and this barrier would be lost if the site were developed, and result in sprawl into the Green Belt.

Headingley Lane (land at), Headingley

Site Plan ref: n/a SHLAA ref: 1120

Site Details

Easting	428206	Northing	435886	Site area ha	2.35	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Headingley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Places of worship

Other land uses - None

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

Description

Greenfield site off Headingley Lane, Headingley. Attractive site with a combination of grassed and wooded areas.
--

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	Burley Park
Nearest train station distance (m)	772.10
Nearest bus stop	14221
Nearest bus stop distance (m)	105.15

Agricultural classification	
Grade	Percent
Urban	100

Headingley Lane (land at), Headingley

Site Plan ref: n/a

SHLAA ref: 1120

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Public transport Core Strategy standards met for schools/health/local services and rail.

5

Access comments

New Generation Transport alignment will leave very little developable land, access to development would be problematic for New Generation Transport.

2

Local network comments

Local congestion issues.

3

Mitigation measures

Total score

10

Highways site support

no

Contingent on other sites

no

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works Knostrup

Knostrup 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.

Headingley Lane (land at), Headingley

Site Plan ref: n/a

SHLAA ref: 1120

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance wildlife corridor function across the site - protecting existing woodland cover. Bats and Badgers to consider.	

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	
This site lies within the Headingley Conservation Area. In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas, there will need to be some assessment of what contribution this currently undeveloped area makes to the character of this part 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	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
13/04318/TWA	New Generation Transport routes		70

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
This site is considered to be a positive space within the Headingley Hill, Hyde Park and Woodhouse Hill Conservation Area. It is considered that the site makes a valuable contribution to the visual, historic and spatial character of the area. The land is still protected for transport use; the post NGT transport strategy is currently being developed and when this is concluded the need for the continuing protection of this and other parcels of land will be reviewed.	

Elmete Lane - land adj to Beechwood, Roundhay LS8

Site Plan ref: n/a SHLAA ref: 1138

Site Details

Easting	434023	Northing	437495	Site area ha	2.95	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Roundhay	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Office

Neighbouring land uses

Agriculture
Office

Other land uses - None

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

Description

Agricultural site located between Roundhay and Seacroft. Elmete Lane runs along the site to the east.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
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	Cross Gates
Nearest train station distance (m)	3795.98
Nearest bus stop	7537
Nearest bus stop distance (m)	413.33

Agricultural classification	
Grade	Percent
Grade 3	100

Elmete Lane - land adj to Beechwood, Roundhay LS8

Site Plan ref: n/a

SHLAA ref: 1138

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

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

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	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?	Yes
Can development preserve this character?	No
Character Conclusion	Significant effect on the setting and special character of historic features

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

Site does not relate well to urban area. Development would result in an isolated incursion into the green belt, leading to sprawl.
--

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

Public transport accessibility comments	Rank (1-5)
No accessible public transport. Good access to primary education. No footway outside site on Elmete Lane.	2
Access comments	
Elmete Lane has substandard carriageway width and no nearside footway. Substandard crossroads junction at Elmete Lane/Wetherby Road.	2

Elmete Lane - land adj to Beechwood, Roundhay LS8

Site Plan ref: n/a

SHLAA ref: 1138

Local network comments

Local congestion issues.

2

Mitigation measures

Carriageway/footway improvements to Elmete Lane. Traffic signals at Elmete Lane/Wetherby Road.

Total score

6

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	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. Site abuts historic landfill. See comments in main text of our response.

LCC

Ecology support	Not supported
Not supported (RED). No designated sites but half of the site is woodland and other areas are semi-improved grassland and valuable parkland habitat.	

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

Elmete Lane - land adj to Beechwood, Roundhay LS8

Site Plan ref: n/a SHLAA ref: 1138

Telecoms

Other

Heritage England

Natural England

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

App Number	Proposal	Decision	% of site
15/00234/FU	Conversion of grass areas into 22 additional parking spaces		99

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site includes a number of Tree Preservation Orders (TPO's) and is adjacent to a listed building. Site does not relate well to urban area. Development would result in an isolated incursion into the Green Belt, leading to sprawl. Highways concerns regarding accessibility and access. Wetherby Road is a defensible boundary to the Green Belt.

Cookridge Lane , Cookridge LS16

Site Plan ref: n/a SHLAA ref: 1151

Site Details							
Easting	424992	Northing	441049	Site area ha	1.63	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	
Greenfield site located on the edge of Cookridge. The site is located next to a cricket pitch and residential development. Access to the site can be found through Cookridge Lane to the north and Smithy Lane to the south.	

Spatial relationships

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

Core Strategy		
Main Urban Area	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	1993.18
Nearest bus stop	13896
Nearest bus stop distance (m)	365.93

Agricultural classification	
Grade	Percent
Grade 3	6.05
Urban	93.95

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

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

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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 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

No defensible boundary to site. Could set precedent for further sprawl.

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

Public transport accessibility comments

Meets Core Strategy standards but lacks local facilities, remote from rail and health services.

Rank (1-5)

4

Access comments

Would require widening of Smithy Lane along site frontage with loss of hedgerow.

2

Cookridge Lane , Cookridge LS16

Site Plan ref: n/a

SHLAA ref: 1151

Local network comments		3
Local congestion issues.		
Mitigation measures		Total score 9
Unknown at this stage.		
Highways site support		
yes		
Contingent on other sites		
no		

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

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
Flood Zone 1. Bottom corner shown to be susceptible to surface water flooding 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. There is no existing defensible boundary to the west. Development could set a precedent for further sprawl.	

Highbury Cricket Ground, Meanwood, North East Hollins Drive

Site Plan ref: n/a SHLAA ref: 1170

Site Details

Easting	428192	Northing	437166	Site area ha	1.02	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Moortown	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor sport facility

Neighbouring land uses

Dwellings

Allotment and city farm

Other land uses - None

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

Description

The site comprises N1 protected cricket pitch (now unused) to the north of Meanwood. The site is within the Green Belt and Urban Green Corridor.

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	88.65	
N8 Urban Green Corridor	100.00	
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	Headingley
Nearest train station distance (m)	1928.94
Nearest bus stop	3901
Nearest bus stop distance (m)	306.91

Agricultural classification	
Grade	Percent
Urban	100

Highbury Cricket Ground, Meanwood, North East Hollins Drive

Site Plan ref: n/a

SHLAA ref: 1170

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

Strong links to urban area. Site is well contained by natural boundaries with a low potential for further sprawl, however it performs an important role in safeguarding the countryside from encroachment.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Good accessibility	5
Access comments	
No means of access.	1

Highbury Cricket Ground, Meanwood, North East Hollins Drive

Site Plan ref: n/a

SHLAA ref: 1170

Local network comments

Local roads are very narrow and not suited to intensification.

2

Mitigation measures

Total score

8

Highways site support

No

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knostrap
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Knostrap 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

FZ 2 & FZ 3. Meanwood Beck (main river) runs along site boundary. See comments in main text of our response

LCC

Ecology support	Not supported
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Not supported (RED). No site-based designations but this site forms a very important part of the wildlife corridor between Meanwood Valley SEGI/LNR and Woodhouse Ridge LNA. The Meanwood Beck flows down one side of the site which is a UK Biodiversity Action Plan priority habitat (Rivers) and a mill race flows down the other side. Both will have protected species - Otter, bats, Water Vole, White Clawed Crayfish and Kingfisher to consider. Probably will form part of the Leeds Habitat Network.

Education comments

Flood Risk

Site entirely within Flood Zones 2 and 3 of Meanwood Beck. Site currently provides useful flood plain storage
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

Highbury Cricket Ground, Meanwood, North East Hollins Drive

Site Plan ref: n/a **SHLAA ref: 1170**

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site which performs an important role in safeguarding the countryside from encroachment. The site is to be retained as greenspace and is designated as such in the Site Allocations Plan.	

Site Details							
Easting	428028	Northing	438846	Site area ha	2.25	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	
Greenfield site to the south of Dunstarn Lane, Adel. Residential to north and west.	

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	99.99	
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	0.01	% 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	Headingley
Nearest train station distance (m)	3257.77
Nearest bus stop	11157
Nearest bus stop distance (m)	313.74

Agricultural classification	
Grade	Percent
Non-agricultural	86.38
Urban	13.62

Dunstarn Lane (land south), Adel LS16

Site Plan ref: HG2-38 SHLAA ref: 1178A

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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

Strong links to urban area and would partially round off settlement - negating the risk of further sprawl. Boundary treatments would need to be well thought out as the boundaries to the south and east are poorly defined.

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

Public transport accessibility comments

Poor public transport access, ok for health and education.

Rank (1-5)

2

Access comments

No highway frontage.

1

Dunstarn Lane (land south), Adel LS16**Site Plan ref: HG2-38 SHLAA ref: 1178A****Local network comments**

Local congestion.

3**Mitigation measures****Total score****6****Highways site support**

no

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

No objection

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**

Supported

Education comments**Flood Risk**

Flood Zone 1. A number of combined public sewers cross the site.

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

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

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Development of the site could be considered to 'round off' the existing built up area. Access would need to be through adjacent site HG1-74 or property needs to be acquired. Suitable in principle for residential.	

Site Details							
Easting	428083	Northing	438704	Site area ha	10.77	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Transport tracks and ways	
Dwellings	
Outdoor sport facility	

Other land uses - None

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

Description	
Greenfield site to the south of Dunstarn Lane, Adel. Residential to north and west	

Spatial relationships

UDP Designations			Core Strategy	
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00
N34 PAS	0.00		Major Settlement	0.00
RL1 Rural Land	0.00		Minor Settlement	0.00
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		Regeneration Areas	
N5 Open Space	0.00		Inner South RA	0.00
N6 Playing Pitch	0.00		LB Corridor RA	0.00
N8 Urban Green Corridor	100.00		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	Headingley
Nearest train station distance (m)	3147.84
Nearest bus stop	11157
Nearest bus stop distance (m)	189.78
Agricultural classification	
Grade	Percent
Non-agricultural	100

Dunstarn Lane (land south), Adel LS16

Site Plan ref: n/a

SHLAA ref: 1178B

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 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 type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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 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

Relates poorly to settlement. No access, poor boundary to east creates potential for further sprawl.
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Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Poor accessibility.

Rank (1-5)

1

Access comments

No highway frontage.

1

Dunstarn Lane (land south), Adel LS16

Site Plan ref: n/a

SHLAA ref: 1178B

Local network comments

Local congestion.

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

no

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

No objection

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

Flood Zone 1. A number of combined public sewers cross the site. There are a number of surface drainage channels within the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

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

Dunstarn Lane (land south), Adel LS16

Site Plan ref: n/a SHLAA ref: 1178B

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site which relates poorly to settlement, development of which could set a precedent for further urban sprawl. No access and lack of defensible boundary to east creates potential for further sprawl. Site B slopes steeply to the ring road and provides a buffer between the road and existing development.	

Wetherby Road/Elmete Lane (land adjoining), Roundhay LS8

Site Plan ref: n/a SHLAA ref: 1190

Site Details							
Easting	434154	Northing	437150	Site area ha	6.87	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Roundhay	

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

Other land uses - None

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

Description	
Large agricultural site located in the south east of Roundhay. Wetherby Road runs along the south of the site and the A58 runs along the east.	

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
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	Cross Gates
Nearest train station distance (m)	3442.09
Nearest bus stop	13854
Nearest bus stop distance (m)	113.75

Agricultural classification	
Grade	Percent
Grade 3	49.66
Urban	50.34

Wetherby Road/Elmete Lane (land adjoining), Roundhay LS8

Site Plan ref: n/a

SHLAA ref: 1190

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

Greenbelt Assessment**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?	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?	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?	No

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

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

Strong links to urban area. Well contained site limiting potential for further sprawl, however site does perform an important role in safeguarding the countryside from encroachment.

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

Public transport accessibility comments

Bus route has 4 buses per hour. 75% of the site has access to primary education, 40% of the site to secondary education using Core Strategy accessibility standards. 75% of the site has access to health services within walking distance.

Rank (1-5)

4

Access comments

Long frontage with Wetherby Road. Site abuts a crossroads junction with Elmete Lane that may require land from development site opposite for improvement.

4

Wetherby Road/Elmete Lane (land adjoining), Roundhay LS8

Site Plan ref: n/a

SHLAA ref: 1190

Local network comments

Local congestion issues.

3**Mitigation measures**

Signals at Wetherby Road/Elmete Lane crossroads. Capacity improvements at Wetherby Road/Oakwood Lane and Wetherby Road/Easterly Road signals.

Total score**11****Highways site support**

yes with mitigation

Contingent on other sites**Highways England**

Impact	No material impact	Network Status	No objection
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n/a

Network Rail**Yorkshire Water**

Treatment Works	Knothrop
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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	Not supported
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Not supported (RED). No site-based designations but the eastern parts of the site contain a beck and woodland which forms part of the Wyke Beck Valley wildlife corridor.

Education comments

2063+4013+3315+1190= 1619 houses generates 405 primary and 162 secondary children. New 2FE primary school would be required.

Flood Risk

Largely Flood Zone 1 but parts of the site may be susceptible to flooding from watercourse along Eastern boundary. There are a number of combined public sewers and a large CSO located in the SW corner of the site. Culvert under Wetherby Road may be a constriction to flows in watercourse.

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**

Wetherby Road/Elmete Lane (land adjoining), Roundhay LS8

Site Plan ref: n/a SHLAA ref: 1190

Telecoms

Other

Heritage England

This site lies within the Roundhay Conservation Area. When originally designated, it is presumed that this open area was considered to make an important contribution to the character or appearance of the Conservation Area. Therefore, one might assume that its loss and subsequent development would result in harm to that part of the designated area.

In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas, there will need to be some assessment of what contribution this plot 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.

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Performs an important role in safeguarding the countryside from encroachment. Wetherby Road is a defensible boundary to the Green Belt preventing urban spawl.

Moseley Wood Gardens (land off), Cookridge LS16

Site Plan ref: HG2-29 SHLAA ref: 1199B

Site Details							
Easting	424634	Northing	440568	Site area ha	2.6	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	Greenfield site off Cookridge Drive, Cookridge. The southern boundary borders housing, otherwise the site is surrounded by greenfield. The area immediately to the north is heavily wooded.
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Spatial relationships

UDP Designations

N32 Greenbelt	6.20	% overlap
N34 PAS	92.72	
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	1.16	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	1444.65
Nearest bus stop	253
Nearest bus stop distance (m)	390.10

Agricultural classification	
Grade	Percent
Grade 3	0.03
Urban	99.97

Moseley Wood Gardens (land off), Cookridge LS16

Site Plan ref: HG2-29 SHLAA ref: 1199B

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	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?	
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

The majority of the site is PAS in the UDP. However, a small area of Green Belt to the north east is needed to provide access. This piece of land is well contained by woodland to the north, thus minimising the risk of unrestricted sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
50% of site meets CS for PT, education but only 5% for Health Care.	3

Access comments

Vehicular access is available through the identified site to the south and on to Cookridge Drive	5
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Moseley Wood Gardens (land off), Cookridge LS16

Site Plan ref: HG2-29 SHLAA ref: 1199B

Local network comments		3
Local congestion issues		
Mitigation measures		Total score
Traffic management measures are likely to be required and extension of 20mph zones.		11
Highways site support		
Yes with mitigation		
Contingent on other sites		
Public transport accessibility comments		Rank (1-5)
50% of site meets CS for PT, education but only 5% for Health Care.		3
Access comments		
Vehicular access is available through the identified site to the south and on to Cookridge Drive		5
Local network comments		
Local congestion issues		3
Mitigation measures		Total score
Traffic management measures are likely to be required and extension of 20mph zones.		11
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No Material Impact	Network Status	No objection
N/a			

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

Yorkshire Water	
Treatment Works	Knostrop
Various large sewers cross the whole site north/south east/west	

Environment Agency
Constraints

LCC	
Ecology support	Supported with mitigation

Moseley Wood Gardens (land off), Cookridge LS16

Site Plan ref: HG2-29 SHLAA ref: 1199B

Education comments

Flood Risk

Flood Zone 1 but parts of the site susceptible to flooding from Moseley Beck [Beck falls outside site 1199B/HG2-20]. There are also a number of combined and a foul public sewer within the site. Complaint received from local resident that the area currently acts as a giant sponge for surface water and that this will be lost if development goes ahead.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Housing sites 1199 and 3010 are within 2km of Breary Marsh SSSI (see citation below) and LNR. Significant effects should be screened out before allocating, in accordance with the NPPF. www.sssi.naturalengland.org.uk/citation.citation_photo/1003837.pdf

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

App Number	Proposal	Decision	% of site
13/04148/OT	Outline planning application for the residential development of circa 200 dwellings and associated landscaping	R	94

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

The majority of the site was designated as Protected Area of Search (PAS) on the UDP with a small part in Green Belt (for provision of access). The site is connected to the urban area and is well contained by woodland to the north.

Site Details							
Easting	423069	Northing	437110	Site area ha	7.66	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Horsforth	

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

Other land uses - None

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

Description	
Collection of agricultural fields to the south west of Horsforth. Railway line to the south and housing to the north.	

Spatial relationships

UDP Designations			Core Strategy	
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00
N34 PAS	0.00		Major Settlement	0.00
RL1 Rural Land	0.00		Minor Settlement	0.00
N1 Greenspace	0.38		Overlaps Urban Extension	<input checked="" 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	100.00		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 %	0.29
Nearest train station	Horsforth
Nearest train station distance (m)	2438.47
Nearest bus stop	10405
Nearest bus stop distance (m)	452.48
Agricultural classification	
Grade	Percent
Grade 3	89.01
Urban	10.99

Victoria Avenue (land off), Horsforth LS18

Site Plan ref: HG5-1

SHLAA ref: 1202

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

Strong links to urban area. Site is well contained reducing potential for further sprawl.

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

Public transport accessibility comments

Public transport Core Strategy standards met for portion of site fairly close to New Road Side.

Rank (1-5)

3

Access comments

Access should be a loop through site 731 off Victoria Avenue, emerging onto Victoria Crescent to realise full capacity of both sites.

3

Victoria Avenue (land off), Horsforth LS18

Site Plan ref: HG5-1

SHLAA ref: 1202

Local network comments

Local congestion issues.

3

Mitigation measures

Traffic Management measures?

Total score

9

Highways site support

yes with mitigation

Contingent on other sites

731

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Culvert + General asset protection issues

Yorkshire Water

Treatment Works	Knostrap
Knostrap 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 provided that the wildlife corridor function of the beck along the eastern boundary, and Swaine Wood along the southern and western boundary, is protected and enhanced i.e. minimum buffer of 20 metres planted with native shrubs and small trees along eastern, southern and western boundaries. Also, hedgerow network to be protected and enhanced.	

Education comments

1202=185 houses generates 88 primary and 35 secondary children. Already pressure for places in Horsforth. Land potentially needed to facilitate expansion of an existing school by 0.5FE. Secondary pressure in the area – expansion by 0.5FE required.

Flood Risk

Flood Zone 1, although there is a small watercourse which runs along the Eastern boundary of the site.

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

Utilities

Gas

Electric

Fire and Rescue

Victoria Avenue (land off), Horsforth LS18

Site Plan ref: HG5-1 SHLAA ref: 1202

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Local preference for the site to remain undeveloped and the site to the west to be allocated for housing (site HG2-43). Part of the site is allocated for school use, an extension to Newlaithes Primary School, in the Site Allocations Plan.

Oakford Terrace (land to rear of), Low Lane, Horsforth LS18

Site Plan ref: n/a SHLAA ref: 1238

Site Details							
Easting	425151	Northing	438082	Site area ha	0.51	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Horsforth	

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

Other land uses - None

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

Description	
The site is an open grassland space to the east of Horsforth with a beck running along the northern edge and housing and commercial uses on 2 sides.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.58	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	99.75	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.99	
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	0.42	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	1284.74
Nearest bus stop	1776
Nearest bus stop distance (m)	67.21

Agricultural classification	
Grade	Percent
Grade 3	100

Oakford Terrace (land to rear of), Low Lane, Horsforth LS18

Site Plan ref: n/a

SHLAA ref: 1238

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**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?	No

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

Site is connected to the built up area but does not relate well to the existing settlement form projecting out into the Green Belt. Performs an important role in safeguarding the countryside from encroachment, though the contained nature of site reduces potential for further sprawl.

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

Public transport accessibility comments

Public transport Core Strategy standards met for schools/health, small amount of local services but not for rail service.

Rank (1-5)

4

Access comments

No highway frontage, requires adjacent site for development.

2

Oakford Terrace (land to rear of), Low Lane, Horsforth LS18

Site Plan ref: n/a

SHLAA ref: 1238

Local network comments

Local congestion issues.

3**Mitigation measures**

Unknown at this stage.

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

No highway frontage additional land required.

Contingent on other sites

No

Highways England

Impact	No material impact	Network Status	No objection
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n/a

Network Rail**Yorkshire Water**

Treatment Works	Knostrap
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Knostrap 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

FZ2 & FZ3 - 3/4 of site to east. 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 Oil Mill Beck that flows down the north of the site, which is a locally important wildlife corridor. Provide a 20 metre buffer from the beck. Bats, White-clawed Crayfish and Otters to consider.

Education comments**Flood Risk**

Large parts of site in Flood Zones 2 and 3 of Old Mill Beck. There is a public surface water sewer crossing the site and which outfalls into the beck. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Oakford Terrace (land to rear of), Low Lane, Horsforth LS18

Site Plan ref: n/a SHLAA ref: 1238

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site which is designated as greenspace in the Site Allocations Plan. The site does not relate well to the existing settlement form but projects out to the east of Low Lane into Green Belt and is steeply sloping. Development of the site would not constitute rounding off of the settlement. Highway concerns as no road frontage to provide access.

Site Details							
Easting	428594	Northing	437384	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Moortown	

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

Other land uses - None

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

Description	
Greenfield site off Church Lane, Meanwood. The site is surrounded by 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	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	Burley Park
Nearest train station distance (m)	2313.51
Nearest bus stop	7439
Nearest bus stop distance (m)	79.61

Agricultural classification	
Grade	Percent
Urban	100

Church Lane - Paddock, Meanwood LS6

Site Plan ref: n/a

SHLAA ref: 1242

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

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Good accessibility.

5

Access comments

Site frontage with Church lane should provide visibility.

5

Local network comments

Spare capacity.

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail**Yorkshire Water**

Treatment Works 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.

Church Lane - Paddock, Meanwood LS6

Site Plan ref: n/a

SHLAA ref: 1242

LCC

Ecology support

Unknown

Unknown Impact - grassland needs a botanical survey in the summer

Education comments

Flood Risk

Flood Zone 1. Parts of site are susceptible to surface water flooding. There is a culvert running across the site.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

The Church of the Holy Trinity 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 assessment 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

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

App Number

Proposal

Decision

% of site

14/01822/TR

Various works.

A

100

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site de-allocated at Jun16 DPP based on Historic England rep at PDR consultation

Back Church Lane - former Rectory Paddock, Adel LS16

Site Plan ref: n/a SHLAA ref: 1243

Site Details

Easting	427677	Northing	440175	Site area ha	0.57	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

Small paddock on junction of Back Church Lane and Long Causeway, which both have a road frontage with the site. Site slopes down towards the junction. Trees straddle the site boundary.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Horsforth
Nearest train station distance (m)	3416.56
Nearest bus stop	4384
Nearest bus stop distance (m)	458.56

Agricultural classification	
Grade	Percent
Grade 3	20.6
Urban	79.4

Back Church Lane - former Rectory Paddock, Adel LS16

Site Plan ref: n/a

SHLAA ref: 1243

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	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

Site does not relate well to the settlement. Strong defensible boundary to Adel formed by Long Causeway, development of this site would encroach beyond this into countryside and result in sprawl.

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

Public transport accessibility comments

Rank (1-5)

Public transport Core Strategy standards not met, distance to schools ok but little else.

1

Access comments

Can only be accessed through 1079.

3

Back Church Lane - former Rectory Paddock, Adel LS16

Site Plan ref: n/a

SHLAA ref: 1243

Local network comments

Local congestion issues.

3**Mitigation measures**

Unknown at this stage.

Total score**7****Highways site support**

Yes with mitigation.

Contingent on other sites

1079

Highways England

Impact	No material impact	Network Status	No objection
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n/a

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.

LCC

Ecology support	Supported
-----------------	-----------

Supported

Education comments**Flood Risk**

Flood Zone 1

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. This site was considered alongside 1079, and without 1079 being allocated this site does not relate well to the settlement. A strong defensible boundary to Adel is formed by Long Causeway, development of this site would encroach beyond this into the countryside and result in sprawl.	

Back Church Lane - former Rectory Paddock north of Memorial Rec Ground, Adel L

Site Plan ref: n/a SHLAA ref: 1246

Site Details							
Easting	427557	Northing	440096	Site area ha	2.51	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Outdoor sport facility	
Places of worship	
Agriculture	

Other land uses - None

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

Description	
Paddock to the north of recreational land. Established tree cover on the eastern boundary of the site. Site has no road frontage and would need to be accessed from neighbouring sites; 1243 or 1079. Site is flat.	

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	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Horsforth
Nearest train station distance (m)	3279.31
Nearest bus stop	4384
Nearest bus stop distance (m)	470.48

Agricultural classification	
Grade	Percent
Grade 3	85.82
Urban	14.18

Back Church Lane - former Rectory Paddock north of Memorial Rec Ground, Adel L

Site Plan ref: n/a

SHLAA ref: 1246

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

Greenbelt Assessment**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	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?	No
Character Conclusion	Significant effect on the setting and special character of historic features

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

Site not well connected to the built up area, an result in isolated development with high potential to lead to sprawl. Site links to settlement aren't as strong as adjacent sites (would need to be developed with these). Site in middle of the green open area within the Conservation Area; its character would be significant affected by development on this site.

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

Public transport accessibility comments

Poor accessibility all road.

Rank (1-5)

1

Back Church Lane - former Rectory Paddock north of Memorial Rec Ground, Adel L

Site Plan ref: n/a

SHLAA ref: 1246

Access comments

No highway frontage, poor network unsuitable for large additional development, would need access through 1079.

2**Local network comments**

Local congestion issues.

3**Mitigation measures**

unknown

Total score**6****Highways site support**

no

Contingent on other sites

1079

Highways England

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

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**

Flood Zone 1. Parts of the site towards the western boundary are shown to be susceptible to surface water flooding.
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

Back Church Lane - former Rectory Paddock north of Memorial Rec Ground, Adel L

Site Plan ref: n/a SHLAA ref: 1246

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. Would result in an isolated development if brought forward causing significant encroachment in to the Green Belt with high potential to lead to sprawl. There is no highway frontage, poor network and unsuitable for large additional development.

Otley Road - Bodington Hall, Lawnswood LS16

Site Plan ref: n/a SHLAA ref: 1299B

Site Details

Easting	426973	Northing	438489	Site area ha	17.36	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Weetwood	

Site Characteristics

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

On-site land uses

Outdoor sport facility

Neighbouring land uses

Dwellings

Transport tracks and ways

Residential institution

Other land uses - None

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

Description

University playing fields opposite Lawnswood Cemetery. A660 adjacent to the West and A6120 ring road adjacent to the east of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.20	
N8 Urban Green Corridor	99.96	
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	Horsforth
Nearest train station distance (m)	2633.99
Nearest bus stop	4416
Nearest bus stop distance (m)	180.44

Agricultural classification	
Grade	Percent
Non-agricultural	100

Otley Road - Bodington Hall, Lawnswood LS16

Site Plan ref: n/a

SHLAA ref: 1299B

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)

Public transport Core Strategy standards met for schools/health/local services but not for rail service.

5

Access comments

Portion of site to be protected for New Generation Transport park and ride, mitigation works required for partial development of site.

4

Local network comments

Local congestion issues

4

Mitigation measures

Partial development only, pedestrian crossings Otley Road and traffic calming Asdel Lane.

Total score**13**

Highways site support

No

Contingent on other sites

No

Highways England

Impact

Network Status

No objection

Network Rail**Yorkshire Water**

Treatment Works

Knostron

Knostron 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.

Otley Road - Bodington Hall, Lawnswood LS16

Site Plan ref: n/a SHLAA ref: 1299B

LCC	
Ecology support	

Education comments	

Flood Risk	
Flood Zone 1. Minor field drain in NW corner 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
10/03580/ADV	5no. freestanding monolith directional signs	A	100
13/04318/TWA	New Generation Transport routes		60

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Part of site is proposed to be designated as greenspace in the Site Allocations Plan and the remainder is identified for a park and ride in the UDP making making it unsuitable for housing development.	

Outwood Lane (land at) , Horsforth, LS18

Site Plan ref: n/a SHLAA ref: 1310

Site Details

Easting	424708	Northing	437543	Site area ha	3.39	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics

Site type	Greenfield
On-site land uses	
Outdoor amenity and open space	
Neighbouring land uses	
Allotment and city farm	
Dwellings	

Other land uses - None

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

Description	
The site is currently used as a donkey field and is an open grassed space. Housing borders the site to the north and south, whilst woodland borders the site to the east and west.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.01	
N5 Open Space	98.03	
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 %	0.45
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Nearest train station	Horsforth
Nearest train station distance (m)	1622.23
Nearest bus stop	10200
Nearest bus stop distance (m)	275.25

Agricultural classification	
Grade	Percent
Urban	100

Outwood Lane (land at) , Horsforth, LS18

Site Plan ref: n/a

SHLAA ref: 1310

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

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Public transport Core Strategy Standards not met, schools ok but little else.

1

Access comments

Highway frontage but trees and stone wall prevent suitable access and visibility.

2

Local network comments

Local congestion issues.

3

Mitigation measures

Unknown at this stage.

Total score**6**

Highways site support

no

Contingent on other sites

no

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail**Yorkshire Water**

Treatment Works Knoctrop

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.

Outwood Lane (land at) , Horsforth, LS18

Site Plan ref: n/a SHLAA ref: 1310

LCC	
Ecology support	Not supported
Not supported (RED). Cragg Wood LNA covers a large proportion of this site, based largely on the presence of semi-improved grassland. Recent botanical surveys (2012) have revealed that the semi-improved grassland area outside the LNA designation is also equally valuable. The land also provides an important ecological link between woodland areas to the north-west and south-east. Needs to be assessed against Local Wildlife Site (SEGI) criteria.	

Education comments	

Flood Risk	
Flood Zone 1. There is a small length of culvert shown in the centre of the site. There are public combined sewers in the SE corner of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

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

App Number	Proposal	Decision	% of site
12/01963/FU	Erection of 34 houses and associated landscaping, access roads and public open space	R	99

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Site not supported by highways as trees and stone wall prevent suitable access and visibility, further a Local Nature Area covers part of this sit	

Brownberrie Gardens - North Ives Farm, Horsforth LS18

Site Plan ref: n/a SHLAA ref: 2046

Site Details

Easting	424143	Northing	439444	Site area ha	14.56	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Laid out as agricultural land, the site includes a number of smaller field boundaries. It lies within the Green Belt on the suburban edge of Horsforth. The Harrogate railway line forms the eastern boundary with Mosely Beck and residential properties beyond. Existing residential properties lie to the south and west. Fields extend to the north.

Spatial relationships

UDP Designations

N32 Greenbelt	99.53	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	98.17	
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	0.47	% 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 %	99.67
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Nearest train station	Horsforth
Nearest train station distance (m)	412.02
Nearest bus stop	1799
Nearest bus stop distance (m)	360.12

Agricultural classification	
Grade	Percent
Grade 4	1.13
Urban	5.53
Grade 3b	68.55
Grade 3a	24.78

Brownberrie Gardens - North Ives Farm, Horsforth LS18

Site Plan ref: n/a

SHLAA ref: 2046

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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

Relates well to urban area. Low potential for further sprawl, however, site does provide access to countryside and performs an important safeguarding role.

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

Public transport accessibility comments

Small portion of site ok for education/health accessibility. Some local facilities including rail ok.

Rank (1-5)

3

Access comments

Highway frontage but adequate access not achievable for the amount of dwellings proposed.

2

Brownberrie Gardens - North Ives Farm, Horsforth LS18

Site Plan ref: n/a

SHLAA ref: 2046

Local network comments

Local congestion issues.

3**Mitigation measures**

Unknown at this stage.

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

no

Contingent on other sites

no

Highways England

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Horsforth Station improvements, general asset protection issues

Yorkshire Water

Treatment Works	Knostrap
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Knostrap 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	
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FZ3 adjoins site and very slightly into east side of site. See comments in main text of our response.

LCC

Ecology support	Not supported
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Not supported (RED). No site designations but large parts of the site have semi-improved grassland small fields, and numerous hedgerows.

Education comments**Flood Risk**

Flood Zone 1. There are a number of field drains within the site. We have incidents of local flooding due to blockages on these systems. Parts of site are susceptible to surface water flooding.

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

Brownberrie Gardens - North Ives Farm, Horsforth LS18

Site Plan ref: n/a SHLAA ref: 2046

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Performs an important role in safeguarding the countryside from encroachment. The site lies within the airport public safety zone and is not supported by Highways as, while the site has highway frontage, adequate access is not achievable.

Site Details							
Easting	426291	Northing	437514	Site area ha	2.3	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Weetwood	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Education	
Outdoor amenity and open space	
Car Parks	
Neighbouring land uses	
Outdoor sport facility	
Dwellings	

Other land uses - None

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

Description	
Former West Park Centre off Spen Lane, West Park. Brownfield site within residential area.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	12.50				
N8 Urban Green Corridor	12.50				
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				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		100.00
Nearest train station	Headingley	
Nearest train station distance (m)	1761.63	
Nearest bus stop	9535	
Nearest bus stop distance (m)	86.21	
Agricultural classification		
Grade	Percent	
Urban	100	

West Park Centre LS16

Site Plan ref: HG2-236 SHLAA ref: 2049

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

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Public transport Core Strategy standards met for schools/health/local services but distant from rail service

5

Access comments

Bus stop and ped crossing to consider in proximity of access but should be achievable

5

Local network comments

Local congestion issues

3

Mitigation measures

Unknown at this stage

Total score**13**

Highways site support

yes

Contingent on other sites

no

Highways England

Impact No material impact Network Status No objection

n/a

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.

West Park Centre LS16

Site Plan ref: HG2-236 SHLAA ref: 2049

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	
Housing sites 4056, 4057, 235, 4021, 1062, 3014, 2049 are all within 2km of Leeds-Liverpool Canal SSSI. The cumulative effects of these allocations on the interest features of the SSSI should be examined.	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
13/04313/DEM	Determination for demolition of centre	A	100

Conclusions	
Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Former West Park Centre. Residential development acceptable in principle as this is a brownfield site within a residential area.	

Site Details							
Easting	428922	Northing	441359	Site area ha	116.33	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Alwoodley	

Site Characteristics			
Site type	Greenfield		
On-site land uses	Agriculture		
Neighbouring land uses	Agriculture		
Dwellings	Outdoor sport facility (golf)		
Other land uses	Utilities - water storage (reservoir)		
Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Extensive sprawling site to the rear of properties on Alwoodley Lane extending to the boundary of Eccup reservoir to the north and to Eccup Lane, Eccup Moor Road and King Lane. The site is in agricultural use.
-------------	---

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	99.99	Main Urban Area	0.01
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00	<div>Regeneration Areas</div>	
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	Inner South RA	0.00
		LB Corridor RA	0.00
		EASEL RA	0.00
		Aire Valley RA	0.00
		West Leeds Gateway	0.00

Other Spatial Relationships

LCC ownership %	99.26
Nearest train station	Horsforth
Nearest train station distance (m)	5018.41
Nearest bus stop	172
Nearest bus stop distance (m)	583.44
Agricultural classification	
Grade	Percent
Grade 3	98.92
Non-agricultural	0.84
Urban	0.23

Overlaps SSSI	<input checked="" 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 checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Entire site outside accessibility standards. Small percentage within walking distance of primary health and education.

Rank (1-5)

2

Access comments

Scale of development would require multiple accesses to be provided, difficult to see how this requirement could be met given the limited road frontages available.

2

Local network comments	1
King Lane in vicinity of site has significant deficiencies.	
Mitigation measures	Total score 5
Unknown. Site has only a small frontage onto King Lane, so extensive mitigation works would not appear possible.	
Highways site support	
No	
Contingent on other sites	

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

Network Rail	

Yorkshire Water	
Treatment Works	Knostrop High Level
Large surface water sewers within south and east of site and raw water main in east.	

Environment Agency	
Constraints	FZ 2 & 3
FZ1 over1 ha. Small encroachment by FZ3 next to Eccup Reservoir. See comments in main text of our response.	

LCC	
Ecology support	Not supported
Not supported (RED). No site-specific designations but Eccup Reservoir Site of Special Scientific Interest is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.	

Education comments	

Flood Risk	
Flood Zone 1. Minor watercourse runs through site and discharges into Eccup Reservoir 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	

King Lane, Alwoodley LS17

Site Plan ref: n/a SHLAA ref: 2051A

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns regarding poor accessibility, access and local network capacity.	

Site Details							
Easting	428415	Northing	440640	Site area ha	20.32	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Alwoodley	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Outdoor sport facility	
Dwellings	
Managed Forest	

Other land uses - None

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

Description	
Land to the west of King Lane bordering Headingley Golf Course in agricultural use.	

Spatial relationships

UDP Designations			Core Strategy	
N32 Greenbelt	99.99	% overlap	Main Urban Area	0.01
N34 PAS	0.00		Major Settlement	0.00
RL1 Rural Land	0.00		Minor Settlement	0.00
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		Regeneration Areas	
N5 Open Space	0.00		Inner South RA	0.00
N6 Playing Pitch	0.00		LB Corridor RA	0.00
N8 Urban Green Corridor	26.87		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 %	99.49
Nearest train station	Horsforth
Nearest train station distance (m)	4266.64
Nearest bus stop	7075
Nearest bus stop distance (m)	255.86
Agricultural classification	
Grade	Percent
Grade 3	73.52
Non-agricultural	3.76
Urban	22.72

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

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

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

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
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2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
-------------------------	---

4. Preserve the setting and special character of historic towns

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

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

The site has no defensible Green Belt boundary and development could lead to unrestricted urban sprawl.

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

Public transport accessibility comments

Entire site outside accessibility standards, small percentage within walking distance of primary health and education.
--

Rank (1-5)

2

Access comments

Scale of development would require multiple accesses to be provided, difficult to see how this requirement could be met given the limited road frontages available.

2

Local network comments	1
King Lane in vicinity of site has significant deficiencies.	
Mitigation measures	Total score 5
Unknown. Site has only a small frontage onto King Lane, so extensive mitigation works would not appear possible.	
Highways site support	
No	
Contingent on other sites	

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

Network Rail	

Yorkshire Water	
Treatment Works	Knostrop High Level
Sewers and water mains in access road through centre.	

Environment Agency	
Constraints	
FZ1 over1 ha. See comments in main text of our response.	

LCC	
Ecology support	Not supported
Not supported (RED). No site-specific designations but Eccup Reservoir SSSI is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.	

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. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns regarding poor accessibility, access and local network capacity.	

Site Details							
Easting	428319	Northing	439393	Site area ha	17.17	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	
Greenbelt site East of Adel off Tile Lane, currently in agricultural use.	

Spatial relationships

UDP Designations

N32 Greenbelt	98.52	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	57.15	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	98.52	
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	1.48	% 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 %	99.99
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Nearest train station	Headingley
Nearest train station distance (m)	3873.85
Nearest bus stop	11321
Nearest bus stop distance (m)	495.23

Agricultural classification	
Grade	Percent
Non-agricultural	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 checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input checked="" type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

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

No defensible boundary to south and performs an important role in safeguarding the countryside from encroachment.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Public Transport Core Strategy Standards not met, primary school and health ok but little else.	1

Access comments

Requires widening of Tile Lane outside site (Leeds City Council land) to extend adopted highway. Limit capacity to 200 unless combined with site 685 and a loop road created through this site to Sir George Martin Road, possible bus link.	2
--	---

Tile Lane, Adel LS16

Site Plan ref: n/a

SHLAA ref: 2052

Local network comments		3
Local congestion issues.		
Mitigation measures		Total score 6
Unknown at this stage		
Highways site support		
Yes with mitigation		
Contingent on other sites		
685		

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

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	
FZ3 adjoins site and very slightly into east side of site. See comments in main text of our response.	

LCC	
Ecology support	Not supported
Not supported (RED). Meanwood Valley SEGI forms part of the site and Meanwood Beck runs along part of the eastern boundary.	

Education comments

Flood Risk
Flood Zone 1. Nort East corner of site potentially at risk of flooding from Adel Beck. There is a field drain running across the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Part of urban green corridor with no defensible boundary to the south. Performs an important role in safeguarding the countryside from encroachment	

Alwoodley Lane, Alwoodley LS17

Site Plan ref: n/a SHLAA ref: 2053A

Site Details

Easting	430461	Northing	441059	Site area ha	5.89	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Alwoodley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Outdoor sport facility

Other land uses - None

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

Description

Greenfield site to the north of Alwoodley Lane, Alwoodley. No road frontage.
--

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 %	100.00
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Nearest train station	Horsforth
Nearest train station distance (m)	6337.78
Nearest bus stop	5513
Nearest bus stop distance (m)	391.39

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?	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 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	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

Well defined boundaries reduce potential for further sprawl, though would result in an incursion into to the green belt that is poorly related to the settlement and built form.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

40% of site within walking distance of 4 buses per hour. 25% of site has access to primary education within walking distance as set out in Core Strategy transport assessment. 30% of the site has access to health services within the distance.

Rank (1-5)

3

Access comments

Access achievable onto Alwoodley Lane, but no footway along frontage.

4

Alwoodley Lane, Alwoodley LS17

Site Plan ref: n/a

SHLAA ref: 2053A

Local network comments

Cumulative issues.

4**Mitigation measures**

Footway along frontage, capacity improvements at Alwoodley Lane/Harrogate Road signals.

Total score**11****Highways site support**

Yes with mitigation

Contingent on other sites

No

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

No objection

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****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 A is unrelated to the existing settlement, is nearer to Eccup Reservoir and would create an incursion into Green Belt that relates poorly to the settlement and its built form.	

Alwoodley Lane, Alwoodley LS17

Site Plan ref: HG2-36 SHLAA ref: 2053B

Site Details

Easting	430815	Northing	440892	Site area ha	13.43	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Alwoodley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Outdoor sport facility

Other land uses - None

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

Description

Greenfield site off Alwoodley Lane, Alwoodley. Connected to housing on two sides.

Spatial relationships

UDP Designations

N32 Greenbelt	99.76	% 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	0.24	% 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	Burley Park
Nearest train station distance (m)	6415.13
Nearest bus stop	2790
Nearest bus stop distance (m)	138.87

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 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?	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

Relates well to urban area. Fairly well contained site reducing impact for further sprawl. Consider strengthening boundary to west of site.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
40% of site within walking distance of 4 buses per hour. 25% of site has access to primary education within walking distance as set out in Core Strategy transport assessment. 30% of the site has access to health services within the distance.	3

Access comments	
Access achievable onto Alwoodley Lane, but no footway along frontage.	4

Alwoodley Lane, Alwoodley LS17**Site Plan ref: HG2-36 SHLAA ref: 2053B**

Local network comments		4
Cumulative issues.		
Mitigation measures		Total score 11
Footway along frontage, capacity improvements at Alwoodley Lane/Harrogate Road signals.		
Highways site support		
Yes with mitigation.		
Contingent on other sites		
No.		

Highways England			
Impact	No material impact	Network Status	No objection
No objection			

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
No site-specific designations but Eccup Reservoir SSSI is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.	

Education comments
2053B=353 houses generates 88 primary and 35 secondary children. Land potentially needed for primary school expansion by 0.5FE.

Flood Risk
Flood Zone 1. Eastern boundary and NE corner of site at possible flood risk from Wigton Knowle beck and tributary. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Housing site 2053B is close to Eccup Reservoir SSSI. This site is important for wintering wildfowl (an identified interest feature), consequently increased recreational disturbance as a result of this allocation is a primary concern. A copy of the SSSI citation can be found at www.sssi.naturalengland.org/citation/citation_photo/1003837.pdf

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. Development of the site would constitute 'rounding off' of the existing settlement and is well related to the existing urban area.

Site Details							
Easting	429452	Northing	437863	Site area ha	4.28	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Moortown	

Site Characteristics	
Site type	70:30 green/brown
On-site land uses	
Allotment and city farm	
Dwellings	
Unmanaged Forest	
Neighbouring land uses	
Education	
Dwellings	

Other land uses - None

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

Description	Greenfield/brownfield (predominantly greenfield) site off Stonegate Road, Meanwood. Part of the site is occupied by Carr Manor house (Grade II listed). The surrounding area is mostly residential.
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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	0.03	
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 %	100.00
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Nearest train station	Burley Park
Nearest train station distance (m)	3102.15
Nearest bus stop	1939
Nearest bus stop distance (m)	91.18

Agricultural classification	
Grade	Percent
Urban	100

Carr Manor, Meanwood LS6

Site Plan ref: HG2-51 SHLAA ref: 2055

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 checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Core Strategy accessibility standards met, Meanwood local centre approx 1300m away.

4

Access comments

Extensive frontage with Stonegate Road but sections of this are sterilised by presence of adopted junctions opposite and pelican crossing.

5

Local network comments

Relatively small scale development unlikely to adversely effect operation of local network.

5

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

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.

Carr Manor, Meanwood LS6

Site Plan ref: HG2-51 SHLAA ref: 2055

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	There are a number of Grade II Listed Buildings at around Carr Manor House. 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 assessment of what contribution this currently undeveloped area makes to the significance of these buildings and what effect its loss and subsequent development might have upon the significance of these assets. If allocated, development proposals would need to ensure that those elements which contribute to the significance of these assets (including their setting) are not likely to be harmed.

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Carr Manor is a listed building. Conversion of listed building to residential is a preferred. Development would need to maintain character of Carr Manor. Capacity revised down to 15 to reflect this.	

Talbot Avenue - Allerton Grange High, Moor Allerton LS17

Site Plan ref: n/a SHLAA ref: 2058

Site Details

Easting	431325	Northing	438400	Site area ha	1.95	SP7	Main Urban Area Infill
HMCA	North Leeds			Ward	Roundhay		

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor sport facility

Neighbouring land uses

Education

Dwellings

Other land uses - None

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

Description

The site is currently used as playing fields as part of the Allerton Grange High School complex. The school borders the site to the east and housing borders on all 3 other sides.

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	99.99	
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 %	99.99
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Nearest train station	Burley Park
Nearest train station distance (m)	4702.95
Nearest bus stop	4388
Nearest bus stop distance (m)	135.98

Agricultural classification	
Grade	Percent
Urban	100

Talbot Avenue - Allerton Grange High, Moor Allerton LS17

Site Plan ref: n/a

SHLAA ref: 2058

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility.

5

Access comments

The site has limited frontage

5

Local network comments

Spare capacity.

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works 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.

Talbot Avenue - Allerton Grange High, Moor Allerton LS17

Site Plan ref: n/a

SHLAA ref: 2058

LCC

Ecology support

Supported

Supported

Education comments**Flood Risk**

Flood Zone 1. Public sewers and a culvert located within the site boundary.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

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
09/03523/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Planning Application 06/07127/LA	SPL	99
10/04117/COND	Consent, agreement or approval required by conditions 5, 8, 9 and 10 of Planning Application 06/07127/LA	SPL	99
10/04115/COND	Consent, agreement or approval required by conditions 15, 18, 26, 27, 31, 32, 36, 40 and 41 of Planning Application 30/367/05/OT	SPL	100
09/03525/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 and 49 of Planning Application 30/367/05/OT	SPL	100

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site is designated green space in the Site Allocations Plan and is managed and maintained by Leeds City Council Parks and Countryside.

Site Details							
Easting	434276	Northing	438167	Site area ha	19.02	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Roundhay	

Site Characteristics			
Site type	Greenfield		
On-site land uses	Agriculture		
Neighbouring land uses	Outdoor sport facility		
Dwellings	Agriculture		
Other land uses	One wind turbine on site		
Topography	Undulating	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
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Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	99.85	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	99.85		
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		

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

Other Spatial Relationships

LCC ownership %	99.91
Nearest train station	Cross Gates
Nearest train station distance (m)	4228.05
Nearest bus stop	5012
Nearest bus stop distance (m)	246.39

Agricultural classification	
Grade	Percent
Grade 3	90.09
Urban	0.53
Grade 3b	9.37

Cobble Hall, Roundhay LS8

Site Plan ref: n/a

SHLAA ref: 2063

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Well contained site, with golf course and highway acting as a strong defensible boundary to the north. Would need to be developed with neighbouring site to connect well to settlement; in isolation development would be poorly related to the settlement and represent a significant incursion into the green belt. Overlaps conservation area.

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

Public transport accessibility comments

The site fails all accessibility standards and it is unlikely that a service would divert into the site.

Rank (1-5)

1

Cobble Hall, Roundhay LS8

Site Plan ref: n/a

SHLAA ref: 2063

Access comments

Access would have to be via a new signalised junction on the Ring Road (this potentially offers access to the allocated sites opposite)

3**Local network comments**

Local congestion issues on the Ring Road.

3**Mitigation measures**

Widening of Ring Road to enable signalised access, capacity improvements at Ring Road / A58 roundabout.

Total score**7****Highways site support**

No

Contingent on other sites

Access solution could combine with the allocated housing and employment Red Hall sites.

Highways England

Impact	No material impact	Network Status	No objection
n/a			

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 to protect and enhance the wildlife corridor function of the Wyke Beck Valley - any existing semi-improved grassland areas to be retained with emphasis on species-rich grassland and hedgerows to be provided along the western side	

Education comments

2063+4013+3315+1190= 1619 houses generates 405 primary and 162 secondary children. New 2FE primary school would be required.

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**

Cobble Hall, Roundhay LS8

Site Plan ref: n/a SHLAA ref: 2063

Fire and Rescue

Telecoms

Other

Heritage England

This site lies within the Roundhay Conservation Area. When originally designated, it is presumed that this open area was considered to make an important contribution to the character or appearance of the Conservation Area. Therefore, one might assume that its loss and subsequent development would result in harm to that part of the designated area.

In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas, there will need to be some assessment of what contribution this plot of land makes to the character 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.

It also lies opposite the boundary of the Grade II Registered Park and Garden at Roundhay Park and the site includes the range of farm buildings east of Cobble Hall which are Grade II Listed. 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 also need to be some assesment of what contribution this currently undeveloped area makes to the signficance of these assets and what effect its loss and subsequent development might have upon their significance.

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Development would represent significant incursion in to the Green Belt. Wetherby Road is a defensible boundary to the Green Belt.

Scotland Lane, Ling Bob, Horsforth

Site Plan ref: n/a SHLAA ref: 2160

Site Details

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

Site Characteristics

Site type	Mixed
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On-site land uses

Agriculture
Dwellings

Neighbouring land uses

Agriculture
Dwellings

Other land uses

Airport

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

Description

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

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification

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

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

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

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

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

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

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

Public transport accessibility comments

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

Rank (1-5)

2

Scotland Lane, Ling Bob, Horsforth

Site Plan ref: n/a

SHLAA ref: 2160

Access comments

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

1

Local network comments

Local congestion issues.

3

Mitigation measures

Unknown at this stage.

Total score

6

Highways site support

no

Contingent on other sites

no

Highways England

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation

Network Rail

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

Yorkshire Water

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

Environment Agency

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

LCC

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

Education comments

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

Flood Risk

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

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

Utilities

Gas

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

Electric

Fire and Rescue

Scotland Lane, Ling Bob, Horsforth

Site Plan ref: n/a SHLAA ref: 2160

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

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

Former caravan site, Elmete Lane

Site Plan ref: n/a SHLAA ref: 3008

Site Details

Easting	433850	Northing	437478	Site area ha	2.87	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Roundhay	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Agriculture

Office

Other land uses - None

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

Description

Greenfield site off Elmete Lane, Roundhay. The site is predominantly surrounded by other greenfield sites. However, there is some development immediately to the north. The site sits close to Roundhay Park.

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	10.20	
N8 Urban Green Corridor	100.00	
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 %	99.99
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Nearest train station	Cross Gates
Nearest train station distance (m)	3888.00
Nearest bus stop	1653
Nearest bus stop distance (m)	353.63

Agricultural classification	
Grade	Percent
Grade 3	100

Former caravan site, Elmete Lane

Site Plan ref: n/a

SHLAA ref: 3008

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	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 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?	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

Relates poorly to settlement. Well contained by natural boundaries reducing potential for further sprawl. Overlaps conservation area.

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

Elmete Lane has substandard carriageway width in vicinity of site. Substandard crossroads junction at Elmete Lane/Wetherby Road

2

Former caravan site, Elmete Lane

Site Plan ref: n/a

SHLAA ref: 3008

Local network comments

Local congestion issues.

2

Mitigation measures

Carriageway/footway improvements to Elmete Lane. Traffic signals at Elmete Lane/Wetherby Road

Total score

5

Highways site support

no

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrap
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Knostrap 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. On top of an historic landfill. See comments in main text of our response.

LCC

Ecology support	Not supported
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Not supported (RED). No site-specific designations but there are significant areas of scrub and some semi-improved grassland areas which together contribute to the Wyke Beck Valley corridor (potential Leeds Habitat Network).

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

Former caravan site, Elmete Lane

Site Plan ref: n/a SHLAA ref: 3008

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
14/04250/COND	Consent, agreement or approval required by conditions 4, 5, 6, 7, 8, 11, 12, 13 and 15 of Planning Application 11/04113/LA	A	83
11/04113/LA	Proposed cemetery with associated amenities	A	83

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Isolated site. Development would represent an island of development within Green Belt, unrelated to the existing urban area. Not supported by Highways.

Land south east of Holt Park Leisure Centre, Holt Park, Leeds

Site Plan ref: HG2-33 SHLAA ref: 3010B

Site Details

Easting	425905	Northing	439849	Site area ha	0.78	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Indoor sport facility	
Education	
Dwellings	

Other land uses - None

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

Description	Greenfield site off Farrar Lane, Holt Park. The site is bounded by Ralph Thoresby School and Holt Park Active. The area is predominantly residential, with housing directly to the south.
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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	79.31	
N8 Urban Green Corridor	80.35	
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 %	98.97
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Nearest train station	Horsforth
Nearest train station distance (m)	1645.72
Nearest bus stop	7962
Nearest bus stop distance (m)	148.36

Agricultural classification	
Grade	Percent
Grade 3	92.59
Urban	7.41

Land south east of Holt Park Leisure Centre, Holt Park, Leeds

Site Plan ref: HG2-33 SHLAA ref: 3010B

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Good		4
Access comments		
Access from Farrar Lane		4
Local network comments		
A65/A660 congestion		3
Mitigation measures		Total score
traffic management in local area		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

Land south east of Holt Park Leisure Centre, Holt Park, Leeds

Site Plan ref: HG2-33 SHLAA ref: 3010B

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

Brownfield site in residential area. The site has been identified for housing in the Planning Statement for Holt Park District Centre.

Site Details							
Easting	426445	Northing	435546	Site area ha	3.62	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Kirkstall	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Shops	
Restaurants and Cafes	
Neighbouring land uses	
Dwellings	
Indoor sport facility	
Outdoor amenity and open space	

Other land uses - None

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

Description	Site overlooking busy junction between Kirkstall Lane, Kirkstall Hill, Beecroft Road and Commercial Road. Partly located within Kirkstall Town Centre. Site currently split over varied levels, though much of site has been vacated.
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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	1.00	
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 %	60.62
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Nearest train station	Headingley
Nearest train station distance (m)	455.14
Nearest bus stop	9232
Nearest bus stop distance (m)	83.07

Agricultural classification	
Grade	Percent
Urban	100

Kirkstall District Centre

Site Plan ref: MX2-4

SHLAA ref: 3014

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 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)

Public Transport Core Strategy standards met schools/health/rail, some local services.

5

Access comments

Mitigation works would be required for signalised junctions at Commercial Road and Kirkstall Hill.

4

Local network comments

Local congestion issues mitigation required.

3

Mitigation measures

Signalised junction required.

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

no

Highways England

Impact	No material impact	Network Status	No objection
n/a			

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.

Kirkstall District Centre

Site Plan ref: MX2-4

SHLAA ref: 3014

LCC

Ecology support

Supported

Supported

Education comments

Flood Risk

Flood Zone 1. There are a number of public sewers within the site boundary.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Sandford Road School is a Grade II Listed Building.

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, redevelopment proposals would need to ensure that those elements which contribute to the significance of this asset are not harmed.

Natural England

Housing sites 4056, 4057, 235, 4021, 1062, 3014, 2049 are all within 2km of Leeds-Liverpool Canal SSSI. The cumulative effects of these allocations on the interest features of the SSSI should be examined.

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

App Number	Proposal	Decision	% of site
12/04200/FU	Demolition of existing buildings and erection of A1 foodstore, five retail units (A1, A2, A3, A4 or A5), a new club building for the Leeds Postal Sports Association Club, a community centre, improved public realm, and associated car parking, servicing landscaping and access improvements	W	89
11/04253/FU	Demolition of existing buildings and erect retail A1 foodstore, with 3 level covered car parking areas, 7 retail units (Use Classes A1, A2, A4, A4 and A5), a community centre and replacement Post Office Workers Club, with public realm, associated servicing, landscaping and access improvements.	W	89

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

A mix of residential, office and retail would be appropriate given town centre location. Residential could be in place on upper floors.

Low Hall Farm

Site Plan ref: n/a SHLAA ref: 3016

Site Details

Easting	422205	Northing	437499	Site area ha	0.46	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics

Site type	Brownfield
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On-site land uses

Office

Neighbouring land uses

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Manufacturing and Wholesale

Office

Other land uses - None

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

Description

Low Hall Farm group comprises a former farmhouse and outbuildings. The buildings, including the farmhouse, have been converted to office use. There are 3 seperate Grade II Listed Buildings. There are a number of protected mature trees on site. Site is very attractive with low level stone boundary walls. Existing residential cottage in the middle of the group of buildings. Site located within the Special Landscape Area and Green Belt. Clariant Development to the south, HG2-49 site to the north. Industrial units to the north west.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	2757.01
Nearest bus stop	11733
Nearest bus stop distance (m)	553.30

Agricultural classification	
Grade	Percent
Grade 3	100

Low Hall Farm

Site Plan ref: n/a SHLAA ref: 3016

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 checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Fails to meet any standards. However, there is a frequent shuttle bus which takes residents to the local centre, railway station and closer to schools and more frequent bus services.		3
Access comments		
Achieving a suitable access which provides visibility in accordance with guidelines would be dependant on third party land and could involve the removal trees. There is also no nearside footway. Traffic calming to reduce vehicle speeds would also need to be considered.		4
Local network comments		
Local congestion issues including at Horsforth Roundabout. Including Ring Road and Horsforth Roundabout.		3
Mitigation measures		Total score
Traffic calming on Low Hall Road and contribution towards mitigation measures as a result of cumulative impact on Horsforth Roundabout.		10
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
Supported with mitigation (Amber). A significant band of trees forms the western and northern boundary that will need to be retained and protected. Leeds-Liverpool Canal SSSI within 100m and will need consideration of impacts and consultation with Natural England. Bat Roost recorded from Low Hall House.	

Low Hall Farm

Site Plan ref: n/a SHLAA ref: 3016

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

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
15/01091/TR	Works to trees with TPO's - remove deadwood and trunk clean to Hawthorn (451), remove dead ivy, stumps and deadwood to Whitebeam (461), remove deadwood and decayed limbs-check crown to Ash (464), remove deadwood, crossing limbs and lightly lift canopy to Beech (465), remove deadwood and dead ivy to Scots pine (467), remove deadwood and dead ivy and cut back from phone wire to Scots pine (468), fell to near ground level to Hawthorn (475), cut clear of telephone wires to 2 Sycamores (478 and 479), remove stumps and deadwood to Ash (485 TPO tree), remove hanging limbs to Sycamore (486 TPO tree), fell to near ground level to Sycamore (489 TPO tree), fell to near ground level to Cherry (505) and cut back from phone wires and remove dead stems/deadwood to Whitebeam (G2)	A	98

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site which is not within the settlement hierarchy and has been sieved out. The site is relatively isolated from the main urban area however it has strong boundaries and would not lead to urban sprawl as it is located between an industrial estate and a large residential housing development. However, the site does contain a group of Grade II listed buildings and developing this site would not preserve the setting and special character of the listed buildings. Majority of the site is made up of buildings which are of significant heritage value; very little residual land is available for development. Whilst change of use opportunities may exist within the cluster of buildings the site is not considered appropriate for strategic housing allocation due to the heritage assets.	

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

Site Characteristics			
Site type	Greenfield		
On-site land uses	Agriculture		
Neighbouring land uses	Dwellings		
	Agriculture		
	Other		
Other land uses	Local Nature Area		
Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

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

UDP Designations		Core Strategy	
N32 Greenbelt	99.81	Main Urban Area	0.00
N34 PAS	0.02	Major Settlement	0.17
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.07	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.22		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Sch. Ancient Mon.	0.00		

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

Agricultural classification	
Grade	Percent
Grade 4	92.01
Urban	7.99

Cold Harbour Farm, Bayton Lane, Yeadon

Site Plan ref: n/a

SHLAA ref: 3034

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
80% of this site is accessible to Public Transport, but only approx 30% of the site is accessible to services.	2

Access comments

Bayton Lane too narrow and has no footway but mitigation can be completed, left turn out of site only onto Bayton Lane. Access to Larkfield Road required through another site (this access essential for larger site) but access not suitable due to brow of hill access visibility issues. Access to Belmont Grove likely to be unsuitable due to junction with A658/B6152 unless significant	2
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Cold Harbour Farm, Bayton Lane, Yeadon

Site Plan ref: n/a

SHLAA ref: 3034

Local network comments

Local congestion issues on A658, A65, Bayton Lane.

2

Mitigation measures

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

Total score

6

Highways site support

No

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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Supported - Great Crested Newts to consider.

Education comments

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

Flood Risk

Flood Zone 1

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Cold Harbour Farm, Bayton Lane, Yeadon

Site Plan ref: n/a SHLAA ref: 3034

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

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

Site Details							
Easting	425402	Northing	441089	Site area ha	5.63	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	
Flat greenfield site in agricultural use bordered by Cookridge Lane to the west and Pinfold Lane to the south and east.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Horsforth
Nearest train station distance (m)		2182.48
Nearest bus stop		7978
Nearest bus stop distance (m)		264.31
Agricultural classification		
Grade		Percent
Grade 3		100

Land North of Pinfold Lane, Cookridge

Site Plan ref: n/a

SHLAA ref: 3044A

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	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?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	

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

4. Preserve the setting and special character of historic towns

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

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

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

Development of the site has the potential to create urban sprawl as the site does not round off or relate well to the settlement.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets CS standards but lacks local facilities, remote from rail

Rank (1-5)

4

Access comments

Access achievable with mitigation (trees could be problem)

4

Local network comments		3
Local congestion issues		
Mitigation measures		Total score
		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

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Land North of Pinfold Lane, Cookridge

Site Plan ref: n/a SHLAA ref: 3044A

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl.

Site Details							
Easting	425533	Northing	440886	Site area ha	6.89	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	Greenfield site. Part of the site is in agricultural use, the remainder forms part of the grounds to Cookridge Golf Course. The western site boundary adjoins Cookridge Lane.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.62	% 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	0.38	% 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 %	2.65
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Nearest train station	Horsforth
Nearest train station distance (m)	2070.67
Nearest bus stop	7978
Nearest bus stop distance (m)	230.34

Agricultural classification	
Grade	Percent
Grade 3	100

Land South of Pinfold Lane, Cookridge

Site Plan ref: n/a

SHLAA ref: 3044B

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	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
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2. Prevent neighbouring towns from merging

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

Coalescence Conclusion	No merging but there is no defensible boundary
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3. Assist in safeguarding the countryside from encroachment

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

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

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

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

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

Development of the site would lead to urban sprawl as there are no defensible green belt boundaries. The site does not round off or relate well to the settlement.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets CS standards but lacks local facilities, remote from rail

Rank (1-5)

4

Access comments

Access achievable with mitigation (trees could be problem)

4

Local network comments	<div>3</div>
Local congestion issues	
Mitigation measures	Total score
	<div>11</div>
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

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Land South of Pinfold Lane, Cookridge

Site Plan ref: n/a SHLAA ref: 3044B

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is not well related to the to the existing settlement form and development would represent a significant incursion into Green Belt which could set a percedent for further unrestricted sprawl.

Beechwood Farm (south) Elmete Lane Roundhay

Site Plan ref: n/a SHLAA ref: 3315A

Site Details

Easting	434311	Northing	437340	Site area ha	15.84	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Roundhay	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Education

Office

Other land uses - None

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

Description	
-------------	--

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	100.00	
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	Cross Gates
Nearest train station distance (m)	3502.06
Nearest bus stop	7543
Nearest bus stop distance (m)	316.70

Agricultural classification	
Grade	Percent
Grade 3	51.42
Urban	48.58

Beechwood Farm (south) Elmete Lane Roundhay

Site Plan ref: n/a

SHLAA ref: 3315A

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Site detached from built up area by A58 and fields. Development would represent a significant incursion into Green Belt, resulting in sprawl.

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

Public transport accessibility comments

Eastern part of site generally meet accessibility standards

Rank (1-5)

3

Access comments

Visibility at an access would be difficult to achieve due to curve in the road, would require substantial tree loss

1

Beechwood Farm (south) Elmete Lane Roundhay

Site Plan ref: n/a SHLAA ref: 3315A

Local network comments		3
cumulative impact		
Mitigation measures		Total score
		7
Highways site support		
no		
Contingent on other sites		
combine with 3044B single point of access limits site to 300 units		

Highways England	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC
Ecology support

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Beechwood Farm (south) Elmete Lane Roundhay

Site Plan ref: n/a SHLAA ref: 3315A

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Development is contingent on site 1190 being brought forward. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a defensible boundary. Development would represent significant incursion in to the green belt.

Beechwood Farm (north) Elmete Lane Roundhay

Site Plan ref: n/a SHLAA ref: 3315B

Site Details

Easting	434308	Northing	437708	Site area ha	17.93	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Roundhay	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Office

Other land uses - None

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

Description

Greenfield site off Elmete Lane and A58, Roundhay. The site borders onto a golf course to the north west. There are pockets of small-scale development interspersed around the site, otherwise the site is surrounded by greenfield.

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	100.00	
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	Cross Gates
Nearest train station distance (m)	3813.13
Nearest bus stop	14302
Nearest bus stop distance (m)	380.65

Agricultural classification	
Grade	Percent
Grade 3	83.87
Urban	16.13

Beechwood Farm (north) Elmete Lane Roundhay

Site Plan ref: n/a

SHLAA ref: 3315B

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

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

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	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

Site detached from built up area by A58 and fields. Development would represent a significant incursion into Green Belt, resulting in sprawl.

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

Public transport accessibility comments

Eastern part of site generally meet accessibility standards

Rank (1-5)

3

Access comments

Access on to A58 achievable

3

Beechwood Farm (north) Elmete Lane Roundhay

Site Plan ref: n/a SHLAA ref: 3315B

Local network comments		3
cumulative impact		
Mitigation measures		Total score 9
suitable access, off site works		
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 with mitigation
Supported with mitigation (amber) if trees and hedgerows are retained and enhanced to provide ecological connectivity through the site, and scattered individual mature trees that should be retained for their landscape and ecological value. Bats to consider foraging/commuting.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Beechwood Farm (north) Elmete Lane Roundhay

Site Plan ref: n/a SHLAA ref: 3315B

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Wetherby Road is a defensible boundary to the Green Belt. Development would represent a significant incursion into the Green Belt.

Site Details							
Easting	422766	Northing	439425	Site area ha	2.22	SP7	Other Rural Extension
HMCA	North Leeds				Ward	Horsforth	

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

Other land uses - None

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

Description	
Greenfield site off Bayton Lane, Horsforth. The site borders housing to the south and a golf club to the west. Two rows of trees run across the site.	

Spatial relationships

UDP Designations			Core Strategy	
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00
N34 PAS	0.00		Major Settlement	0.00
RL1 Rural Land	0.00		Minor Settlement	0.00
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		Regeneration Areas	
N5 Open Space	0.00		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	Horsforth
Nearest train station distance (m)	1679.37
Nearest bus stop	10227
Nearest bus stop distance (m)	141.57
Agricultural classification	
Grade	Percent
Grade 4	100

Land north of Layton Road, Rawdon

Site Plan ref: n/a

SHLAA ref: 3327

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	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

Well contained site by trees on the borders but relates poorly to urban area. Development would reduce separation between settlements.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor employment and Public Transport accessibility. Good access to local services.

Rank (1-5)

3

Access comments

Access onto Layton Rise Achievable, Bayton Lane might not be due to trees/speed of road/lack of footway/width of road.

4

Land north of Layton Road, Rawdon

Site Plan ref: n/a

SHLAA ref: 3327

Local network comments

Local congestion in Horsforth and outer ring road.

3

Mitigation measures

Access works.

Total score

10

Highways site support

no

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
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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 with mitigation
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Supported with mitigation to protect and enhance hedgerows and trees - which occur across the centre and northern edge of this site. Bats to consider.

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

Land north of Layton Road, Rawdon

Site Plan ref: n/a SHLAA ref: 3327

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is set to the west of Bayton Lane, relatively remote from the centre of Horsforth. The site itself is relatively contained on all sides by the road and existing residential development, but development would further reduce the Green Belt gap between residential areas. Highway concerns regarding access.

Land south of Layton Road, Rawdon

Site Plan ref: n/a SHLAA ref: 3328

Site Details

Easting	422540	Northing	439168	Site area ha	5.09	SP7	Major Settlement Extension
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics

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

On-site land uses	
Agriculture	

Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

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

Description	Greenfield site off Layton Road, Rawdon. Although the site sits close to Rawdon and Horsforth, only a small aspect of the site borders onto housing. The majority of the site is surrounded by greenfield.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	1881.50
Nearest bus stop	6564
Nearest bus stop distance (m)	117.72

Agricultural classification	
Grade	Percent
Grade 4	100

Land south of Layton Road, Rawdon

Site Plan ref: n/a SHLAA ref: 3328

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 checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

Site currently separates two settlements, development here would result in merging Rawdon and Horsforth. Site is well contained by trees but performs an important role in safeguarding countryside from encroachment.
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Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Poor employment and Public Transport accessibility, good access to local services.	3

Access comments	
Access onto Layton Road.	5

Land south of Layton Road, Rawdon

Site Plan ref: n/a

SHLAA ref: 3328

Local network comments

Local congestion in Horsforth and outer ring road.

3

Mitigation measures

Access works/improvements to public transport / cumulative fund for Hosforth rdt.

Total score

11

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	Knostrap
Knostrap 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	Not supported
Not Supported (RED). No site based designations but a wooded beck corridor that runs down the western parts of this site and a species-rich hedgerow running parallel. The beck and lowland mixed deciduous woodland are UK BAP Priority habitats.	

Education comments

Flood Risk

Flood Zone 1. However, part of site along western boundary will be at risk of flooding from Gill Beck

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

Utilities

Gas

Electric

Fire and Rescue

Land south of Layton Road, Rawdon

Site Plan ref: n/a SHLAA ref: 3328

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Development would result in the coalescence of Rawdon and Horsforth, contrary to one of the purposes of Green Belts in preventing the merging of settlements.

Site Details							
Easting	422836	Northing	439074	Site area ha	1.5	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Horsforth	

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

Other land uses - None

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

Description	
Greenfield site off West End Lane, Horsforth. The site is connected to housing to the east, but is otherwise surrounded by greenfield.	

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	Horsforth
Nearest train station distance (m)	1586.42
Nearest bus stop	7241
Nearest bus stop distance (m)	240.35

Agricultural classification	
Grade	Percent
Grade 4	100

Land west of West End Lane, Rawdon

Site Plan ref: n/a

SHLAA ref: 3330

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging 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	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 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 would reduce separation between settlements. Well contained site (tree lined boundaries) but relates poorly to settlement set to the west of main road which currently acts as a strong defensible boundary.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor employment and Public Transport accessibility, average access to local services.

Rank (1-5)

2

Access comments

Access onto west End Lane achievable but lane is poor in width and lack of footway.

4

Land west of West End Lane, Rawdon

Site Plan ref: n/a

SHLAA ref: 3330

Local network comments

Local congestion in Horsforth and outer ring road.

3

Mitigation measures

Road width and footway works

Total score

9

Highways site support

no

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knostrap
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Knostrap 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 hedgerows and trees that occur along all boundaries of this site - a minimum 10 metres buffer to all boundaries planted with native shrubs and small trees (this 10 metre buffer not be allocated as garden space).

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

Site is clear of mains. There are gas mains running in the public highway.

Electric

Fire and Rescue

Land west of West End Lane, Rawdon

Site Plan ref: n/a SHLAA ref: 3330

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is set to the west of West End Lane which is the current boundary to Horsforth. Development here would be unrelated to the existing settlement pattern, encroach into the Green Belt and reduce the gap between settlements (Horsforth and Rawdon) contrary to one of the purposes of Green Belts in preventing the merging of settlements. Highway concerns regarding suitable access and accessibility.

Site Details							
Easting	426114	Northing	440801	Site area ha	36.69	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics	
Site type	Mixed
On-site land uses	
Outdoor sport facility (golf course)	
Neighbouring land uses	
Outdoor sport facility (golf course)	
Dwellings	
Agriculture	

Other land uses - None

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

Description	
Site occupied by Cookridge Golf Course and buildings associated with the use of the golf course. Undulating site extends northwards from Holt Lane with highway access from Cookridge Lane.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.94	% overlap	Main Urban Area	0.06	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.07		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	15.22		Inner South RA	0.00	% overlap
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 %	15.19
Nearest train station	Horsforth
Nearest train station distance (m)	2372.31
Nearest bus stop	4628
Nearest bus stop distance (m)	561.45

Agricultural classification	
Grade	Percent
Grade 3	95.22
Urban	4.78

Cookridge Hall Golf Course (N)

Site Plan ref: n/a

SHLAA ref: 3360B

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 checked="" 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 checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. The site also performs an important role in safeguarding from encroachment.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

PT accessibility OK, poor to other facilities

Rank (1-5)

3

Access comments

No access off Holt Lane unless fully reconstructed, would remove all trees on frontage, needs to be linked with 3360A

4

Cookridge Hall Golf Course (N)

Site Plan ref: n/a

SHLAA ref: 3360B

Local network comments

congested wider network

3

Mitigation measures

Holt Lane reconstruction

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation

Network Rail

Yorkshire Water

Treatment Works	Knostrap
Knostrap 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	Not supported
Not supported (RED). Breary Marsh Site of Special Scientific Interest (SSSI) lies only 200m from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds BAP priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds.	

Education comments

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

Flood Risk

Flood Zone 1

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

Utilities

Gas

Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility	

Site Details							
Easting	425898	Northing	440617	Site area ha	22.38	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics	
Site type	Mixed
On-site land uses	
Outdoor sport facility (golf course)	
Neighbouring land uses	
Outdoor sport facility (golf course)	
Dwellings	
Agriculture	

Other land uses - None

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

Description	
Site occupied by Cookridge Golf Course and buildings associated with the use of the golf course. Undulating site extends northwards from Holt Lane with highway access from Cookridge Lane.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	98.56	% overlap	Main Urban Area	1.44	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00		Inner South RA	0.00	% overlap
N6 Playing Pitch	0.00		LB Corridor RA	0.00	
N8 Urban Green Corridor	0.01		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	Horsforth
Nearest train station distance (m)	2088.99
Nearest bus stop	4628
Nearest bus stop distance (m)	300.01
Agricultural classification	
Grade	Percent
Grade 3	100

Cookridge Hall Golf Course (N)

Site Plan ref: n/a

SHLAA ref: 3360B

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 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	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	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

The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
part of site near to Cookridge Lane good, most of site is poor	3

Access comments

Only support access on to Cookridge Lane, no access off Holt Lane unless fully reconstructed, restricted amount of development 200 units with one access, need Holt Lane reconstruction and access onto Cookridge Lane for more would remove all trees on frontage.	4
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Cookridge Hall Golf Course (N)

Site Plan ref: n/a

SHLAA ref: 3360B

Local network comments

congested wider network

3

Mitigation measures

Holt Lane reconstruction

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation

Network Rail

Yorkshire Water

Treatment Works	Knostrap
Knostrap 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	Not supported
Not supported (RED). Breary Marsh Site of Special Scientific Interest (SSSI) lies only 200m from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds BAP priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds.	

Education comments

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

Flood Risk

Flood Zone 1

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

Utilities

Gas

Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site which performs an important role in safeguarding the countryside from encroachment. There is no defensible boundary to the proposed Green Belt boundary which could set a precedent for further unrestricted sprawl. Highway concerns regarding access with road infrastructure unsuitable for proposed development.	

Site Details							
Easting	427827	Northing	437482	Site area ha	3.97	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Weetwood	

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

Other land uses - None

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

Description	Greenfield site off Weetwood Avenue. The site is flat with a significant amount of treecover. Residential areas on the east, south and west.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.98	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	1.07	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	71.13	
N8 Urban Green Corridor	99.98	
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	0.02	% 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	Headingley
Nearest train station distance (m)	1946.11
Nearest bus stop	1130
Nearest bus stop distance (m)	277.79

Agricultural classification	
Grade	Percent
Non-agricultural	97.14
Urban	2.86

Off Weetwood Avenue, Headingley, Leeds**Site Plan ref: HG2-49 SHLAA ref: 3376**

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

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

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Strong links to main urban area. Well contained site (tree lined boundaries and housing) reducing potential for further sprawl. Site performs important open space function.
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Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Poor employment and Public Transport accessibility, average access to local services.	2

Access comments	
Adequate frontage with adopted highway.	5

Off Weetwood Avenue, Headingley, Leeds**Site Plan ref: HG2-49 SHLAA ref: 3376****Local network comments**

Significant congestion issues on A660.

2**Mitigation measures**

Access works, possible footway works required, cumulative congestion fund possible, public transport improvements required

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

Yes with mitigation and partial development.

Contingent on other sites

no

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail**Yorkshire Water**

Treatment Works	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 (Amber). This proposed allocation includes 0.054ha of the Meanwood Valley SEGI in the north-east corner (an area of woodland linked to the wider site and wildlife corridor). The rest of the site has no site-based designations but forms part of the Leeds Habitat Network - it lies on the Meanwood Valley wildlife corridor which runs into the heart of Leeds. The site is currently grassland on former arable land with smaller areas of plantation woodland. The open farmland and belts of woodland are considered to add to the variety of habitats in a corridor already constrained by development.

Education comments**Flood Risk**

Flood Zone 1. There is a combined sewer running across the NW corner of the site. Field drainage and short section of culvert within SW corner. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities**Gas****Electric**

Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is well related to the urban area, bounded by residential development to the west and south and trees to the north and east. A large part of the site was designated as protected playing pitch (N6) on the UDP and is also in an urban green corridor and conservation area. The site is in private ownership and has not been in active playing field use for some years. Development of the site would have little or no impact on the purposes of Green Belt and it is separated from the major local area of green space, Meanwood Park, by a strong tree belt.	

Site Details							
Easting	423438	Northing	439428	Site area ha	1.25	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Dwellings	
Neighbouring land uses	
Education	
Places of worship	
Outdoor sport facility	

Other land uses - None

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

Description	A mixed green and brownfield site off Brownberrie Lane, Horsforth. There is a religious centre and surface car park to the east of the site, woodland to the north and west, and an outdoor sports facility (part of Leeds Trinity University) to the south. The site itself contains a collection of buildings as well as woodland.
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Spatial relationships

UDP Designations		
N32 Greenbelt	29.88	% 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	70.12	% 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 %	0.33	
Nearest train station	Horsforth	
Nearest train station distance (m)	1023.73	
Nearest bus stop	60	
Nearest bus stop distance (m)	118.94	

Agricultural classification	
Grade	Percent
Grade 4	99.18
Urban	0.82

Brownberrie Lane

Site Plan ref: n/a

SHLAA ref: 3381

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input 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?	No
Do features provide boundaries to contain the development?	No

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

3. Assist in safeguarding the countryside from encroachment

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

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

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

Part of the site is within Green Belt (30%). It performs an important role in safeguarding the countryside from encroachment, with the woodland it forms part of forming a strong defensible boundary to the green belt.
--

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

Public transport accessibility comments

Good access to local services, poor public transport.

Rank (1-5)

3

Access comments

Adequate visibility may not be achievable onto adopted highway due to land frontage, may need adjacent land 3384

3

Brownberrie Lane

Site Plan ref: n/a

SHLAA ref: 3381

Local network comments

Significant congestion issues in Horsforth

2**Mitigation measures**

Footway works required, network congestion works required, public transport improvements

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

no

Contingent on other sites

possible combined with 3384

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail**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 with mitigation
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Supported with mitigation. This proposed allocation overlaps with 0.5ha of Wetstone Plantation LNA but most of this area of the site appears from aerial photographs to have already be degraded by tree clearance associated with an existing property. The boundary of the LNA should be formalised through permanent fencing to reduce unauthorised access and further erosion of woodland habitat, and a minimum 20 metre buffer from the edge of the existing wood/fence-line will be required on the northern and western boundaries - to be planted with native shrubs and small trees.

Education comments**Flood Risk**

Flood Zone 1. We have a record of a couple of flood incidents within the site boundary. There is a minor watercourse / drain along the Northern boundary of the site.

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

Utilities

Gas

There are gas mains running in the carriageway and services running to existing properties.

Electric

Brownberrie Lane

Site Plan ref: n/a **SHLAA ref: 3381**

Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Part of the site is within Green Belt (30%). Part of the site is also a Local Nature Area (LNA) and designated as green space in the Site Allocations Plan. The remaining area is occupied by existing dwellings. This area alone would be too small to be allocated. Highway concerns including the lack of adequate visibility being achievable onto the adopted highway.	

Site Details							
Easting	423578	Northing	439358	Site area ha	0.84	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Education	
Neighbouring land uses	
Dwellings	
Education	
Car Parks	

Other land uses - None

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

Description	
Greenfield site off Brownberrie Lane, Horsforth. The surrounding area is predominantly residential with Leeds Trinity University located to the south.	

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	Horsforth
Nearest train station distance (m)	870.32
Nearest bus stop	6001
Nearest bus stop distance (m)	57.41

Agricultural classification	
Grade	Percent
Grade 4	26.16
Urban	73.84

Brownberrie Lane

Site Plan ref: HG2-37 SHLAA ref: 3384

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

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Good access to local services, poor Public Transport.

3

Access comments

Adequate frontage with main road.

5

Local network comments

Significant congestion issues in Horsforth.

2

Mitigation measures

Footway works required, network congestion works required, public transport improvements.

Total score**10**

Highways site support

yes with mitigation

Contingent on other sites

possible combined with 3381

Highways England

Impact No material impact Network Status No objection

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.

Brownberrie Lane

Site Plan ref: HG2-37 SHLAA ref: 3384

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. There is a minor drain and a short section of culvert within the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

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
13/9/00208/MOD	Single storey extension to form annexe NON MATERIAL AMENDMENT to 13/01720/FU: Regularisation of plans following detailed design to alter single storey extension. Roof pitch to match existing roof's pitch, and to replace existing lobby roof with new upgraded roof.	M01	99
13/01720/FU	Single storey extension to form annexe	A	99

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Site within urban area. Residential use acceptable in principle.	

Site Details							
Easting	425925	Northing	438198	Site area ha	0.98	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Weetwood	

Site Characteristics	
Site type	Brownfield
On-site land uses	Manufacturing and Wholesale
Office	
Neighbouring land uses	Wholesale distribution
Office	
Unmanaged Forest	

Other land uses - None

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

Description	Brownfield site off Ring Road, West Park. The site is surrounded by employment and retail uses. The site borders woodland 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	Horsforth
Nearest train station distance (m)	1774.48
Nearest bus stop	1628
Nearest bus stop distance (m)	127.06

Agricultural classification	
Grade	Percent
Urban	100

Clayton Wood Bank

Site Plan ref: n/a

SHLAA ref: 3402

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility all round

5

Access comments

Poor access arrangements onto ring road require mitigation, future development coming forward

4

Local network comments

Local congestion on ring road

3

Mitigation measures

Access works

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

no

Highways England

Impact	No material impact	Network Status	No objection
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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.

Clayton Wood Bank

Site Plan ref: n/a SHLAA ref: 3402

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. Part of site susceptible to surface water flooding. 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	
Existing employment site, surrounded by other employment uses and Clayton Wood. For these reasons the site is considered inappropriate for residential.	

Site Details							
Easting	427354	Northing	437552	Site area ha	0.91	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Weetwood	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Unmanaged Forest	
Neighbouring land uses	
Dwellings	
Water Storage and Treatment	
Outdoor sport facility	

Other land uses - None

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

Description	
Greenfield site to the west of Weetwood Court. Water treatment works to the west, school playing fields to the south and housing to the north and 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
Nearest train station		Headingley
Nearest train station distance (m)		1809.85
Nearest bus stop		10632
Nearest bus stop distance (m)		181.15
Agricultural classification		
Grade	Percent	
Urban	100	

Weetwood Manor, Weetwood

Site Plan ref: HG2-48 SHLAA ref: 3457

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

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Good accessibility all round

5

Access comments

No access onto Weetwood Lane

1

Local network comments

Local congestion on A660 and Headingley

3

Mitigation measures

Access improvements

Total score

9

Highways site support

no

Contingent on other sites

no

Highways England

Impact No material impact Network Status No objection

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.

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
This site adjoins the boundary of the Meanwood Conservation Area. 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. If allocated, development proposals would need to ensure that those elements which contribute to the character of that part of the adjacent Conservation Area are not harmed.	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Site within existing urban area where residential use is acceptable in principle. Highway concerns can be mitigated through access improvements.	

Site Details							
Easting	425587	Northing	439954	Site area ha	0.37	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Outdoor amenity and open space	
Neighbouring land uses	
Water Storage and Treatment	
Education	
Dwellings	

Other land uses - None

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

Description	
Greenfield site off Otley Old Road and Holtdale Approach, Holt Park. Housing to the north, Ralph Thoresby High School and associated car park to the east and Tinshill BT Tower to the south.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.99	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.99	
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 %		97.89
Nearest train station		Horsforth
Nearest train station distance (m)		1422.64
Nearest bus stop		5067
Nearest bus stop distance (m)		56.66
Agricultural classification		
Grade		Percent
Grade 3		100

Ralph Thoresby (Site F) Holt Park, Leeds

Site Plan ref: HG2-31 SHLAA ref: 4000

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

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Good accessibility all round

5

Access comments

Good frontages with adopted highway, possible problems with junction spacings with other accesses

4

Local network comments

Spare local capacity

5

Mitigation measures

footway works around frontages, access improvements

Total score**14**

Highways site support

yes

Contingent on other sites

no

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail**Yorkshire Water**

Treatment Works 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.

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/04318/TWA	New Generation Transport routes		99

Conclusions
Submission Draft Plan Allocation
Housing allocation
Submission Draft Plan Allocation Conclusion
Greenfield site within residential area. Suitable in principle for residential. The site has been identified for housing in the Planning Statement for Holt Park District Centre.

Site Details							
Easting	434066	Northing	437666	Site area ha	1.46	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Roundhay	

Site Characteristics	
Site type	60:40 green/brown
On-site land uses	
Agriculture	
Dwellings	
Neighbouring land uses	
Agriculture	
Outdoor sport facility	
Dwellings	

Other land uses - None

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

Description	Predominantly greenfield site off Elmete Lane, Roundhay. There is some development to the west of the site, otherwise the site is surrounded by greenfield (the area to the south is wooded). There is a property and associated land within the site.
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Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	100.00	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00	<div>Regeneration Areas</div>	
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	100.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00	Inner South RA	0.00
Sch. Ancient Mon.	0.00	LB Corridor RA	0.00
		EASEL RA	0.00
		Aire Valley RA	0.00
		West Leeds Gateway	0.00

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Cross Gates
Nearest train station distance (m)	3909.54
Nearest bus stop	11538
Nearest bus stop distance (m)	585.03
Agricultural classification	
Grade	Percent
Grade 3	100

Land at Elmete Lane, Roundhay

Site Plan ref: n/a

SHLAA ref: 4013

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	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

Relates poorly to settlement, with high potential to lead to sprawl. Would have to be developed alongside larger adjacent site. Overlaps conservation area.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Fails all accessibility standards	1

Access comments

Elmete Lane not suited to intensification of use	1
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Land at Elmete Lane, Roundhay

Site Plan ref: n/a

SHLAA ref: 4013

Local network comments

Elmete Lane not suited to intensification of use

1

Mitigation measures

Total score

3

Highways site support

no

Contingent on other sites

access could be taken from adjacent site

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

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
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Supported

Education comments

2063+4013+3315+1190= 1619 houses generates 405 primary and 162 secondary children. New 2FE primary school would be required.

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
<p>This site lies within the Roundhay Conservation Area. When originally designated, it is presumed that this open area was considered to make an important contribution to the character or appearance of the Conservation Area. Therefore, one might assume that its loss and subsequent development would result in harm to that part of the designated area. In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas, there will need to be some assessment of what contribution this plot of land makes to the character 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 is a Grade II Listed Building at Beechwood (to the south). 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 also need to be some assesment of what contribution this currently undeveloped area makes to the significance of these assets and what effect its loss and subsequent development might have upon their significance.</p>
Natural England

Conclusions
Submission Draft Plan Allocation
Not allocated for housing
Submission Draft Plan Allocation Conclusion
Green Belt site. Development would represent significant incursion in to the Green Belt. Wetherby Road is a defensible boundary to the Green Belt.

Site Details							
Easting	423658	Northing	438343	Site area ha	0.75	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics	
Site type	Brownfield
On-site land uses	
General	
Neighbouring land uses	
Dwellings	
Outdoor sport facility	
Education	

Other land uses - None

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

Description	Brownfield site off Church Lane, Horsforth. Horsforth School lies to the north of the site and St Margarets Church to the south. Aspects of the site border onto housing. Immediately to the north are outdoor sport pitches belonging to the school.
-------------	---

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 %	100.00
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Nearest train station	Horsforth
Nearest train station distance (m)	1103.03
Nearest bus stop	11415
Nearest bus stop distance (m)	175.09

Agricultural classification	
Grade	Percent
Urban	100

Church Lane, Horsforth

Site Plan ref: n/a

SHLAA ref: 4056

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)

Public transport, employment, health and education good

5

Access comments

Existing access ok, sightlines could be improved within landscaping

5

Local network comments

Ok for level of development

5

Mitigation measures

Total score**15**

Highways site support

Yes

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.

Church Lane, Horsforth

Site Plan ref: n/a SHLAA ref: 4056

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	
Housing sites 4056, 4057, 235, 4021, 1062, 3014, 2049 are all within 2km of Leeds-Liverpool Canal SSSI. The cumulative effects of these allocations on the interest features of the SSSI should be examined.	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Intended for education purposes (extension to Horsforth school) and therefore not suitable for residential development.	

Site Details							
Easting	424259	Northing	437259	Site area ha	0.83	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics	
Site type	50:50 green/brown
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	

Other land uses - None

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

Description	
Brownfield/greenfield site off Outwood Lane, Horsforth. The site is within a residential area. Former care home (now demolished).	

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	Horsforth
Nearest train station distance (m)	1887.70
Nearest bus stop	10892
Nearest bus stop distance (m)	64.43

Agricultural classification	
Grade	Percent
Urban	100

St Joseph's, Outwood Lane, Horsforth

Site Plan ref: HG2-45 SHLAA ref: 4057

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Public transport, employment, health and education good

5

Access comments

Access achievable on to Outwood Lane

5

Local network comments

Ok for level of development

5

Mitigation measures

Total score

15

Highways site support

Yes

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.

St Joseph's, Outwood Lane, Horsforth**Site Plan ref: HG2-45 SHLAA ref: 4057**

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	
Housing sites 4056, 4057, 235, 4021, 1062, 3014, 2049 are all within 2km of Leeds-Liverpool Canal SSSI. The cumulative effects of these allocations on the interest features of the SSSI should be examined.	

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

App Number	Proposal	Decision	% of site
09/03666/FU	Demolition of care home and erect replacement part 3, part 4, and part 5 storey care home, with 39 self contained flats, care rooms, chapel, lounges, dining area, activity rooms and function room, with car parking and landscaping	R	100
10/04924/FU	Replacement part 2, part 3, and part 4 storey care home, with 34 self contained flats, 39 dementia/respite/nursing care rooms, chapel, lounges, dining area, activity rooms and function room, with car parking and landscaping	R	100

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Former care home (now demolished) in residential area. Acceptable in principle for housing.	

Site Details							
Easting	426371	Northing	435217	Site area ha	0.88	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Kirkstall	

Site Characteristics	
Site type	Brownfield
On-site land uses	Manufacturing and Wholesale
Neighbouring land uses	Shops
Transport tracks and ways	
Unmanaged Forest	

Other land uses - None

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

Description	Brownfield site off Kirkstall Road, Kirkstall. The site is located between the back of Morrisons supermarket and the river. There are wooded areas to the east and west of the site.
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Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.99	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	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 %	55.60	
Nearest train station	Headingley	
Nearest train station distance (m)	748.19	
Nearest bus stop	12126	
Nearest bus stop distance (m)	113.98	
Agricultural classification		
Grade	Percent	
Urban	100	

St Ann's Mills, Kirkstall Road

Site Plan ref: n/a

SHLAA ref: 4092

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)

Good access to public transport, employment, health and primary education but not secondary education.

4

Access comments

Steeply sloping access road from Kirkstall Road, lined with mature trees and adoptable access difficult to achieve

3

Local network comments

ok for level of development

3

Mitigation measures

Total score**10**

Highways site support

yes with adoptable access

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

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

FZ3a (ii) as shown on LCC SFRA - recommendation that no 'more vulnerable use' be permitted in FZ3a (ii) See comments in main text of our response.

St Ann's Mills, Kirkstall Road

Site Plan ref: n/a SHLAA ref: 4092

LCC	
Ecology support	Not supported
Not supported (RED). Lies adjacent to the River Aire and Kirkstall Mill Goit, UK BAP priority habitats. The Otter Survey and Habitat Assessment of the River Aire (2008) found an otter lying up site in a "space formed by overhanging concrete of mill complex floor". This is one of the most significant features for otters on the River Aire in Leeds city centre. Features used by European protected species such as otter, for shelter are protected under the Conservation of Habitats and Species Regulations 2010.	

Education comments	

Flood Risk	
Flood Zone 3A. Part of site in Rapid Innundation Area from River Aire 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	
Part of the site is in current employment use to be retained with the rear of the site allocated for future employment use.	

South of Fearnville Place

Site Plan ref: n/a SHLAA ref: 4094

Site Details

Easting	434115	Northing	435705	Site area ha	7.53	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Gipton and Harehills/Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor sport facility

Allotment and city farm

Neighbouring land uses

Outdoor amenity and open space

Outdoor sport facility

Dwellings

Other land uses - None

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

Description	
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	82.07	
N1A Allotments	17.41	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.48	
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 %	100.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	2507.95
Nearest bus stop	3925
Nearest bus stop distance (m)	120.22

Agricultural classification	
Grade	Percent
Urban	100

South of Fearnville Place

Site Plan ref: n/a

SHLAA ref: 4094

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)

Mostly meets criteria

4

Access comments

Access options to Fearnville Road

4

Local network comments

Spare capacity in local network

4

Mitigation measures

Total score

12

Highways site support

yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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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

Small amount of FZ2 & FZ3, Wyke Beck runs along boundary to site. See comments in main text of our response

South of Fearnville Place

Site Plan ref: n/a

SHLAA ref: 4094

LCC	
Ecology support	Not supported
Not supported (RED). No site based designations but this site lies across the centre of the Wyke Beck Valley, a very important wildlife corridor with strong local public support. The proposed allocation includes a section of the Wyke Beck and an area of lowland mixed deciduous woodland both UK BAP priority habitats, as well as an area scrub to the north west. The Wyke Beck is one of the most important sites in Leeds for Wwhite-clawed Crayfish, a UK protected species, with records adjacent to the proposed allocation as recently at 2009. The site also supports house sparrow and song thrush two Red List Birds of Conservation Concern. Bats will also use the corridor for feeding with 6 recorded roosts within 500m.	
Education comments	
Flood Risk	
Some parts of the site adjacent to Wyke Beck are in flood zone 3A. Remainder of the site is in Flood Zone 1. There are a number of public sewers within the site boundary. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Designated greenspace in the Site Allocations Plan. The site boundary includes a stretch of Wyke beck and the site is poorly situated, development would lead to significant encroachment into its corridor function.	

Site Details							
Easting	427378	Northing	439843	Site area ha	4.68	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	Flat site set in urban area, main use as playing pitch with more pitches adjacent to the south and some to north. Section on western side less well kept with more trees separated by a tree line through the centre of the site. No access, track on eastern side leads to road, set by a primary school.
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Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00		Regeneration Areas		% overlap
N6 Playing Pitch	54.58		Inner South RA	0.00	
N8 Urban Green Corridor	100.00		LB Corridor RA	0.00	
CC Shopping Quarter	0.00		EASEL RA	0.00	
UDP City Centre	0.00		Aire Valley RA	0.00	
S2S6 Town Centre	0.00	West Leeds Gateway	0.00		
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	3039.92
Nearest bus stop	13508
Nearest bus stop distance (m)	406.63

Agricultural classification	
Grade	Percent
Grade 3	73.37
Urban	26.63

Land east of Sadler Way, Adel

Site Plan ref: n/a

SHLAA ref: 4157

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

Greenbelt Assessment

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

3. Assist in safeguarding the countryside from encroachment

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

Development would represent a finger incursion into Green Belt, with no defensible boundary to the south.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
PT CS Standards partly met schools ok	3

Access comments

Insufficient site frontage for suitable access	1
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Local network comments		
Longcausway unsuitable, narrow, no footway to north, congestion issues at Churh Lane / A660		1
Mitigation measures		Total score
No		5
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
Owing to the size of this site we would expect a surface water management plan (utilising SuDS as the preferred option) to be drawn up for the whole area.

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary water course(running through centre of site)	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) - Broad-leaved woodland belt needs retaining. A north-south line of Lowland mixed deciduous woodland UK BAP Priority Habitat cuts this site in half. Retain the woodland and enhance through the use of locally native trees throughout the housing scheme. Badger records nearby. Location of sett unknown.	

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 east of Sadler Way, Adel

Site Plan ref: n/a SHLAA ref: 4157

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site straddles the urban green corridor and does not relate well to the settlement pattern. Part of the site is designated green space in the Site Allocations Plan	

Site Details							
Easting	425258	Northing	437960	Site area ha	0.85	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Restaurants and Cafes	
Outdoor sport facility	

Other land uses - None

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

Description	
An agricultural field with mature trees along the boundaries.Site is greenbelt and in the urban green corridor.	

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	7.75	
N1A Allotments	0.00	
N5 Open Space	0.03	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
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 %	0.15
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Nearest train station	Horsforth
Nearest train station distance (m)	1446.59
Nearest bus stop	13882
Nearest bus stop distance (m)	101.04

Agricultural classification	
Grade	Percent
Grade 3	100

Meadow View, Horsforth

Site Plan ref: n/a

SHLAA ref: 4158

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 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 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?	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?	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

Isolated development within the greenbelt. Development would set a precedent for further sprawl into the Green Belt.
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Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
CS Standards met	5

Access comments	
Only possible to access directly from Ring Road which would need to be widened significantly to safely accommodate a right turn	1

Local network comments		
Ring Road congested at peak hours, queues likely to impact on access	1	
Mitigation measures		Total score
Too significant for scale of development		7
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	
Site in FZ3. See comments in our previous I&O consultation. Ordinary watercourse (Old mill beck) runs through the site. Active Landfill within 250m south of site.	

LCC	
Ecology support	Not supported
Red - Poor site due to impact on Old Mill Beck/Oil Mill Beck and associated wildlife habitat network. This proposed allocation includes a significant length of the Old Mill/Oil Mill Beck, adjacent woodland and a small area of locally valuable unmanaged grassland. This is part of the connecting habitat which contributes toward the wildlife habitat network along the beck jointing Hawksworth Wood and Clayton and Daffy Woods. Avoid development within 20m of the top of the bank or on any land liable to flooding. Also avoid any lowland mixed deciduous woodland. In avoiding these key habitat features there will be little or no scope for building.	

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	

Meadow View, Horsforth

Site Plan ref: n/a SHLAA ref: 4158

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site within the urban green corridor. The site does not border onto housing and is somewhat detached from the main residential area. The site and surrounding fields provide an attractive gateway into Horsforth from the Ring Road. A significant proportion of the site is identified as Green Space in the Site Allocations Plan. Development would be unrelated to the settlement form and set a precedent for further sprawl into the Green Belt.	

Site Details							
Easting	426515	Northing	438869	Site area ha	6.3	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Weetwood	

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

Other land uses - None

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

Description	Adjacent to lawnswood cemetery. Good tree lined boundaries. The rugby pitch to the north west of the site is on a high plateau to the remainder of the site.
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Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	99.99	
N8 Urban Green Corridor	100.00	
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	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 %	0.07
Nearest train station	Horsforth
Nearest train station distance (m)	2111.31
Nearest bus stop	5774
Nearest bus stop distance (m)	152.22

Agricultural classification	
Grade	Percent
Non-agricultural	94.77
Urban	5.23

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)
Meets Standards		5
Access comments		
Existing access on to A660 unsuitable for development, direct access from Otley Old Road possible, subject to tree loss and NGT		5
Local network comments		
A660 corridor congested, however NGT will provide alternative travel to city centre		4
Mitigation measures		Total score
		14
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required
Network Rail			
Yorkshire Water			
Treatment Works			
Environment Agency			
Constraints			
FZ1 over 1ha. See comments in our previous I&O consultation.			
LCC			
Ecology support	Supported with mitigation		
Supported with mitigation (Amber) - line of mature trees along the west boundary of the site is Lowland mixed deciduous woodland UK BAP habitat. Retain and enhance with locally native scrub and woodland edge habitat. All boundaries of this site will be used for commuting and foraging bats (associated with adjacent cemetery) - and should be protected from artificail lighting.			

University Land, Lawnswood

Site Plan ref: n/a SHLAA ref: 4172

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
14/07350/TR	Works to trees with a TPO2390 - Sycamore - removed all dead branches above 5cm diameter; 3522 - Cherry, 745 - Beech, 4956 - Sycamore - fell to ground level	A	99
13/04318/TWA	New Generation Transport routes		100

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is designated as Green Space in the Site Allocations Plan. Playing pitches on site. Possibility of cemetery extension into part of site.

Land between Holtdale Grove/Holtdale Ave

Site Plan ref: n/a SHLAA ref: 4215

Site Details

Easting	425624	Northing	440370	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Existing area of designated greenspace within the Holt Park housing estate providing amenity space and setting for the existing houses.Trees are dispersed across the site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	98.43	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.99	
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 %	100.00
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Nearest train station	Horsforth
Nearest train station distance (m)	1720.63
Nearest bus stop	13140
Nearest bus stop distance (m)	64.12

Agricultural classification	
Grade	Percent
Grade 3	100

Land between Holtdale Grove/Holtdale Ave

Site Plan ref: n/a SHLAA ref: 4215

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		Rank (1-5)
Public transport accessibility comments		
Meets Standards		5
Access comments		
Access achievable onto Holtdale Approach		5
Local network comments		
A660 corridor congested, however Bus and NGT will provide alternative travel to city centre		4
Mitigation measures		Total score
No		14
Highways site support		
Yes		
Contingent on other sites		

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

Network Rail

Yorkshire Water
Treatment Works

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

LCC	
Ecology support	Supported
Supported	

Land between Holtdale Grove/Holtdale Ave

Site Plan ref: n/a SHLAA ref: 4215

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

The site performs an important amenity function and setting for nearby houses within the Holt Park housing estate. Site is identified as Green Space in the Site Allocations Plan.

Eyrie Public House, Holtdale Approach, Cookridge

Site Plan ref: HG2-30 SHLAA ref: 4216

Site Details

Easting	425467	Northing	440315	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant building

Vacant land

Neighbouring land uses

Dwellings

Places of worship

Other land uses - None

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

Description

Former public house and car park off Holtdale Approach, Holt Park. Trees along western boundary.

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 %	1.94
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Nearest train station	Horsforth
Nearest train station distance (m)	1574.02
Nearest bus stop	13496
Nearest bus stop distance (m)	50.65

Agricultural classification	
Grade	Percent
Grade 3	100

Eyrie Public House, Holtdale Approach, Cookridge

Site Plan ref: HG2-30 SHLAA ref: 4216

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		Rank (1-5)
Public transport accessibility comments		
Meets Standards		5
Access comments		
Utilise existing access onto Holtdale Approach		5
Local network comments		
A660 corridor congested, however Bus and NGT will provide alternative travel to city centre		4
Mitigation measures		Total score
No		14
Highways site support		
Yes		
Contingent on other sites		

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

Network Rail

Yorkshire Water
Treatment Works

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

LCC	
Ecology support	Not supported
Red - the western part of this site supports birch woodland which forms an important link in the habitat network down Otley Old Road and Holtdale Approach - avoid development of this woodland area and enhance with locally native scrub and ground flora planting. Also areas of substantial trees along northern and some of southern boundaries.	

Eyrie Public House, Holtdale Approach, Cookridge

Site Plan ref: HG2-30 SHLAA ref: 4216

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
15/04600/FU	Demolition of existing public house and erection of six dwellings	A	98

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Brownfield site in residential area. Suitable in principle for housing.

Cookridge Fire Station

Site Plan ref: HG2-32 SHLAA ref: 4217

Site Details							
Easting	425600	Northing	439807	Site area ha	0.42	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Other	
Neighbouring land uses	
Education	
Dwellings	
Post and Telecom	
Outdoor amenity and open space	
Shops	

Other land uses - None

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

Description	Existing fire station with grassed area adjacent. Located within an area of mixed land uses (Ralph Thoresby School, telecom tower, shops and housing).
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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	0.59	
N8 Urban Green Corridor	0.59	
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 %	0.78
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Nearest train station	Horsforth
Nearest train station distance (m)	1355.03
Nearest bus stop	11539
Nearest bus stop distance (m)	71.44

Agricultural classification	
Grade	Percent
Grade 3	100

Cookridge Fire Station

Site Plan ref: HG2-32 SHLAA ref: 4217

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		Rank (1-5)
Public transport accessibility comments		
Meets Standards		5
Access comments		
Access on to Otley Old Road as far from traffic signals as possible		5
Local network comments		
A660 corridor congested, however Bus and NGT will provide alternative travel to city centre		4
Mitigation measures		Total score
No		14
Highways site support		
Yes		
Contingent on other sites		

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

Network Rail

Yorkshire Water
Treatment Works

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

LCC	
Ecology support	Supported
Supported	

Cookridge Fire Station

Site Plan ref: HG2-32 SHLAA ref: 4217

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

Housing allocation

Submission Draft Plan Allocation Conclusion

Brownfield site in residential area. The site has been identified for housing in the Planning Statement for Holt Park District Centre.

Lawnswood Arms, Holt Lane, Adel

Site Plan ref: n/a SHLAA ref: 4232

Site Details

Easting	426960	Northing	440129	Site area ha	0.78	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Brownfield
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On-site land uses

Public House

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

Lawnswood Arms site - currently in use. Consists of public house and car park. Set in main urban area with road frontage.

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	1.00	
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	Horsforth
Nearest train station distance (m)	2724.96
Nearest bus stop	6702
Nearest bus stop distance (m)	90.10

Agricultural classification	
Grade	Percent
Grade 3	62.06
Urban	37.94

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 Standards		5
Access comments		
Exisitng access can be reused		5
Local network comments		
A660 corridor congested, however Bus and NGT will provide alternative travel to city centre		4
Mitigation measures		Total score
		14
Highways site support		
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 under 1ha. See comments in our previous I&O consultation	

LCC	
Ecology support	Supported
Supported	

Lawnswood Arms, Holt Lane, Adel

Site Plan ref: n/a

 SHLAA ref: 4232

Education comments

Flood Risk

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

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

App Number	Proposal	Decision	% of site
12/04038/FU	Single-storey extension to pub/restaurant	A	95

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Whilst this is a brownfield site, so could be considered suitable for residential use in principle, it is in existing use as a public house and the owners have not submitted the site. As such, the site is not considered available.

Site Details							
Easting	426130	Northing	439912	Site area ha	0.86	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics

Site type

Brownfield

On-site land uses

Car Parks

Terminals and Interchanges

Neighbouring land uses

Outdoor amenity and open space

Dwellings

Residential institution

Shops

Indoor sport facility

Other land uses - None

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

Description

Existing under-utilised car park serving the Holt Park District Centre. The site is arranged in terraced areas of parking interspersed with landscaping and trees. A bus stop is located on the western boundary of the site.

Spatial relationships

UDP Designations

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

99.91

Nearest train station

Horsforth

Nearest train station distance (m)

1875.46

Nearest bus stop

2414

Nearest bus stop distance (m)

53.72

Agricultural classification

Grade	Percent
Grade 3	62.49
Urban	37.51

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 Standards		5
Access comments		
Access from Farrar Lane		5
Local network comments		
A660 corridor congested, however Bus and NGT will provide alternative travel to city centre		4
Mitigation measures		Total score
		14
Highways site support		
Yes		
Contingent on other sites		

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

Network Rail	
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Yorkshire Water	
Treatment Works	

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

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Brownfield site in residential area. The site has been identified for housing in the Planning Statement for Holt Park District Centre. An area will need to be retained for parking spaces to serve the district centre and adjoining greenspace. The existing bus stop should also be retained. Capacity has been reduced to reflect this.

Holly Park Estate Extension, Water Lane, Horsforth

Site Plan ref: n/a SHLAA ref: 4239

Site Details							
Easting	422588	Northing	438139	Site area ha	1.1	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Horsforth	

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

Other land uses - None

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

Description	
Greenfield site, current agricultural use. The site is well contained by trees on the north and west boundaries. Residential dwellings adjoin the site to the east and south. There is a road access from the existing estate near the south east corner, but this section of the site is not within the boundary of the site.	

Spatial relationships

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

Core Strategy		
Main Urban Area	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Horsforth	
Nearest train station distance (m)	2088.34	
Nearest bus stop	1144	
Nearest bus stop distance (m)	208.04	

Agricultural classification	
Grade	Percent
Grade 3	84.08
Urban	15.92

Holly Park Estate Extension, Water Lane, Horsforth

Site Plan ref: n/a

SHLAA ref: 4239

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 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?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

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

2. Prevent neighbouring towns from merging

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

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	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

Adjacent to urban area, links well to the settlement and is contained by residential development and trees around the edge of the site. Performs well in GB terms.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Accessibility Standards

Rank (1-5)

4

Access comments

Water Lane not wide enough for access from A65, objection on this reason.

1

Holly Park Estate Extension, Water Lane, Horsforth

Site Plan ref: n/a SHLAA ref: 4239

Local network comments		
A65 Corridor congested		3
Mitigation measures		Total score
No		8
Highways site support		
No		
Contingent on other sites		

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

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Culvert just beyond western boundary	

LCC	
Ecology support	Supported
Supported	

Education comments	
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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	
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Fire and Rescue	
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Telecoms	
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Other	
Heritage England	

Holly Park Estate Extension, Water Lane, Horsforth

Site Plan ref: n/a SHLAA ref: 4239

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Not supported by Highways as access via Water Lane is too narrow.

South of A65 from Horsforth & Rawdon RA to crematorium

Site Plan ref: HG2-41 SHLAA ref: 4240

Site Details

Easting	422433	Northing	437731	Site area ha	41.95	SP7	Main Urban Area Extension
HMCA	North Leeds			Ward	Horsforth		

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Dwellings
Manufacturing and Wholesale

Neighbouring land uses

Agriculture
Dwellings
Manufacturing and Wholesale

Other land uses - None

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

Description

Large site with agricultural use, several fields many of which are tree lined. Two residential dwellings are situated along the northern boundary which also faces onto the main road. Industrial use to the south west of the site. A public access runs through the centre of the site. Site slopes north to south, is well contained by roads (north / east / south), housing development (south) and trees (west).

Spatial relationships

UDP Designations

N32 Greenbelt	95.50	% 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	Horsforth
Nearest train station distance (m)	2435.98
Nearest bus stop	12801
Nearest bus stop distance (m)	274.58

Agricultural classification	
Grade	Percent
Grade 3	97.16
Urban	2.84

South of A65 from Horsforth & Rawdon RA to crematorium

Site Plan ref: HG2-41 SHLAA ref: 4240

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input 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	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

A large Green Belt site. However, the site is well contained by the Clariant site, roads and natural boundaries.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Accessibility Standards

Rank (1-5)

5

Access comments

Access to site from widened A65, possible limited movement access from Ring Road

4

South of A65 from Horsforth & Rawdon RA to crematorium

Site Plan ref: HG2-41 SHLAA ref: 4240

Local network comments		
A65 / Ring Road congestion concern would require substantial works to Ring Road / A65 junction and widening of A65 along site frontage to provide right turning and public transport improvement	3	
Mitigation measures		Total score
Yes, major works to A65 and junction with Ring Road		12
Highways site support		
Yes with mitigation		
Contingent on other sites		
4255, 4246		

Highways England

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

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse running through eastern edge of site & culvert running through north west corner	

LCC

Ecology support	Supported with mitigation
Supported with Mitigation (Amber). Contains parts of the Leeds Habitat Network and other sensitive features within the site and along boundaries.	

Education comments

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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

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Fire and Rescue

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Telecoms

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South of A65 from Horsforth & Rawdon RA to crematorium

Site Plan ref: HG2-41 SHLAA ref: 4240

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is well contained by roads, trees and other development reducing potential for further sprawl. Development will allow infrastructure improvements including highway improvements and the provision of a new school.	

Site Details							
Easting	422885	Northing	438196	Site area ha	0.63	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Horsforth	

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

Other land uses - None

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

Description	
Unused land set in urban area, site is surrounded on all sides by residential development. No possible 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 %		0.00
Nearest train station		Horsforth
Nearest train station distance (m)		1802.58
Nearest bus stop		10201
Nearest bus stop distance (m)		391.28
Agricultural classification		
Grade	Percent	
Urban	100	

West End Lane, Horsforth

Site Plan ref: n/a SHLAA ref: 4244

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)
Meets Accessibility Standards		5
Access comments		
Access would require demolition of a property as no road frontage		4
Local network comments		
A65/ Ring Road congestion, but small site		4
Mitigation measures		Total score
Acquisition of property for access		13
Highways site support		
Yes with mitigation		
Contingent on other sites		

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

Network Rail	
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Yorkshire Water	
Treatment Works	

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

LCC	
Ecology support	Supported
Supported	

West End Lane, Horsforth

Site Plan ref: n/a SHLAA ref: 4244

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

Landlocked site requiring the purchase and demolition of a neighbouring property to achieve access. The Council is not aware of a property being available.

Site Details							
Easting	423523	Northing	439035	Site area ha	3.46	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Outdoor sport facility	
Neighbouring land uses	
Outdoor sport facility	
Education	
Agriculture	

Other land uses - None

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

Description	
Current use as outdoor sport facility - pitch with floodlights.	

Spatial relationships

UDP Designations		
N32 Greenbelt	99.96	% 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	23.74	
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	0.04	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.02
Nearest train station	Horsforth
Nearest train station distance (m)	904.09
Nearest bus stop	6001
Nearest bus stop distance (m)	286.23
Agricultural classification	
Grade	Percent
Grade 4	100

Northern End of Lee Lane West

Site Plan ref: n/a

SHLAA ref: 4247

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	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?	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

Whilst connected to adjacent University site, the site is well poorly related to the settlement. Development would lead to further sprawl into the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor

Rank (1-5)

1

Access comments

Access via Lee Lane West, junction with West End Lane very substandard

1

Local network comments	1
Poor junctions with Brownberry Lane, accident record.	
Mitigation measures	Total score
If access can be gained through Trinity University, the site would be more acceptable	3
Highways site support	
yes with mitigation, access through LTU	
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
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	
Site is clear of mains	

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
11/03874/FU	Digging up of existing playing pitch and laying out of replacement rubber crumb 3G pitch with drainage system, 3m - 5m high perimeter fence and eight 15m high floodlighting columns to university campus (amendment to approval 10/03662/FU)	A	98
10/03662/FU	Digging up of existing playing pitch and laying out of replacement rubber crumb 3G pitch with drainage system, 3m - 5m high perimeter fence and eight 15m high floodlighting columns to university campus	A	98

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Whilst connected to adjacent University site, the site is poorly related to the settlement. Development would lead to further sprawl into the Green Belt. Majority of site is a new outdoor pitch and unsuitable for development. Designated as Green Space in the Site Allocations Plan. Poor access to site.	

Site Details							
Easting	422698	Northing	437405	Site area ha	3.61	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Horsforth	

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

Other land uses - None

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

Description	
Greenfield site with agricultural use. Surrounded by trees but with a road frontage to the north. Ring Road set to the east behind further trees. Small number of dwellings set to the west.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00		Inner South RA	0.00	% overlap
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	Horsforth
Nearest train station distance (m)	2444.97
Nearest bus stop	3819
Nearest bus stop distance (m)	325.41
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 checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

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

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
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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
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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	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 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
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Ring Road acts as a strong defensible boundary and provides clear separation between the site and built up area. Poorly related to the built form. High potential to lead to unrestricted sprawl into the Green Belt.

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

Public transport accessibility comments

Meets Accessibility Standards

Rank (1-5)

5

Access comments

No direct access to Ring Road

1

Calverley Lane, Horsforth

Site Plan ref: n/a SHLAA ref: 4255

Local network comments		
A65 / Ring Road congestion concern would require substantial works to Ring Road / A65 junction and widening of A65 along site frontage to provide right turning and public transport improvement		3
Mitigation measures		Total score
		9
Highways site support		
No -not on its own		
Contingent on other sites		
4240		

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	Not supported
Red - A beck and lowland mixed deciduous woodland (including Swaine Wood - an area of semi-natural ancient woodland) run up the western side of this proposed allocation. There are also significant hedgerows within the site which link the woodland ares to neighbouring woodland adjacent to the outer ring-road. These are all UK BAP priority habitats. Buffer the beck and woodland by a minimum 15m and plant with locally native woodland species and include an area of wildflower meadow - as part of informal POS with a mown path along west, south and east boundaries (this will help offset inevitable loss of internal hedgerows and entrances for access roads). Retain the hedgerows within public open space where possible. Use additional locally native scrub and hedgerow planting within the development.	

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	

Calverley Lane, Horsforth

Site Plan ref: n/a SHLAA ref: 4255

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The Ring Road acts as a strong defensible boundary and provides clear separation between the site and built up area. Poorly related to the built form. High potential to lead to unrestricted sprawl into the Green Belt.	

Site Details							
Easting	422838	Northing	437256	Site area ha	5.35	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Outdoor sport facility	
Educational	
Neighbouring land uses	
Cemetery	
Dwellings	
Agriculture	
College Campus	

Other land uses - None

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

Description	The site forms the greenfield elements of the Horsforth Campus. The brownfield element has recently obtained planning permission for residential use and lies outside this site boundary. The site is located to the southern edge of Horsforth and the A6120 lies to the west of the site boundary.
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Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
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 %	3.24
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Nearest train station	Horsforth
Nearest train station distance (m)	2460.48
Nearest bus stop	3819
Nearest bus stop distance (m)	353.70

Agricultural classification	
Grade	Percent
Grade 3	88.06
Urban	11.94

Horsforth Campus

Site Plan ref: HG2-43

SHLAA ref: 5009B

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Substantial part of the wider site is brownfield development which has recently obtained planning permission for residential use. The site (inc HG1 element) is well contained by Ring Road and natural boundaries. Consequently low potential to lead to unrestricted sprawl. Overall the site is not considered to have a significant impact on the openness and permanence of the green belt.

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Horsforth Campus

Site Plan ref: HG2-43

SHLAA ref: 5009B

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support

Supported with mitigation

This site lies within the River Aire corridor of land which brings biodiversity into the heart of Leeds and forms part of the updated 2014 Leeds Habitat Network. Swaine Wood lies along the southern boundary of this proposed allocation - it is a semi-natural ancient woodland. As well as the adjacent ancient woodland this proposed site also has lowland mixed deciduous woodland, hedgerows, native scrub, semi-improved acid grassland (that is being positively managed by the Park Lane College Conservation Department) and a pond most of which are UK BAP Priority Habitats. Remove the southern part of the proposed allocation - some of which may be available for public open space provided that funding is made available for continuing positive habitat management. The scrub and grassland is likely to support UK BAP bird species. Policies G8 and G9 apply. Red hatched areas should be excluded and boundary amended as per drawing RM/5009. Mitigation will still be required to ensure impacts on adjacent habitats are addressed - through positive management of grassland and scrub as a nature area.

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. The site forms part of the curtilage of Horsforth Campus, the brownfield element of the campus has planning permission. The site is well connected to the existing area with a wide range of local services and facilities. The site is well contained by the Ring Road, Swaine Wood and Horsforth Cemetery.

Land at Moortown Golf Club/Primley Park Road Moortown

Site Plan ref: n/a SHLAA ref: 5172

Site Details

Easting	430232	Northing	440205	Site area ha	1.06	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Alwoodley	

Site Characteristics

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

On-site land uses

Outdoor sport facility (golf course)

Neighbouring land uses

Outdoor sport facility (golf course)

Dwellings

Other land uses - None

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

Description

Greenfield site off Primley Park Road, Moortown. The site lies within the grounds of Moortown Golf Club. The majority of the site backs onto greenfield (in the shape of Moortown golf course). However, there is housing to the south. The site itself is heavily wooded.

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	Burley Park
Nearest train station distance (m)	5542.55
Nearest bus stop	5495
Nearest bus stop distance (m)	503.58

Agricultural classification	
Grade	Percent
Grade 3	100

Land at Moortown Golf Club/Primley Park Road Moortown

Site Plan ref: n/a SHLAA ref: 5172

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)
Part PT, meets other CS Guidance		4
Access comments		
Access from Primley Park Road		5
Local network comments		
Small site, minimum impact		5
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	Not supported
Significant ecological impact identified on parts or all of the site – contrary to Policy G9. RED.	
All of site falls within the Updated 2014 Leeds Habitat Network – woodland.	

Land at Moortown Golf Club/Primley Park Road Moortown

Site Plan ref: n/a SHLAA ref: 5172

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	
100% of the site is covered by a Woodland Tree Preservation Order. It is considered that to develop this site would have an unacceptable impact upon these protected trees.	

Land at Moortown Golf Club/Gleneagles Road/Turnberry Drive Moortown

Site Plan ref: n/a SHLAA ref: 5173

Site Details

Easting	429713	Northing	439746	Site area ha	1.37	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Alwoodley	

Site Characteristics

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

On-site land uses

Outdoor sport facility (golf course)

Neighbouring land uses

Outdoor sport facility (golf course)

Dwellings

Other land uses - None

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

Description

Greenfield site off Gleneagles Road and Turnberry Drive, Moortown. The site is part of Moortown Golf Course. There is housing to the south and west.

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	Headingley
Nearest train station distance (m)	4880.89
Nearest bus stop	5931
Nearest bus stop distance (m)	308.59

Agricultural classification	
Grade	Percent
Grade 3	100

Land at Moortown Golf Club/Gleneagles Road/Turnberry Drive Moortown

Site Plan ref: n/a SHLAA ref: 5173

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 CS guidance		5
Access comments		
Access from Gleneagles Road / Turnbury Drive		5
Local network comments		
Small site, minimum impact		5
Mitigation measures		Total score
		15
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	Not supported
Significant ecological impact identified on all of the site – contrary to Policy G8 and G9. RED.	
All of site falls within the Updated 2014 Leeds Habitat Network - woodland, grassland and heathland/acid grassland. Contains UK BAP Priority	

Land at Moortown Golf Club/Gleneagles Road/Turnberry Drive Moortown

Site Plan ref: n/a SHLAA ref: 5173

Habitats of Acidic Grassland and Lowland Heathland. Site is likely to meet West Yorkshire Local Wildlife Sites criteria.

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 part of the Leeds Habitat Network and is considered to fulfil the definition of a UK BAP Priority Habitat. It is also considered likely that the site would meet the definition of a Local Wildlife Site. It is considered that development of the site would have an unacceptable impact on ecology assets.

Ford House and Gardens (Rose Court Nursery), Headingley Lane, Headingley

Site Plan ref: n/a SHLAA ref: 5269

Site Details

Easting	428453	Northing	435576	Site area ha	1.26	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Headingley	

Site Characteristics

Site type	
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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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	71.38	
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 %	0.00
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Nearest train station	Burley Park
Nearest train station distance (m)	681.70
Nearest bus stop	12239
Nearest bus stop distance (m)	111.63

Agricultural classification

Grade	Percent
Urban	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets Core Strategy accessibility standards		5
Access comments		
Sufficient site frontage on Buckingham Road to achieve a suitable access. Likely to require mitigation works.		4
Local network comments		
Local congestion and cumulative impact issues - local mitigation likely.		3
Mitigation measures		Total score
Nothing specific identified at this stage		12
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

Ford House and Gardens (Rose Court Nursery), Headingley Lane, Headingley

Site Plan ref: n/a SHLAA ref: 5269

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
14/04470/OT	Outline application for means of access and new school	W	64
13/04318/TWA	New Generation Transport routes		100

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
The site is still in educational use and alternative options for the site are still under consideration. Until discussions on the future use of the site are resolved, no allocation of the site is proposed.	

Bedquilts Recreation Ground, Adel

Site Plan ref: n/a SHLAA ref: 5270

Site Details

Easting	427154	Northing	439679	Site area ha	3.27	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics

Site type	
-----------	--

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
-------------	--

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	100.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	2785.89
Nearest bus stop	10379
Nearest bus stop distance (m)	211.43

Agricultural classification

Grade	Percent
Grade 3	94.21
Urban	5.79

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 type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Bedquilts Recreation Ground, Adel

Site Plan ref: n/a

SHLAA ref: 5270

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)
A660 Otley Road is well served by buses, although closest bus stops are slightly greater than the recommended 5 minute walking distance from the site.	3
Access comments	
Sufficient site frontage to achieve a suitable access, although will result in loss of trees along site frontage. Likely to require mitigation works.	4
Local network comments	
Cummulative impact issues, local congestion concerns along Adel Lane.	3
Mitigation measures	Total score
To be determined by TA	10

Bedquilts Recreation Ground, Adel

Site Plan ref: n/a

SHLAA ref: 5270

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**

Not Supported

Not supported (Red). Includes an area of mature woodland that may be UK BAP Priority habitat.

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
14/05646/TR	See application for details of proposals	A	98

Bedquilts Recreation Ground, Adel

Site Plan ref: n/a SHLAA ref: 5270

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

This is a well used sports and recreational facility in full use and currently protected as greenspace Assessment summary in the UDP.

Roundhay Grange and Leeds Golf Club, Wetherby Road, Roundhay

Site Plan ref: n/a SHLAA ref: 5304

Site Details

Easting	434594	Northing	437874	Site area ha	14.23	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Roundhay	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

The land is in pastoral agricultural use. The land is gently sloping to the south punctuated by mature field hedgerows and copses of trees. Due to the open aspect and higher topography at the northern end of the site, the site appreciates long distant views to the south towards Leeds City centre and beyond. There is an existing farm building within the site. The site boundary is formed by two main roads, the A58(Eastern boundary) and the A6120 (northern boundary).

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	2.16
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Nearest train station	Cross Gates
Nearest train station distance (m)	3821.58
Nearest bus stop	5333
Nearest bus stop distance (m)	174.89

Agricultural classification	
Grade	Percent
Grade 3	31.93
Urban	56.76
Grade 3b	11.31

Roundhay Grange and Leeds Golf Club, Wetherby Road, Roundhay

Site Plan ref: n/a

SHLAA ref: 5304

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input 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?	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	No
Does the site include local/national nature conservation areas?	
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

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

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

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

Site considered to play an important role in safeguarding the countryside from encroachment. The existing boundaries of the site are formed by the main roads of A58 and A6120 which offer strong defensible boundaries.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Eastern part of site generally meet accessibility standards

Rank (1-5)

3

Access comments

Single Access from A58 achievable - large site will require two access points therefore development limited to 300 dwellings

3

Roundhay Grange and Leeds Golf Club, Wetherby Road, Roundhay

Site Plan ref: n/a SHLAA ref: 5304

Local network comments	4
Some local mitigation likely - to be determined by TA	
Mitigation measures	Total score 10
To be determined by TA	
Highways site support	
yes with mitigation	
Contingent on other sites	
Ideally need to be brought forward with adjacent sites - 2063 and 3315, which will enable comprehensive access solution	

Highways England		
Impact		Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) - Site Requirement "Biodiversity buffer required to protect the water course and woodland that forms the southwestern portion of the site, this buffer should not be transferred to private ownership." Woodland and water course within the site forms part of the Leeds Habitat Network and is an important part of the Wyke Beck catchment headwater, White Clawed Crayfish to consider.	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Roundhay Grange and Leeds Golf Club, Wetherby Road, Roundhay

Site Plan ref: n/a SHLAA ref: 5304

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site is in agricultural use and considered to play an important role in safeguarding the countryside from encroachment. The existing boudaries of the site are formed by the main roads of A58 and A6120 which offer strong defensible boundaries. The open nature and topography of the site appreciates long distant views over Leeds

Site Details							
Easting	432096	Northing	440375	Site area ha	0.46	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Alwoodley	

Site Characteristics	
Site type	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	

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 %	0.00
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Nearest train station	Burley Park
Nearest train station distance (m)	6679.24
Nearest bus stop	7284
Nearest bus stop distance (m)	218.76

Agricultural classification	
Grade	Percent
Grade 4	99.52
Urban	0.48

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)
Public Transport offer not in line with Core Strategy standards, limited local services	2
Access comments	
Wigton Lane is a 40mph speed limit any access will require visibility splays of 2.4m x 120m, which don't appear achievable	2
Local network comments	
Suitable network, potential cumulative impact issues	4
Mitigation measures	Total score
	8
Highways site support	
No	
Contingent on other sites	

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

Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
In existing private residential use with large garden. The land has not been promoted by the owner. Should the land come forward for development in the future it will be considered on its merits through a planning application and be considered as a 'windfall'	

Land adjacent to Clariant, Horsforth

Site Plan ref: n/a SHLAA ref: 5310

Site Details

Easting	422409	Northing	437263	Site area ha	3.35	SP7	Other Rural Extension
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics

Site type	
On-site land uses	
Agriculture	
Neighbouring land uses	
Dwellings	
Outdoor sport facility	

Other land uses - None

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

Description	<p>The site is made up of three fields that surround a cricket pitch. The boundaries are well defined on the north and western edge by Calverly Lane. The site slopes to the south, the position of the higher topography at the northern end appreciating views across Aire valley to Calverly, across the railway river and canal. The fields are in pastoral agricultural use and the field boundaries are hedge and tree lined. The recent residential development of clariant lies adjacent to the site to the west. Older, existing properties overlook the site from the north.</p>
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	2751.37
Nearest bus stop	11733
Nearest bus stop distance (m)	269.87

Agricultural classification	
Grade	Percent
Grade 3	100

Land adjacent to Clariant, Horsforth

Site Plan ref: n/a

SHLAA ref: 5310

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	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?	
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	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 is well contained by roads and field boundaries and other development reducing potential for further sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
The adjacent Redrow residential development on the former Clariant site, currently under construction, is funding a shuttle bus service between the site and Horsforth centre/railway station	2

Access comments	
Footway required along Bar Lane site frontage.	4

Land adjacent to Clariant, Horsforth

Site Plan ref: n/a SHLAA ref: 5310

Local network comments		3
Local congestion and cumulative impact issues at Rodley and Horsforth roudabouts - mitigation potential		
Mitigation measures		Total score 9
Contribution towards improvements at Rodley and Horsforth roundabouts		
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 adjacent to Clariant, Horsforth

Site Plan ref: n/a SHLAA ref: 5310

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is well contained by roads and field boundaries and other development reducing potential for further sprawl. Part of the site to be included into the larger site HG2-41 (4240) to provide additional flexibility which enables development of HG2-41 to be in the least sensitive areas of the site.

Land at former Eastmoor Regional Secure Unit, Adel, Leeds

Site Plan ref: HG2-217 SHLAA ref: 5350

Site Details

Easting	428060	Northing	439811	Site area ha	1.51	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics

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

Vacant listed building on site

Neighbouring land uses

Dwellings

Farm building to the South

Childrens Regional Secure Unit

Other land uses - None

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

Description

This site is a brownfield site which includes a group of vacant listed buildings in need of repair. The site is bounded to the east and south by green belt land. The site is bounded by dense and mature trees to the north west and Eastmoor Regional Secure Unit to the north which was granted pp in 2012. Adel Beck is located to the east of the site and runs in a north west to south east direction. The beck is densely covered by trees. The site is accessed from Eastmoor Lane which is relatively narrow and windy.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	7.69	
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 %	97.36
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Nearest train station	Horsforth
Nearest train station distance (m)	3700.50
Nearest bus stop	4384
Nearest bus stop distance (m)	163.39

Agricultural classification	
Grade	Percent
Non-agricultural	75.52
Urban	24.48

Land at former Eastmoor Regional Secure Unit, Adel, Leeds

Site Plan ref: HG2-217 SHLAA ref: 5350

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		Rank (1-5)
Public transport accessibility comments		
20min freq bus service, meets education, health and local facilities more than guidance		4
Access comments		
Access from Eastmoor Lane, which will nee dto be reconstructed to adoptable standards		4
Local network comments		
small site, congestion on A660, Overall OK		4
Mitigation measures		Total score
		12
Highways site support		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
	Supported with mitigation (Amber). Woodland within site and adjacent to boundaries.

Land at former Eastmoor Regional Secure Unit, Adel, Leeds

Site Plan ref: HG2-217 SHLAA ref: 5350

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

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

App Number	Proposal	Decision	% of site
15/02111/COND	Consent, agreement or approval required by conditions 8 and 15 of Planning Application 12/04556/FU		57
15/9/00085/MOD	Demolition of existing buildings and erection of 24 bed Secure Children's Home with reception, admissions and administration area and associated secure perimeter wall/fence, landscaping, car parking and access NON MATERIAL AMENDMENT to 12/04556/FU: Minor amendments/ development of landscape proposals	M01	57
12/04556/FU	Demolition of existing buildings and erection of 24 bed Secure Children's Home with reception, admissions and administration area and associated secure perimeter wall/fence, landscaping, car parking and access.	A	57
14/05046/COND	Consent, agreement or approval required by condition 3 of Planning Application 12/04556/FU	A	57

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

This is a largely brownfield site with a small amount of greenfield land. This site is adjacent to identified site HG1-60 Tile Lane, therefore it is considered that both sites should be developed comprehensively.

Land at Kirkstall Forge, Kirkstall Road, Leeds

Site Plan ref: HG2-234 SHLAA ref: 5352

Site Details

Easting	424938	Northing	436573	Site area ha	2.94	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Kirkstall/Bramley and Stanningley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Waterways

Transport tracks and ways

Other land uses - None

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

Description

The site is split into two. Each at either end of an existing identified site (Kirstall Forge). The eastern site is flat with a sloping embankment up to Kirkstall Road. This part of the site has significant tree cover. The boundaries are formed by Kirkstall Road to the north and the river aire to the south. The second part of the site lies to the far western end of the Kirstall forge site. This is a flat, cleared site, bounded by trees. The site boundary to the north is the River Aire and the railway forms the southern boundary.

Spatial relationships

UDP Designations

N32 Greenbelt	99.81	% 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	49.64	
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	0.19	% 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	Headingley
Nearest train station distance (m)	2008.10
Nearest bus stop	1282
Nearest bus stop distance (m)	121.49

Agricultural classification	
Grade	Percent
Urban	100

Land at Kirkstall Forge, Kirkstall Road, Leeds

Site Plan ref: HG2-234 SHLAA ref: 5352

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 checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input 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?	No
Would development round off the settlement?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging 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	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	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

Western Site - would extend the urban area further towards horsforth however the site is small and well defined by dense and mature trees. The river provides a strong defensive boundary to the north of the site and land level differences will help to ensure that no coalescence occurs.
 Eastern Site - this small site is well related to the existing urban area to the north. Railway line and River Aire to the south provide strong defensible boundaries which help to contain development. Overall both sites are well related to the Kirkstall Forge site which forms part of the urban area and consequently the impact on the purposes of the Green Belt are not considered to be significant.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Western site less accessible than eatsern, both meet guidance for train, eastern also for bus, similarly for education, local facilities will rely on development of Kirkstall Forge

Rank (1-5)

3

Land at Kirkstall Forge, Kirkstall Road, Leeds

Site Plan ref: HG2-234 SHLAA ref: 5352

Access comments	Vehicular access should be taken from Kirkstall Forge site, east site would benefit from direct pedestrian connection to A65	4
Local network comments	Cumulative impact on A65	3
Mitigation measures		Total score 10
Highways site support		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). There are significant ecological impacts identified on the eastern portion which forms part of the Leeds Habitat Network and is a UK BAP Priority Habitat (Lowland Deciduous Woodland) - therefore needs to be retained in its entirety as woodland. The western portion will need to have a biodiversity buffer along the southern, western and northern boundaries to protect existing wooded areas.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Land at Kirkstall Forge, Kirkstall Road, Leeds**Site Plan ref: HG2-234 SHLAA ref: 5352****Other**

Heritage England

Natural England

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

App Number	Proposal	Decision	% of site
15/07619/COND	Consent, agreement or approval required by condition 18 of Planning Application 15/04824/FU (and by Condition 19 of 11/01400/EXT)	A	98
15/06128/COND	Consent, agreement or approval of details required by Condition 10(a) of 11/01400/EXT in relation to Phase 1 (Plot J1).	A	98
14/02638/COND	Consent, agreement or approval required by conditions 5 and 6 of Planning Application 11/01400/EXT	SPL	98
15/04895/COND	Consent, agreement or approval required by conditions 9 (b) and 10 (h) of Planning Application 11/01400/EXT in relation to Phase 1 (Plot J1).	A	98
15/06801/COND	Consent, agreement or approval required by Condition 8 of Planning Application 11/01400/EXT(Phase 1).	A	98
15/07323/COND	Consent, agreement or approval required by condition 10 (b) (c) and (i) of Planning Application 11/01400/EXT (corresponding to Conditions 10 (b) (c) and (d) of 15/04824/FU) pursuant to Phase 1 (Plot J1) only.	A	98
11/01400/EXT	Extension of Time period permission for application 24/96/05/OT for mixed use development comprising residential, offices, leisure, hotel, retail & bar/restaurants including access, site remediation, construction of bridges and river works, car parking and landscaping	A	98
15/04824/FU	Variation of conditions 9, 10, 12, 13, 17, 19, 23, 27 and 33 of previous approval 11/01400/EXT - in order to allow earliest development on site	A	98

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

The sites are associated with, for access and phasing, by the adjacent identified site MX1-2 (626) and their allocation is to facilitate the delivery of a primary school on site MX1-2. The site has limited impact on the Greenbelt as both elements of the sites are contained within well defined boundaries and will not lead to encroachment or sprawl. The section at the eastern end of Kirkstall forge site has significant tree cover and full assessment of these will be required prior to development.

Site Details

Easting	427086	Northing	439042	Site area ha	4.7	SP7	
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Brownfield
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On-site land uses

General

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Flat site currently occupied by a number of buildings housing DEFRA. There is limited tree coverage, and existing access is from Adel Lane.

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	Horsforth
Nearest train station distance (m)	2666.71
Nearest bus stop	5222
Nearest bus stop distance (m)	205.29

Agricultural classification	
Grade	Percent
Urban	100

Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU

Site Plan ref: n/a

SHLAA ref: CFSM024

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)

Public Transport Core Strategy standards met for schools/health/local services but not for rail service.

3

Access comments

Existing accesses suitable, Adel Lane access needs improved visibility

5

Local network comments

Local congestion concern over Adel Lane traffic use

3

Mitigation measures

Traffic calming on Adel Lane and footway improvements, crossing and cycle link on A661

Total score

11

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

See 1033

Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU

Site Plan ref: n/a

SHLAA ref: CFSM024

LCC

Ecology support	Supported
Supported	

Education comments**Flood Risk**

Flood Zone 1

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

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

App Number	Proposal	Decision	% of site
14/03605/COND	Consent, agreement or approval required by conditions 5, 18, 19, 21 and 27 of Planning Application 13/04008/OT	SPL	99
14/04948/COND	Outline planning application for demolition of existing buildings and erect residential development including means of access.Consent, agreement or approval required by conditions 12 and 13 of planning application 13/04008/OT.		99
14/04990/TR	Proposed Tree Works	R	99
13/04008/OT	Outline planning application for demolition of existing buildings and erect residential development including means of access	A	99
14/04944/COND	Consent, agreement or approval required by conditions 12 and 13 of Planning Application 13/04008/OT	SPL	99
14/05138/OT	Variation of conditions 2, 4, 6, 7, 10, 14, 23, 26 and 28 (please see cover letter for details) of approval 13/04008/OT	A	99

Conclusions**Submission Draft Plan Allocation**

Not allocated for mixed use

Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU

Site Plan ref: n/a SHLAA ref: CFSM024

Submission Draft Plan Allocation Conclusion

Site has planning permission for residential development (Identified Site HG1-72) so is not available for mixed use development.
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