

Wetherby Road - Scarcroft Lodge, Scarcroft

Site Plan ref: HG2-26 SHLAA ref: 15

Site Details

Easting	436465	Northing	441062	Site area ha	5.79	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Brownfield
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On-site land uses

Office
Vacant building

Neighbouring land uses

Agriculture
Outdoor sport facility

Other land uses - None

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

Description

Large brownfield site situated to the southern edge of Scarcroft within land defined as Green Belt. The site contains a 4 storey office building with significant areas of hardstanding. A vacant listed building is also situated within the site. Mature trees line the boundaries of the site. Agricultural land is situated to the east and west of the side with a cricket pitch to the south-west.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.04	
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	Cross Gates
Nearest train station distance (m)	6618.14
Nearest bus stop	9867
Nearest bus stop distance (m)	252.15

Agricultural classification	
Grade	Percent
Grade 3	100

Wetherby Road - Scarcroft Lodge, Scarcroft

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Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input 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?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	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	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

If the site was removed from the Green Belt it would create an isolated development which is not well related to the urban area. However, it is a large brownfield site within the Green Belt, which is well screened and separated (but not unduly distant), from the built up area of Scarcroft. The site could be developed for residential purposes and have no greater impact on the Green Belt and conservation area than the existing development which presently has a significant impact on openness of the countryside. The site will also help to promote the re-use of brownfield land. On balance, given the site's brownfield nature it is considered to represent a major redevelopment opportunity in the Green Belt, which is not considered to have an unacceptable impact on the openness of the Green Belt. However, the site should not be removed from the Green Belt.

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

Public transport accessibility comments

Half meets Health and Secondary Ed, No PT or Primary ED

Rank (1-5)

2

Wetherby Road - Scarcroft Lodge, Scarcroft

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Access comments		
Use existing access		5
Local network comments		
Minimal impact over existing use		5
Mitigation measures		Total score
		12
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) - the western parts of the site include a woodland area that should be retained - see drawing RM/15. Policy G8 applies to UK BAP Priority woodland area. Other mature trees exist across the site and along boundaries that will be worthy of retention.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Wetherby Road - Scarcroft Lodge, Scarcroft

Site Plan ref: HG2-26 SHLAA ref: 15

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Large brownfield site situated within the Green Belt and Scarcroft conservation area. The site is close to the built up area of the settlement and could be developed for residential development whilst not having a greater impact on the openness of the Green Belt and character and appearance of the conservation area than the existing significant development. Site to remain washed over with Green Belt.	

Linton Spring (office building), Sicklinghall Road, Wetherby

Site Plan ref: n/a SHLAA ref: 70

Site Details							
Easting	437847	Northing	448217	Site area ha	0.44	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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	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	Cross Gates
Nearest train station distance (m)	13858.78
Nearest bus stop	8541
Nearest bus stop distance (m)	1313.14

Agricultural classification	
Grade	Percent
Grade 2	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 not required

Summary of infrastructure provider comments

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	
Natural England	

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

App Number	Proposal	Decision	% of site
10/05300/FU	Change of use of offices to 4 flats and 4 houses (Amendment to approval 07/04873/FU, 2 additional flats) including side extension	A	98

Linton Spring (office building), Sicklinghall Road, Wetherby

Site Plan ref: n/a

SHLAA ref: 70

App Number	Proposal	Decision	% of site
11/04948/COND	Consent, agreement or approval required by conditions 6, 10, 11 and 14 of Planning Application 10/05300/FU	A	98
11/04196/FU	Change of use, alterations and extension of offices to 1 house and erect detached double garage and store	A	98
15/03672/COND	Consent, agreement or approval required by conditions 6, 8, 9, 10, 12, 14 and 15 of Planning Application 14/05616/FU	SPL	98
15/02903/FU	Provision of new vehicular access off Sicklinghall Road and amendments to existing (eastern) access	A	98
09/01578/FU	Change of use of offices to 4 flats and 4 town houses (Amendment to approval 07/04873/FU, 2 additional flats) including side extension	A	98
14/05616/FU	Variation of condition 2 (approved plans) of previous approval 13/04965/FU for MINOR MATERIAL AMENDMENT for removal of one townhouse and construction of swimming pool for the south eastern unit, with various minor amendments	A	98
11/04198/FU	Change of use, alterations and extension of part of offices to form 4 dwellings, with detached double garage and store. (Amendment to previous approval 10/05300/FU)	A	98
13/04965/FU	Change of use of offices to form four houses and four flats, including extensions and alterations, erection of garage block, alterations to access and internal road layout	A	98

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Sieved out site. Green Belt. Not within settlement hierarchy.

Blackmoor Lane (120), Bardsey LS17 9DZ

Site Plan ref: n/a SHLAA ref: 78

Site Details

Easting	435035	Northing	442127	Site area ha	0.94	SP7	Other
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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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	Cross Gates
Nearest train station distance (m)	7781.83
Nearest bus stop	5693
Nearest bus stop distance (m)	788.64

Agricultural classification

Grade	Percent
Grade 4	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input 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

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

Heritage England	

Natural England

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Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Blackmoor Lane (120), Bardsey LS17 9DZ

Site Plan ref: n/a SHLAA ref: 78

Submission	Draft	Plan	Allocation	Conclusion
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Sieved out site. Green Belt. Not within settlement hierarchy.				
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Spofforth Hill (land at), Wetherby LS22 6SF

Site Plan ref: n/a SHLAA ref: 361

Site Details

Easting	439751	Northing	448512	Site area ha	0.95	SP7	Major Settlement Infill
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	80:20 green/brown
On-site land uses	
Dwellings	
Neighbouring land uses	
Dwellings	
Outdoor amenity and open space	

Other land uses - None

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

Description	Brownfield site in existing residential area, presently occupied by 3 dwellings and associated gardens. Tree Preservation Orders on Spofforth Hill street frontage and a band of trees east-west across 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	0.05	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	4.32
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Nearest train station	Cross Gates
Nearest train station distance (m)	14486.37
Nearest bus stop	8200
Nearest bus stop distance (m)	189.51

Agricultural classification	
Grade	Percent
Urban	100

Spofforth Hill (land at), Wetherby LS22 6SF

Site Plan ref: n/a

SHLAA ref: 361

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)

Core Strategy target not fully met but some local services.

3

Access comments

Long frontage but mature trees might need to be lost for visibility splay. Footway provision maybe required along frontage and wider.

4

Local network comments

Spare capacity in the local network given the scale of development. Lack of footways on nearside and frontage

5

Mitigation measures

Possible footway works

Total score**12**

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 Wetherby

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

Environment Agency

Constraints

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

Spofforth Hill (land at), Wetherby LS22 6SF

Site Plan ref: n/a SHLAA ref: 361

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 current residential use. Allocation of the site is not supported by the owners.	

Oaks Lane, Boston Spa

Site Plan ref: n/a SHLAA ref: 789

Site Details							
Easting	442618	Northing	445647	Site area ha	0.51	SP7	Smaller Settlement Infill
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics	
Site type	70:30 green/brown
On-site land uses	
Dwellings	
Neighbouring land uses	
Dwellings	
Education	

Other land uses - None

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

Description	
Site developed for residential development (prior to plan period).	

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
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 %	0.01
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Nearest train station	Garforth
Nearest train station distance (m)	12185.59
Nearest bus stop	14328
Nearest bus stop distance (m)	217.35

Agricultural classification	
Grade	Percent
Grade 2	32.84
Grade 3	67.16

Oaks Lane, Boston Spa

Site Plan ref: n/a SHLAA ref: 789

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 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

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported	

Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

Heritage England	<p>This site includes a Grade II Listed Building (Four Gables and attached contemporary garden wall including that part within Woodside). There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, development proposals would need to ensure that those elements which contribute to the significance of this asset (including its setting) are not likely to be harmed.</p> <p>This site lies within the Boston Spa and Thorpe Arch Conservation Area.</p>
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Oaks Lane, Boston Spa

Site Plan ref: n/a SHLAA ref: 789

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

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
09/04211/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5, 6, 7, 10, 11, 16, 19, 20, 21 and 22 of Planning Application 07/05690/FU	SPL	62
10/02504/COND	Consent, agreement or approval required by conditions 4, 6 and 7 of Planning Application 07/05690/FU	A	62

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site not available. Previous consent for residential development fully built out.

Site Details							
Easting	437370	Northing	441210	Site area ha	0.52	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	50:50 green/brown

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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	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	Cross Gates
Nearest train station distance (m)	6850.26
Nearest bus stop	1692
Nearest bus stop distance (m)	857.44

Agricultural classification	
Grade	Percent
Grade 3	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

Heritage England	

Natural England

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Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Thorner Lane - Oaklands Manor, Scarcroft

Site Plan ref: n/a SHLAA ref: 830

Submission	Draft	Plan	Allocation	Conclusion
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Sieved out site. Green Belt. Not within settlement hierarchy.				
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Site Details							
Easting	433887	Northing	441001	Site area ha	3.84	SP7	Other
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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	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	Cross Gates
Nearest train station distance (m)	6978.70
Nearest bus stop	12676
Nearest bus stop distance (m)	715.75

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 not required

Summary of infrastructure provider comments

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	

Natural England

--

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission	Draft	Plan	Allocation	Conclusion
Sieved out site. Green Belt. Not within settlement hierarchy.				

Wetherby Road, Scarcroft

Site Plan ref: n/a SHLAA ref: 1005

Site Details

Easting	436143	Northing	440479	Site area ha	18.3	SP7	Other
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
-------------	--

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Cross Gates
Nearest train station distance (m)	6034.26
Nearest bus stop	7314
Nearest bus stop distance (m)	207.52

Agricultural classification	
Grade	Percent
Grade 3	17.79
Grade 4	26.58
Grade 3b	55.63

Wetherby Road, Scarcroft

Site Plan ref: n/a SHLAA ref: 1005

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 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

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

Natural England

Wetherby Road, Scarcroft

Site Plan ref: n/a SHLAA ref: 1005

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Sieved out site. Green Belt. Not within settlement hierarchy.

Site Details							
Easting	443359	Northing	445027	Site area ha	3.88	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

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

Other land uses - None

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

Description	Flat greenfield site which lies to the southern edge of Boston Spa. The site is presently in agricultural use. The site has well defined boundaries formed by trees and hedging. Residential development is present to the north and east of the site with Martin House Hospice located to the west boundary. Agricultural fields lie to the south of the site along with some lower density residential properties.
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Spatial relationships

UDP Designations		
N32 Greenbelt	0.02	% overlap
N34 PAS	99.95	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	% overlap
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.02	
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	Garforth	
Nearest train station distance (m)	11722.64	
Nearest bus stop	11735	
Nearest bus stop distance (m)	141.84	

Agricultural classification	
Grade	Percent
Grade 2	100

Grove Road, Boston Spa

Site Plan ref: HG3-10 SHLAA ref: 1008

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

No Public Transport but some local services

Rank (1-5)

2

Access comments

Long frontages give options for access. Footways and visibility splays would need to be created.

4

Local network comments

Footways needed along the site frontage and possible road widening. Could be cumulative issues on High Street and J45 if other Boston Spa sites are taken forward. Visibility at some local junctions is not ideal, but no accident record to speak of.

3

Mitigation measures

Footways needed to site frontage and possible road widening. Possible traffic management works on High Street and works to J45 if all Boston Spa sites are taken forward

Total score

9

Highways site support

yes with mitigation

Contingent on other sites

no

Highways England

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

Network Rail

Yorkshire Water

Treatment Works Thorp Arch

There is no capacity at Thorp Arch for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

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

Grove Road, Boston Spa

Site Plan ref: HG3-10 SHLAA ref: 1008

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. There is a combined public sewer along the North and Eastern boundaries 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
13/03202/OT	Outline planning application for the erection of up to 104 dwellings including associated car parking and garages, means of access and parking facilities for Martin House Hospice. Matters relating to layout, appearance, scale and landscaping are reserved for approval later.	AP	100
13/03196/FU	Full planning application for the erection of 88 dwellings including associated car parking and garages, formation of new access, public open space, landscaping and parking facilities		100

Conclusions

Submission Draft Plan Allocation	
Safeguarded land (PAS)	

Submission Draft Plan Allocation Conclusion	
The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.	

Wetherby Road (land to west), south of Bardsey

Site Plan ref: n/a SHLAA ref: 1027

Site Details							
Easting	436680	Northing	442765	Site area ha	25.09	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	
Large undulating greenfield site which separates Bardsey and Scarcroft. The site is bounded by residential dwellings to the north and south with agricultural land to the east and west. Site is situated on an elevated level to the A58 which is the main road connecting several villages in the Outer North East area.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.97	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
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)	8327.70
Nearest bus stop	7876
Nearest bus stop distance (m)	308.66

Agricultural classification	
Grade	Percent
Grade 3	100

Wetherby Road (land to west), south of Bardsey

Site Plan ref: n/a SHLAA ref: 1027

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

Overall the site if developed is considered to have a significant detrimental impact on the openness and permanence of the Green Belt. Development of this relatively large site would result in the merging of two settlements (Scarcroft and Bardsey). Development would also breach Bardsey beck and a mature tree line which form a strong defensible boundary to the south of Bardsey village. In addition development of the site would also have a significant impact on the openness of the Green Belt given that the site is considered to perform an important role in safeguarding the countryside from encroachment.
--

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

2 buses per hour, 30% primary

Rank (1-5)

2

Wetherby Road (land to west), south of Bardsey

Site Plan ref: n/a

SHLAA ref: 1027

Access comments

visibility onto Wetherby Road maybe difficult to achieve due to road alignment

2**Local network comments**

possible spare capacity but cumulative issues

4**Mitigation measures****Total score****8****Highways site support**

no

Contingent on other sites**Highways England**

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

Network Rail**Yorkshire Water**

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

Environment Agency

Constraints
FZ2 & FZ3 abuts north of site. Main river (Collingham Beck) to north of site. See comments in main text of our response

LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor of Bardsey Beck to the north east. Retain a minimum 20 metres corridor to the beck. Otters, Water Voles and bats to consider.	

Education comments**Flood Risk**

Predominantly Flood Zone 1, There is a risk of flooding from Bardsey and Gill Becks to the North and NE 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

Wetherby Road (land to west), south of Bardsey

Site Plan ref: n/a SHLAA ref: 1027

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 development of the site would have an unacceptable impact on the Green Belt in terms of coalescence/merging of settlements (Bardsey and Scarcroft) and failing to safeguard the countryside from encroachment. Highways concerns also exist regarding access onto Wetherby Road due to visibility constraints.	

Wetherby Road (land to west), north of Scarcroft

Site Plan ref: n/a SHLAA ref: 1028

Site Details

Easting	436273	Northing	442111	Site area ha	12.82	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	7665.02
Nearest bus stop	14002
Nearest bus stop distance (m)	313.64

Agricultural classification

Grade	Percent
Grade 3	48.12
Grade 4	51.88

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

Overlaps Public Right of Way	<input checked="" 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 checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

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	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Wetherby Road (land to west), north of Scarcroft

Site Plan ref: n/a SHLAA ref: 1028

Submission	Draft	Plan	Allocation	Conclusion
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Sieved out site. Green Belt. Not within settlement hierarchy.

Site Details							
Easting	437292	Northing	439291	Site area ha	1.37	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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	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	Cross Gates
Nearest train station distance (m)	4948.38
Nearest bus stop	13061
Nearest bus stop distance (m)	178.12

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 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 not required

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

--

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

App Number	Proposal	Decision	% of site
11/00388/FU	Engineering of land for the formation of wildlife habitat pond with associated landscaping	W	69

App Number	Proposal	Decision	% of site
14/02254/FU	Demolition of dilapidated building and construction of new stables, tractor shed/feed store and implement store	W	69
11/01467/FU	Engineering of land for the formation of wildlife habitat pond with associated landscaping	W	69

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Sieved out site. Green Belt. Not within settlement hierarchy.	

Site Details							
Easting	437747	Northing	440517	Site area ha	0.47	SP7	Other Rural Infill
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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	20.36	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Cross Gates	
Nearest train station distance (m)	6244.84	
Nearest bus stop	5614	
Nearest bus stop distance (m)	212.14	

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 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 not required

Summary of infrastructure provider comments

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	

Natural England

--

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Carr Lane, Thorner,LS14

Site Plan ref: n/a SHLAA ref: 1040

Submission Draft Plan Allocation Conclusion

Sieved out site. Not within settlement hierarchy.

Main Street (north of), Aberford LS25

Site Plan ref: n/a SHLAA ref: 1048

Site Details

Easting	443331	Northing	438577	Site area ha	0.74	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Transport tracks and ways

Energy production and distribution

Other land uses - None

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

Description

Greenfield site to the north of Aberford. Main Street runs along the Western boundary. Trees and planting along the boundary on all sides.

Spatial relationships

UDP Designations

N32 Greenbelt	95.34	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	5632.96
Nearest bus stop	4882
Nearest bus stop distance (m)	104.98

Agricultural classification	
Grade	Percent
Grade 2	100

Main Street (north of), Aberford LS25

Site Plan ref: n/a SHLAA ref: 1048

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

Primary school, GP and local shop within acceptable walk. Bus services but not to CS standard

Rank (1-5)

3

Access comments

Access could be achieved towards the southern end of the site off Main Street, subject to possible village gateway treatment. Preferred option would be from the track (looks like former A1) to the east, subject to having the ability to create footways and adopt.

4

Local network comments

Potential need to provide mitigation / footways to track (to east) considered in access comment.

5

Mitigation measures

Gateway feature on Main Street, footways to access road to east

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

no

Highways England

Impact		Network Status	

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support Supported with mitigation

Supported with mitigation (Amber). The southern and western boundaries of the site form part of the Leeds Habitat Network - has some calcareous grassland assemblages.

Main Street (north of), Aberford LS25

Site Plan ref: n/a SHLAA ref: 1048

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	
Greenbelt site. Sieved out at issues and options stage. Whilst the site scores relatively well for the greenbelt assessment, it lies outside of the settlement heirarchy and therefore the location does not align with the spatial development strategy.	

Site Details							
Easting	444461	Northing	446326	Site area ha	60.33	SP7	Other
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics	
Site type	50:50 green/brown
On-site land uses	
Manufacturing and Wholesale	
Unmanaged Forest	
Vacant land	
Shops	
Neighbouring land uses	
Agriculture	
General	
Manufacturing and Wholesale	

Other land uses - None

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

Description	The site forms approximatley two-thirds of the Thorp Arch Trading Estate and includes low density employment land, vacant land and retail units. Part of the site is heavily wooded and covered by a SEGI designation. Part of the site has historical significance relating to WWII.
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Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	1.44		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.	1.00				
			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 %	0.11
Nearest train station	Garforth
Nearest train station distance (m)	13262.82
Nearest bus stop	4322
Nearest bus stop distance (m)	464.10
Agricultural classification	
Grade	Percent
Grade 2	3.67
Grade 3	3.04
Urban	93.29

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Currently v poor access to services - size of site offers opportunities

Rank (1-5)

1

Access comments

site of this size likely to require significant new access and relief road

3

Local network comments

dev of this size likely to require relief road

3

Mitigation measures

significant mitigation required, relief road and public transport improvements

Total score

7

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	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
13/03061/OT	Outline Planning Application for residential development with associated parking, landscaping, primary school, village centre, retail development, sports pavilion, play area, amenity space and associated off site highway works	W	100

Conclusions
Submission Draft Plan Allocation
Not allocated for housing
Submission Draft Plan Allocation Conclusion
Large brownfield site with current employment and retail uses. Local preference for the site to remain in employment use with additional land allocated for employment purposes. Concerns over the general sustainability credentials of the site. Parts of the site also have high ecological value. Significant highways mitigation measures would also be required which may not be deliverable. Site not required to meet the housing numbers due to local preference for an alternative strategic option.

Site Details							
Easting	445188	Northing	446342	Site area ha	64.65	SP7	Other
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Manufacturing and Wholesale	
Neighbouring land uses	
Manufacturing and Wholesale	
Agriculture	
Shops	

Other land uses - None

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

Description	
The site forms approximatley one third of the Thorp Arch Trading Estate and is presently in employment uses. Part of the site has historical significance relating to WWII.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.34	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

Core Strategy

Main Urban Area	0.00	% 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 %	0.04
-----------------	------

Nearest train station	Garforth
Nearest train station distance (m)	13505.32
Nearest bus stop	364
Nearest bus stop distance (m)	236.27

Agricultural classification	
Grade	Percent
Grade 3	0.2
Urban	99.8

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Currently v poor access to services - size of site offers opportunites	1

Access comments	
site of this size likely to require significant new access and relief road	3

Local network comments	
dev of this size likely to require relief road	3

Mitigation measures	Total score
signiicant mitigation required, relief road and public transport improvements	7

Highways site support	
Yes with mitigation	

Contingent on other sites	

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Large brownfield site with current employment uses. Local preference for the site to remain in employment use. Concerns over the general sustainability credentials of the site. Parts of the site also have high ecological value. Significant highways mitigation measures would also be required which may not be deliverable. Site not required to meet the housing numbers due to local preference for an alternative strategic option.	

Site Details							
Easting	434139	Northing	440036	Site area ha	1.83	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	Greenfield site to the North West of Shadwell. Avon Court runs along the Western boundary with Cricketers View and one residential dwelling along the Southern boundary. Agricultural land along the Northern and Eastern boundary. Trees and planting along the boundary on all sides.
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Spatial relationships

UDP Designations		
N32 Greenbelt	92.07	% 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	89.76	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	% overlap
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
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 %	0.01
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Nearest train station	Cross Gates
Nearest train station distance (m)	5987.22
Nearest bus stop	8117
Nearest bus stop distance (m)	175.53

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 not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Primary school, and local shop/PO within acceptable walk. Slaid Hill local centre only just beyond an acceptable walk. Bus services but not to CS standard (20minute frequency quite good for ONE)		3
Access comments		
It is assumed that the site has a boundary with Cricketers View? If so access could be achieved along this frontage. Vegetation would be affected by the opening and creation of a designated route.		4
Local network comments		
Strictly speaking a section Cricketers View would not comply with the SDG due to lack of a continuous designated route. Therefore need to provide mitigation / designated route (where possible) to existing shared surface and/or separate pedestrian link to Main Street via track (to west).		4
Mitigation measures		Total score
		11
Highways site support		
yes with suitable pedestrian provision and assuming the site has a frontage with Cricteters View.		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). UK BAP Priority Habitats (Hedgerows) form north, east and southern boundaries and need to be retained and protected from development.	

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	
Greenbelt site. Sieved out at issues and options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site has an important role in safeguarding the countryside from encroachment. Protected playing pitch (N6) in the UDP and proposed to be designated as green space in the SAP.	

Scholes Lane, Scholes

Site Plan ref: n/a SHLAA ref: 1057

Site Details							
Easting	437603	Northing	437390	Site area ha	0.74	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	
Triangular shaped greenfield site in agricultural use to the west side of scholes. Residential development is present to the east of the site with open fields to the west.	

Spatial relationships

UDP Designations

N32 Greenbelt	97.23	% 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	2.77	
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)	3225.29
Nearest bus stop	6568
Nearest bus stop distance (m)	190.11

Agricultural classification	
Grade	Percent
Grade 3	9.74
Grade 3b	90.26

Scholes Lane, Scholes

Site Plan ref: n/a

SHLAA ref: 1057

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	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?	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, however, development would breach former railway line now disused which forms a well-defined western edge of scholes and is currently a strong defensible boundary. Development of the site would jut out from this characteristic settlement form and constitute high potential for unrestricted sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Core Strategy not fully met but some local services

Rank (1-5)

3

Scholes Lane, Scholes

Site Plan ref: n/a

SHLAA ref: 1057

Access comments

Long frontage but vegetation might need to be lost for visibility splay. Footway may need to be widened along frontage.

4

Local network comments

Spare capacity for this scale of development.

5

Mitigation measures

Footway widening along frontage

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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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 under 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
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Supported

Education comments

Flood Risk

Flood Zone 1. There is a drain running along the boundary to the North

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

Scholes Lane, Scholes

Site Plan ref: n/a SHLAA ref: 1057

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 development of the site would have an unacceptable impact on the Green Belt in terms of high potential to lead to unrestricted sprawl as development would jut out from the western edge of Scholes which is currently well-defined and follows the path of a former railway line.	

Wood Lane (land off), and east of the former railway, Scholes, LS15

Site Plan ref: HG3-12 SHLAA ref: 1061

Site Details

Easting	437467	Northing	436810	Site area ha	1.87	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Outdoor amenity and open space

Education

Other land uses - None

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

Description

Flat greenfield site. Well defined public right of way runs through centre of site. Mature trees line all the boundaries.

Spatial relationships

UDP Designations

N32 Greenbelt	0.01	% overlap
N34 PAS	99.99	
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	Cross Gates
Nearest train station distance (m)	2643.46
Nearest bus stop	8060
Nearest bus stop distance (m)	189.74

Agricultural classification	
Grade	Percent
Grade 3	100

Wood Lane (land off), and east of the former railway, Scholes, LS15

Site Plan ref: HG3-12 SHLAA ref: 1061

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)

Core Strategy not fully met but some local services

3

Access comments

No frontage to adopted highway. Needs access via site 1094.

1

Local network comments

Spare capacity for this scale of development.

5

Mitigation measures

Needs access to adopted highway

Total score

9

Highways site support

yes subject to access

Contingent on other sites

yes, site 1094

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.

Wood Lane (land off), and east of the former railway, Scholes, LS15

Site Plan ref: HG3-12 SHLAA ref: 1061

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor provided by the adjacent Scholes Brickworks Pond LNA and disused railway line.	

Education comments	

Flood Risk	
Flood Zone 1. Thre is a large open water body located SW 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
14/00716/OT	Outline application for residential development, laying out of access road, car parking, landscaping and associated works.	R	100

Conclusions

Submission Draft Plan Allocation	
Safeguarded land (PAS)	

Submission Draft Plan Allocation Conclusion	
The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.	

Linton Lane - Cragg Hall Farm, Wetherby LS22

Site Plan ref: n/a SHLAA ref: 1070

Site Details

Easting	439377	Northing	447993	Site area ha	1.01	SP7	Major Settlement Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

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

Agriculture
Dwellings

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

Former agricultural site to the south of Wetherby on which a large detached dwelling has recently been constructed. Wetherby Golf Club lies directly to the south of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	99.90	% 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	0.10	
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)	13895.07
Nearest bus stop	12309
Nearest bus stop distance (m)	210.03

Agricultural classification	
Grade	Percent
Grade 3	59.8
Urban	40.2

Linton Lane - Cragg Hall Farm, Wetherby LS22

Site Plan ref: n/a

SHLAA ref: 1070

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

The site is well related to the existing settlement and development would constitute 'rounding off' of the existing settlement.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

No Public Transport but some local services

Rank (1-5)

2

Access comments

Visibility splay and footway works required. Access via site 1301 might be beneficial

4

Linton Lane - Cragg Hall Farm, Wetherby LS22

Site Plan ref: n/a

SHLAA ref: 1070

Local network comments

No footway provision on the site frontage. New footway upto Avon Garth would be required.

4**Mitigation measures**

Visibility splay and footway works

Total score**10****Highways site support**

yes

Contingent on other sites

no but potential benefits

Highways England

Impact	No material impact	Network Status	no objection
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n/a

Network Rail**Yorkshire Water**

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

Environment Agency

Constraints

FZ2 small part to east of site. See comments in main text of our response.

LCC

Ecology support	Supported
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Supported

Education comments**Flood Risk**

Predominantly Flood Zone 1. Part of site along Eastern boundary is in Flood Zone 2 - River Wharfe.
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

Linton Lane - Cragg Hall Farm, Wetherby LS22

Site Plan ref: n/a SHLAA ref: 1070

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
11/03409/COND	Consent, agreement or approval required by conditions 7, 10, 11, 12, 16 and 19 of Planning Application 10/04438/FU	A	95
11/04020/COND	Consent, agreement or approval required by conditions 4, 8, 9 and 13 of Planning Application 10/04438/FU	A	95
11/05284/FU	Variation of condition No. 2 of planning approval 10/04438/FU for Solar Thermal and Photovoltaic panels to roof	W	95
11/04304/COND	Consent, agreement or approval required by conditions 5, 6, 14 and 15 of Planning Application 10/04438/FU		95
10/04438/FU	Demolition of existing buildings and erection of detached 6 bedroom dwelling house, laying out of driveway to front and landscaping including creation of sunken garden and pond	A	95
12/9/00004/MOD	Demolition of existing buildings and erection of detached 6 bedroom dwelling house, laying out of driveway to front and landscaping including creation of sunken garden and pond NON MATERIAL AMENDMENT to 10/04438/FU: Amendment to Condition 2 (plans approved)	M01	95

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is well related to the existing settlement and development would constitute 'rounding off' of the existing settlement. However, the site is not available for residential development given the recent planning permission and construction of a large single dwelling in the middle of the site.	

Whinmoor Lane, land to rear of Wainscott Cottage, Shadwell, LS17 8LS

Site Plan ref: n/a SHLAA ref: 1088

Site Details							
Easting	434385	Northing	438926	Site area ha	1.83	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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	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	Cross Gates
Nearest train station distance (m)	4865.57
Nearest bus stop	11618
Nearest bus stop distance (m)	329.98

Agricultural classification	
Grade	Percent
Grade 2	56.75
Grade 3	3.36
Grade 3a	39.9

Whinmoor Lane, land to rear of Wainscott Cottage, Shadwell, LS17 8LS

Site Plan ref: n/a SHLAA ref: 1088

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

Greenbelt assessment not required

Summary of infrastructure provider comments

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

Natural England

Whinmoor Lane, land to rear of Wainscott Cottage, Shadwell, LS17 8LS

Site Plan ref: n/a SHLAA ref: 1088

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Sieved out site. Green Belt. Not within settlement hierarchy.	

Site Details

Easting	437929	Northing	438223	Site area ha	2.38	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Brownfield
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On-site land uses

Other

Dwellings

Vacant building

Neighbouring land uses

Agriculture

Storage

Dwellings

Other land uses

Scrap Yard

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

Description

Brownfield site to the north of Scholes which is washed over by Green Belt. The site lies adjacent to the A64. A disused railway line and mature tree line lie to the rear which separate the site from the built up area of Scholes. The site forms part of a small cluster of industrial/storage uses on this part of York Road.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
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)	4119.18
Nearest bus stop	9233
Nearest bus stop distance (m)	122.06

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 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?	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	Yes
Are these buildings used for agricultural purposes?	No

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

4. Preserve the setting and special character of historic towns

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

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

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

Brownfield land, however the site is physically separated from other residential development by the disused railway line and mature tree line which forms a strong barrier to the defined urban area of Scholes. As such residential development would jut out from the existing settlement form and a high potential for unrestricted sprawl exists.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

No Public Transport and very limited services

Rank (1-5)

2

York Road - Homecroft, Scholes LS15 4NF

Site Plan ref: n/a

SHLAA ref: 1089

Access comments

Approved access for a B class development. Ghost Island required.

4

Local network comments

Spare capacity for this scale of development, but ghost Island and footway improvements to A64 required.

4

Mitigation measures

Ghost Island and footway improvements to A64 required.

Total score

10

Highways site support

yes with mitigation, given the fall back position.

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. There is a drain running along the boundary to the East

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

York Road - Homecroft, Scholes LS15 4NF

Site Plan ref: n/a SHLAA ref: 1089

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
10/00711/FU	Laying out of access road and erection of 4 buildings comprising of 1 single block of 12 start up units with 2 seminar areas and 6 workshop units in 3 blocks (all class B1(b and c)) with car parking	A	96
13/02466/EXT	Extension of time application for planning permission 10/00711/FU Laying out of access road and erection of 4 buildings comprising of 1 single block of 12 start up units with 2 seminar areas and 6 workshop units in 3 blocks (all class B1(b and c)) with car parking	A	96

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site, albeit brownfield land. The development of the site would have an unacceptable impact on the Green Belt in terms of high potential to lead to unrestricted sprawl as development would jut out from the western edge of Scholes which is currently well-defined and follows the path of a former railway line. Development would also jut out to the north of the urban edge of the village. Any residential development would be isolated from the community facilities and services within Scholes by the former railway line and as a result has poor accessibility credentials. The site has recently been granted planning permission for employment uses and as a consequence is highlighted as an identified employment allocation within the plan.

Red Hall Lane and Manston Lane (between)

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

Site Details

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

Site Characteristics

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

On-site land uses	
Agriculture	

Neighbouring land uses	
Agriculture	
Office	

Other land uses - None

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

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

Spatial relationships

UDP Designations

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	53.60
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Nearest train station	Cross Gates
Nearest train station distance (m)	2481.82
Nearest bus stop	1398
Nearest bus stop distance (m)	476.18

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

Red Hall Lane and Manston Lane (between)

Site Plan ref: n/a

SHLAA ref: 1094A

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

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

Rank (1-5)

1

Red Hall Lane and Manston Lane (between)

Site Plan ref: n/a

SHLAA ref: 1094A

Access comments

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

2

Local network comments

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

1

Mitigation measures

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

Total score

4

Highways site support

Whole Site (1094A and 1094B) - No

Contingent on other sites

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

Highways England

Impact

Network Status

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

Network Rail

Yorkshire Water

Treatment Works

Knothrop

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

Environment Agency

Constraints

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

LCC

Ecology support

Education comments

Flood Risk

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

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

Utilities

Gas

Electric

Red Hall Lane and Manston Lane (between)

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

Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

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

First Avenue (land west of), Bardsey

Site Plan ref: n/a SHLAA ref: 1106

Site Details							
Easting	436875	Northing	444220	Site area ha	13.99	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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	Large greenfield site currently in agricultural use. The situated between Bardsey and Bardsey Village which is surrounded by residential properties on three sides with a beck and mature tree line to west. Site is situated on a slightly lower level that the A58.
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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	% overlap
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Cross Gates
Nearest train station distance (m)	9791.16
Nearest bus stop	3457
Nearest bus stop distance (m)	282.80
Agricultural classification	
Grade	Percent
Grade 3	100

First Avenue (land west of), Bardsey

Site Plan ref: n/a

SHLAA ref: 1106

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 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

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

Site would consolidate the existing settlement of Bardsey which is split into two halves (Bardsey & Bardsey Village). The beck also provides a strong natural barrier to the north-west which limits sprawl potential and possible coalescence issues with East Keswick.

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

Public transport accessibility comments

2 buses per hour, 40% primary

Rank (1-5)

2

Access comments

site frontage should accommodate visibility onto Wetherby Road

5

First Avenue (land west of), Bardsey

Site Plan ref: n/a

SHLAA ref: 1106

Local network comments

possible spare capacity but cumulative issues

4**Mitigation measures****Total score****11****Highways site support**

no

Contingent on other sites**Highways England**

Impact No material impact

Network Status

No objection

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

Network Rail**Yorkshire Water**

Treatment Works

Wetherby

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

Environment Agency

Constraints

FZ2 & FZ3 small part to north of site, Main river (Collinhambeck) runs along site boundary. See comments in main text of our response.

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor of the Bardsey Beck. Retain a corridor of minimum 20 metres from the beck. Otters, bats and White-clawed Crayfish to consider

Education comments**Flood Risk**

Predominantly Flood Zone 1. Parts of site in Flood Zones 2 and 3 adjacent to Keswick Beck to the North and NW.

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

First Avenue (land west of), Bardsey

Site Plan ref: n/a SHLAA ref: 1106

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site which splits Bardsey from Bardsey Village. Surrounded by residential development on three sides, albeit only two of these form the defined urban area. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	

Site Details							
Easting	443767	Northing	444952	Site area ha	9.47	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

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

Other land uses - None

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

Description	
Large predominantly flat site currently in agricultural use. The site is situated to the eastern edge of Boston Spa adjacent to A659 which is the main route through the settlement. The site has well defined boundaries on all sides. Residential development is present to the north of the site, with open fields to the south. The site slopes gently towards southern section where Firgreen beck and a row of mature trees define the boundary.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.97	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.03	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	11751.08
Nearest bus stop	1296
Nearest bus stop distance (m)	197.62

Agricultural classification	
Grade	Percent
Grade 2	57.53
Grade 3	42.47

Green Lane (land east of), Boston Spa LS23

Site Plan ref: n/a

SHLAA ref: 1107

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

The site is well contained. However, it is a large site that represents a significant incursion into the Green Belt and would jut out to the east of the village given that it is only connected to the urban area on one side. Consequently the development of the site would constitute sprawl of the built up area. The site also provides a role in assisting safeguarding the countryside from encroachment given the presence of a Public Right of Way to the south of the site and high quality agricultural land, however, on balance, the site is not considered to fulfill a fundamental role in this regard.

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

Public transport accessibility comments

No Public Transport but some local services only on a small part of the site

Rank (1-5)

1

Green Lane (land east of), Boston Spa LS23

Site Plan ref: n/a

SHLAA ref: 1107

Access comments

Footways and vis splays would need to be created on Green Lane. Green Lane could accommodate a single point of access, vehicular access to High Street unfortunately does not appear possible. A second point of access for site of this size is desirable.

4

Local network comments

Footways needed along the site frontage and possible road widening. Could be cumulative issues on High Street and J45 if other Boston Spa sites are taken forward. Visibility at some local junctions is not ideal, but no accident record to speak of.

3

Mitigation measures

Footways needed to site frontage and possible road widening. Possible traffic management works on High Street and works to J45 if all Boston Spa sites are taken forward

Total score

8

Highways site support

no

Contingent on other sites

no

Highways England

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

Network Rail

Yorkshire Water

Treatment Works	Thorp Arch
There is no capacity at Thorp Arch for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

Environment Agency

Constraints

FZ2 & FZ3 along site boundary. Main River (Fir Green Beck) abuts site. See comments in main text of our response.

LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor of the Fir Green Beck and associated woodland. Retain a corridor of minimum 20 metres from the beck. Otters, bats and White-clawed Crayfish to consider	

Education comments

Flood Risk

Flood Zone 1. There is a small part of site in the Eastern corner which is in Flood Zone 2, associated with Firgreen Beck. There is a combined public sewer 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

Green Lane (land east of), Boston Spa LS23

Site Plan ref: n/a SHLAA ref: 1107

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 development of the site is considered to have an unacceptable impact on the Green Belt in terms of sprawl to the east of Boston Spa given that it would jut out significantly from the existing urban area.

Site Details							
Easting	442577	Northing	444372	Site area ha	0.63	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

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

Other land uses - None

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

Description
Greenfield site to West of Clifford accessed off a small track which runs along the southern boundary which is also a public right of way. Residential dwellings along the northern and eastern boundary. Agricultural land along the western boundary. Trees and planting along the boundary on all sides except west.

Spatial relationships

UDP Designations		
N32 Greenbelt	98.16	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Garforth	
Nearest train station distance (m)	10921.88	
Nearest bus stop	14069	
Nearest bus stop distance (m)	158.82	

Agricultural classification	
Grade	Percent
Grade 2	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Primary school, GP , and secondary school within acceptable walk but narrow footways. Bus services but not to CS standard.		3
Access comments		
No frontage with adopted highway.		1
Local network comments		
Westfield Lane unadopted and unsuitable		1
Mitigation measures		Total score
		5
Highways site support		
no		
Contingent on other sites		

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

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at issues and options stage. Whilst the site scores relatively well through the greenbelt assessment, it lies outside of the settlement heirarchy iand therefore the location does not align with the spatial development strategy.	

Cinder Lane (land west of), Clifford, LS23

Site Plan ref: n/a SHLAA ref: 1109

Site Details

Easting	443120	Northing	444541	Site area ha	3.13	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Spatial relationships

UDP Designations

N32 Greenbelt	99.71	% overlap
N34 PAS	0.19	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	11195.35
Nearest bus stop	3796
Nearest bus stop distance (m)	190.69

Agricultural classification	
Grade	Percent
Grade 2	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 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

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

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Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Cinder Lane (land west of), Clifford, LS23

Site Plan ref: n/a SHLAA ref: 1109

Submission	Draft	Plan	Allocation	Conclusion
Sieved out site. Green Belt. Not within settlement hierarchy.				

Site Details							
Easting	438668	Northing	446711	Site area ha	2.11	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
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 to west of Linton. Trip Lane runs along the Northern boundary with a small track along the Western boundary. Two large residential dwellings along the Eastern boundary. Trees and planting along the boundary on all sides.
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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	Cross Gates
Nearest train station distance (m)	12494.20
Nearest bus stop	6144
Nearest bus stop distance (m)	283.45

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 not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Primary school within acceptable distance but footways not suitable or continuous. Bus services but not to CS standard		2
Access comments		
Trip Lane not adopted at the frontage. Access could be achieved off Trip Lane but headrows would be affected by opening and vis splay.		1
Local network comments		
The local network is substandard, single track and no footway provision. Also unadopted.		1
Mitigation measures		Total score
		4
Highways site support		
no		
Contingent on other sites		

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	Supported
Supported (Green).Linton Common SSSI within 200m. Consideration for Thistle Broomrape required.	

Trip Lane (land at), Linton

Site Plan ref: n/a SHLAA ref: 1121

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at issues and options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site adjoins existing development on only 1 side. It relates relatively poorly to the built form and would extend Linton into the countryside to the west of the village. Whilst it would be contained, in part, by the track and planting to the western boundary there is no strong defensible boundary to the south of the site. As a result, the site has high potential to leads to unrestricted sprawl.	

Parlington Lane (land off)

Site Plan ref: n/a SHLAA ref: 1130

Site Details							
Easting	443242	Northing	436701	Site area ha	1.66	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	
Greenfield site to south of Aberford. Parlington Lane runs along the northern boundary. Residential dwellings along the eastern boundary with agricultural land along the western and southern boundary. Trees and planting along the boundary on all sides except west. Adjacent to Aberford Conservation Area.	

Spatial relationships

UDP Designations

N32 Greenbelt	95.87	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	4021.27
Nearest bus stop	3147
Nearest bus stop distance (m)	174.14

Agricultural classification	
Grade	Percent
Grade 2	5.04
Grade 3a	94.96

Parlington Lane (land off)

Site Plan ref: n/a SHLAA ref: 1130

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Primary school, GP and local shop within acceptable walk. Bus services but not to CS standard and beyond acceptable walk		2
Access comments		
No frontage with adopted highway.		1
Local network comments		
Parlington Lane unadopted and unsuitable		1
Mitigation measures		Total score
		4
Highways site support		
no		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Parlington Lane (land off)

Site Plan ref: n/a SHLAA ref: 1130

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	
Greenbelt site. Sieved out at issues and options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site would extend Aberford to the west into the green belt. There are no defensible boundaries to the site, and it would represent an uncharacteristic extension of the village to the rear of existing development which is focussed along the main road running through the village. As a result it would have a high potential to lead to unrestricted sprawl.	

Site Details							
Easting	443496	Northing	437587	Site area ha	0.81	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	
Currently in use as allotments. Access from Field Lane to the south of the site. Surrounded by greenbelt on all boundaries.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.18	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	95.21	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	4879.52
Nearest bus stop	4779
Nearest bus stop distance (m)	135.11

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Primary school, GP and local shop within acceptable walk. Bus services but not to CS standard and beyond an acceptable walk.	2

Access comments	
Access may be limited in width	3

Local network comments	
The local network while adopted is substandard. Only a very limited number units could be justified.	1

Mitigation measures	Total score
	6

Highways site support	
no	

Contingent on other sites	

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported (Green)	

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at Issues and Options stage. Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. Part SFRA floodzone 3b. Isolated site that performs an important role in safeguarding the countryside from encroachment and could potentially lead to urban sprawl to the east of Aberford. Site is currently in use as allotments, and is proposed to be designed as green space in the SAP.	

Site Details							
Easting	443417	Northing	436820	Site area ha	0.4	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	Greenfield site to the East of Aberford village centre. Lotherton Lane runs along the northern boundary. Residential dwellings along the western boundary with agricultural land along the eastern boundary. Extended gardens to the southern boundary. Trees and planting along the boundary on all sides except East.
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Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
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	East Garforth
Nearest train station distance (m)	4203.69
Nearest bus stop	8198
Nearest bus stop distance (m)	77.12

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Primary school, GP and local shop within acceptable walk. Bus services but not to CS standard and beyond acceptable walk	2

Access comments	Rank (1-5)
No frontage with adopted highway? Is there 3rd party land between site and Lotherton Lane? Assuming no 3rd party land, access could be achived but visibilty splay would have a significant impact of the frontage hedgerow and trees.	1

Local network comments	Rank (1-5)
Acceptable for small development. Footway improvement required to site frontage.	5

Mitigation measures	Total score
	8

Highways site support
yes with mitigation and subject to positive resolution of the access comment.

Contingent on other sites

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported with mitigation
Supported with mitigation (Amber). A culverted water course flows north-south through the site and should be re-opened as per saved UDP Policy N39B.	

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at issues and options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Whilst contained, in part, by the boundaries of the extended gardens to the south, there are no defensible boundaries to the east and it would set a precedent for development of the rear of properties along Bunkers Hill and so has a has a high potential to lead to unrestricted sprawl.	

Site Details							
Easting	440326	Northing	437502	Site area ha	6.25	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	Large flat greenfield site in agricultural use which is located to the eastern edge of the village of Barwick. Residential dwellings border the site on three sides, however only the west side forms part of the defined urban area. Agricultural fields lie beyond the northern boundary of the site.
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Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	99.88	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.12
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Sch. Ancient Mon.	0.00		
% overlap		% overlap	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Garforth
Nearest train station distance (m)	3894.70
Nearest bus stop	7355
Nearest bus stop distance (m)	267.50
Agricultural classification	
Grade	Percent
Grade 2	100

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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?	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 abuts residential dwelling to three boundaries (west, south and east), however on the west side forms part of the urban area. If the site was developed it would significantly jut out from the eastern edge of urban Barwick and extend the settlement along Aberford Road. As such the development of the site would constitute significant sprawl to the detriment of the openness and permanence of the Green Belt. In addition the site is not well contained to its north boundary and as a consequence high potential for unrestricted sprawl exists.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Core Strategy not fully met. Some local services. Lack of nearside footways

Rank (1-5)

3

Aberford Road, Barwick LS15

Site Plan ref: n/a

SHLAA ref: 1134

Access comments

Long frontage onto Aberford Road

4**Local network comments**

Spare capacity in the local network but some impact likely. Lack of footways towards village centre

4**Mitigation measures**

Local traffic management measures maybe necessary and footway provision.

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

yes

Contingent on other sites

no

Highways England

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

Network Rail**Yorkshire Water**

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

Environment Agency**Constraints**

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

LCC

Ecology support	Supported
Supported	

Education comments**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**

Aberford Road, Barwick LS15

Site Plan ref: n/a SHLAA ref: 1134

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 development of the site is considered to have an unacceptable impact on the Green Belt in terms of sprawl. The site would be a significant incursion into the Green Belt to the east of Barwick and could not be considered to round off the settlement.	

York Road, Morwick Hall (land adj to), Whinmoor, LS15

Site Plan ref: n/a SHLAA ref: 1139

Site Details

Easting	437196	Northing	437488	Site area ha	13.83	SP7	Main Urban Area Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Office

Dwellings

Other land uses - None

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

Description

Greenfield site in agricultural use. Site wraps around an existing rural office development off the A64. Site abuts the East Leeds Extension UDP housing allocation to its west boundary. The site lies close to the village of Scholes to its east boundary.

Spatial relationships

UDP Designations

N32 Greenbelt	94.45	% 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	5.55	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	3175.29
Nearest bus stop	2634
Nearest bus stop distance (m)	195.82

Agricultural classification	
Grade	Percent
Grade 3	98.56
Grade 3b	1.44

York Road, Morwick Hall (land adj to), Whinmoor, LS15

Site Plan ref: n/a

SHLAA ref: 1139

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

Site relates poorly to the existing urban area and would jut out into the open countryside. The site would adjoin the East Leeds Extension to its west boundary and would represent significant sprawl which is not well contained. The site would also breach the proposed East Leeds Orbital Road, which will provide a strong defensible boundary between the main urban area and the Green Belt. In addition the site would also significantly reduce the Green Belt gap between the urban conurbation of Leeds and Scholes, to an unacceptable level to prevent the two separate urban areas from appearing to merge.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Core Strategy not fully met and limited local services. Extra footway needed on Scholes Lane.

Rank (1-5)

2

York Road, Morwick Hall (land adj to), Whinmoor, LS15

Site Plan ref: n/a

SHLAA ref: 1139

Access comments

Two points of access should be possible on Scholes Lane. Footway would need to be created along this frontage. No access from A64 unless it also involves removal of the existing Morwick Hall access. If Morwick Hall could also be served from Scholes Lane, and the existing A64 access removed, which would be a positive.

4

Local network comments

Extra footway required to Scholes Lane. Signalisation of Scholes Lane / A64

4

Mitigation measures

Extra footway required to Scholes Lane. Signalisation of Scholes Lane / A64

Total score

10

Highways site support

no

Contingent on other sites

no - however there are lots of other sites around Scholes that could contribute to improved local services and PT. A reduced site boundary, but combined with adjacent but amended sites maybe acceptable.

Highways England

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

Network Rail

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	Not supported
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Not supported (RED). No designated sites but there is valuable parkland habitat south and west of Morwick Hall. Dead wood habitat and hedgerows also valuable.

Education comments

Flood Risk

Flood Zone 1. There is a minor watercourse within the site and a public foul sewer serving Morwick Hall.

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

York Road, Morwick Hall (land adj to), Whinmoor, LS15

Site Plan ref: n/a SHLAA ref: 1139

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 relates poorly to existing urban area. The development of the site for residential use would be unacceptable in Green Belt terms as it would adjoin the East Leeds Extension to its west boundary and would represent significant sprawl which is not well contained. The site would also significantly reduce the Green Belt gap between the main urban area of Leeds and Scholes to an unacceptable degree.	

Keswick Lane (land to north of), Bardsey - site of The Blessed Sacrament Church

Site Plan ref: HG2-24 SHLAA ref: 1153

Site Details							
Easting	436469	Northing	443945	Site area ha	0.41	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	Small square shaped site which is well enclosed by vegetation. The former church site is located close to the western edge of the built up area of Bardsey. The site is bounded by a sports ground to the north and residential dwellings to the east, west and south.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	9499.91
Nearest bus stop	11962
Nearest bus stop distance (m)	35.36

Agricultural classification	
Grade	Percent
Grade 3	100

Keswick Lane (land to north of), Bardsey - site of The Blessed Sacrament Church

Site Plan ref: HG2-24 SHLAA ref: 1153

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

The site would constitute a small extension into the Green Belt which is well related to the existing settlement. The development would also be well contained by the existing significant boundary treatment. It is noted that the site contains some high quality agricultural land, however the site is presently not in agricultural use and the area of land involved is very small. Overall the site is not considered to have a significant impact on the openness of the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

2buses per hour, 100% primary - very small site

Rank (1-5)

3

Keswick Lane (land to north of), Bardsey - site of The Blessed Sacrament Church

Site Plan ref: HG2-24 SHLAA ref: 1153

Access comments

site frontage should accommodate visibility onto Keswick Lane

5

Local network comments

spare capacity but cumulative issues

4

Mitigation measures

Yes

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

Environment Agency

Constraints

FZ1 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

Keswick Lane (land to north of), Bardsey - site of The Blessed Sacrament Church

Site Plan ref: HG2-24 SHLAA ref: 1153

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 would constitute a small extension into the Green Belt which is well related to the existing settlement and would have limited impact on openness.

Church Street, Boston Spa

Site Plan ref: HG2-22 SHLAA ref: 1154_3132

Site Details

Easting	442889	Northing	445377	Site area ha	1.69	SP7	Smaller Settlement Infill
HMCA	Outer North East			Ward	Wetherby		

Site Characteristics

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

On-site land uses

Vacant land

Neighbouring land uses

Derelict

Dwellings

Outdoor sport facility

Agriculture

Other land uses - None

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

Description

Vacant greenfield land situated within the urban area of Boston Spa close to local services. Mature trees line the east boundary of the site with the adjacent green space. Access to the site is dependant on neighbouring sites which are within the same land ownership.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	2.01	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.56	
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	100.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	11966.46
Nearest bus stop	13092
Nearest bus stop distance (m)	264.12

Agricultural classification	
Grade	Percent
Grade 3	100

Church Street, Boston Spa

Site Plan ref: HG2-22 SHLAA ref: 1154_3132

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

Core Strategy not fully met but some local services. Not clear if there is pedestrian access to High Street?

Rank (1-5)

4

Access comments

No frontage to adopted highway. Needs access from adjacent land.

1

Local network comments

Could be cumulative issues on High Street and J45 if other Boston Spa sites are taken forward.

4

Mitigation measures

Possible traffic management works on High Street and works to J45 if all Boston Spa sites are taken forward

Total score

9

Highways site support

yes subject to access

Contingent on other sites

Highways England

Impact	No Material Impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works Thorp Arch

There is no capacity at Thorp Arch for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study

Environment Agency

Constraints

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

Church Street, Boston Spa

Site Plan ref: HG2-22 SHLAA ref: 1154_3132

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 Boston Spa and Thorpe Arch 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. This site lies within the Boston Spa and Thorpe Arch 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	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Site is situated within the urban area of Boston Spa, close to the local centre and local services. Access can be achieved through the adjacent identified housing site to the west (HG1-39), which is in the same land ownership. The site is situated within the Boston Spa conservation area, however development could preserve the character and appearance of the conservation area.	

Bramham Road and North of Lyndon Road (land to west of), Bramham LS23

Site Plan ref: n/a SHLAA ref: 1155

Site Details

Easting	442357	Northing	443564	Site area ha	11.96	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

Large greenfield site to the north of Bramham which is presently in agricultural use. The built up area of Bramham lies directly to the south of the site with the A1(M) to the west.The site is steeply sloping in parts. Bramham Primary school lies to the northern edge of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	99.23	% 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	0.77	
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 %	0.03
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Nearest train station	Garforth
Nearest train station distance (m)	10088.01
Nearest bus stop	8604
Nearest bus stop distance (m)	305.45

Agricultural classification	
Grade	Percent
Grade 2	95.21
Grade 3	0.86
Grade 3a	3.93

Bramham Road and North of Lyndon Road (land to west of), Bramham LS23

Site Plan ref: n/a

SHLAA ref: 1155

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

Set to north of Bramham, development would reduce separation between settlements and represent a significant incursion into the Green Belt. High potential for further sprawl to north as development would not be well contained. The site is of significant scale compared to the village of Bramham and given that it is not well related to the settlement it would constitute significant sprawl to the north of the village. The site is also considered to perform an important role in safeguarding the countryside from encroachment. In particular Public Rights of Way are present to the west and north boundaries of the site which provide access to the countryside for the public.

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

Public transport accessibility comments

Core Strategy not fully met. Some local services. Nearside footways may need to be widened.

Rank (1-5)

3

Bramham Road and North of Lyndon Road (land to west of), Bramham LS23

Site Plan ref: n/a

SHLAA ref: 1155

Access comments

Long frontage onto Clifford Road can accommodate an access. Second access would be desirable given size of development, possible ghost island

4

Local network comments

spare capacity in the local network but some impact likely. Development large relative to existing settlement.

4

Mitigation measures

Possible traffic management measures required and ghost island

Total score

11

Highways site support

yes

Contingent on other sites

no

Highways England

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

Network Rail

Yorkshire Water

Treatment Works	Thorp Arch
There is no capacity at Thorp Arch for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

Environment Agency

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

LCC

Ecology support	Supported
Supported	

Education comments

Flood Risk

Flood Zone 1. There is a public surface water sewer in the SE corner of the site and a small section of culvert in the North 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

Bramham Road and North of Lyndon Road (land to west of), Bramham LS23

Site Plan ref: n/a SHLAA ref: 1155

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 development of the site would have an unacceptable impact on the Green Belt in terms of sprawl to the north of Bramham and safeguarding the countryside from encroachment. The site would also reduce the Green Belt gap between Bramham and Clifford.	

Site Plan ref: n/a **SHLAA ref: 1156**

Easting	442808	Northing	444115	Site area ha	3.98	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

Site type	Greenfield
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Agriculture

Agriculture
Dwellings

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

Greenfield site to the south of Clifford. Bramham Road runs along the western boundary. The rear gardens of residential dwellings run along the northern and eastern boundary with a small vehicle track along the southern boundary, followed by agricultural land. Trees and planting along the boundary on all sides. Site is divided in two by a small vehicle track, the western half of the site contains numerous large trees. Site all lies within Clifford Conservation Area.

UDP Designations

N32 Greenbelt	99.63	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

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

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

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	10712.40
Nearest bus stop	8148
Nearest bus stop distance (m)	179.16

Grade	Percent
Grade 2	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 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		Rank (1-5)
Public transport accessibility comments		
Primary school, GP , and secondary school within acceptable walk but narrow footways. Bus services but not to CS standard.		3
Access comments		
Access could be achieved off Bramham Road with possible traffic management. Headrows may be affected.		4
Local network comments		
Possible traffic management to Bramham Road		5
Mitigation measures		Total score
		12
Highways site support		
yes, possible minor 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). A significant line of mature trees run east-west through the site.

Bramham Road (land to east of), Clifford

Site Plan ref: n/a SHLAA ref: 1156

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	
Greenbelt site. Sieved out at issues and options stage. Not within the settlement hierarchy and therefore does not align with the spatial development strategy. Whilst the site, to an extent, rounds off Clifford and has existing defined boundaries which would help prevent further unrestriced spawl, it is identified as a key green area in the Clifford Conservation Appraisal, with key long range views running across the site. Development would have a significant impact on this, detracting from the role of the site and green belt in preserving the setting and special character of historic towns.	

Old Mill Lane (land to south of), Clifford LS23

Site Plan ref: n/a SHLAA ref: 1157

Site Details							
Easting	443134	Northing	444092	Site area ha	1.28	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

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 to the South West of Clifford. Old Mill Lane connects with the Eastern side of the Northern boundary whilst the rear gardens of residential dwellings run along the Western side of the Northern boundary. Agricultural land runs along the Western boundary. A small vehicle track runs along the Eastern boundary, followed by woodland and a stream. Trees and planting along the boundary on all sides. Agricultural land, horse stables and a paddock run along the Southern boundary. One large tree stands in the middle of the site with a few more in the North West corner.

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	Garforth
Nearest train station distance (m)	10760.97
Nearest bus stop	9114
Nearest bus stop distance (m)	272.17
Agricultural classification	
Grade	Percent
Grade 2	100

Old Mill Lane (land to south of), Clifford LS23

Site Plan ref: n/a SHLAA ref: 1157

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 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)
Primary school, GP , and secondary school within acceptable walk but narrow footways. Bus services but not to CS standard.		3
Access comments		
Access could be achieved off Old Mill Lane but whole frontage would be required impacting on boundary wall and headrows. Footway required where possible to link into the limited existing provision.		4
Local network comments		
The local network while adopted is substandard. Only a very limited number units could be justified.		1
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 with mitigation
Supported with mitigation (Amber). A UK BAP Priority Habitat feature (Hedgerow) forms the southern boundary and should be protected and enhanced.	

Old Mill Lane (land to south of), Clifford LS23

Site Plan ref: n/a SHLAA ref: 1157

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site has the potential to detract from the purpose of the greenbelt as it would extend Clifford to the south, adjoining development on only 1 side and having potential to lead to sprawl. The site is on the boundary of the Clifford conservation area and the conservation area appraisal identifies a key long distance view across the site.

Boston Road (land to west of), Clifford LS23

Site Plan ref: n/a SHLAA ref: 1158

Site Details

Easting	442816	Northing	444736	Site area ha	1.05	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Restaurants and Cafes

Car Parks

Outdoor sport facility

Other land uses - None

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

Description

Greenfield site to the North of Clifford. Boston Road runs along the Eastern boundary whilst the rear gardens of residential dwellings run along the Western boundary. Agricultural land runs along the Northern boundary. Along the Southern boundary there residential dwellings, a public right of way footpath, a pub and its car park. Trees or planting along the boundary on all sides except South.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	11323.09
Nearest bus stop	13710
Nearest bus stop distance (m)	72.31

Agricultural classification	
Grade	Percent
Grade 2	100

Boston Road (land to west of), Clifford LS23

Site Plan ref: n/a SHLAA ref: 1158

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		
Primary school, GP , and secondary school within acceptable walk but narrow footways. Bus services but not to CS standard.		3
Access comments		
Access could be achieved off Boston Road with possible traffic management / gateway. Headrows may be affected by vis splay or localised widening.		4
Local network comments		
Possible traffic management and minor widening to Boston Road		5
Mitigation measures		Total score
		12
Highways site support		
yes, possible minor 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) - some semi-improved grassland on-site that will need to be assessed.

Boston Road (land to west of), Clifford LS23

Site Plan ref: n/a SHLAA ref: 1158

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at Issues and Options stage. Whilst the site would not detract significantly from the green belt, it is not within the settlement hierarchy and therefore the location does not align with the spatial development strategy.	

Parlington Drive (west of), Aberford LS25

Site Plan ref: n/a SHLAA ref: 1161

Site Details

Easting	442906	Northing	437146	Site area ha	2.66	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Managed Forest

Dwellings

Other land uses - None

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

Description

Greenfield site to the West of Aberford. Rear gardens of residential dwellings run along the North Eastern boundary. Agricultural land runs along the North West and South West boundary. The agricultural land along the South Western boundary is part of the same field. Along the South Western boundary there is a small sectrion of woodland. Trees and planting along the boundary on all sides except South West.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	4183.34
Nearest bus stop	12845
Nearest bus stop distance (m)	247.82

Agricultural classification	
Grade	Percent
Grade 2	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 not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Primary school, GP and local shop within acceptable walk. Bus services but not to CS standard.		3
Access comments		1
No frontage with adopted highway.		
Local network comments		1
Parlington Drive unadopted and unsuitable		
Mitigation measures		Total score
		5
Highways site support		
no		
Contingent on other sites		

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	Supported with mitigation
	Supported with mitigation (Amber). Parts of the Leeds Habitat Network form the south-east and north-west boundaries.

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site is not well connected to the existing built up area, has no defensible boundary along the south western boundary and does not round off the settlement. As a result, it has high potential to lead to unrestricted sprawl into the green belt. No road frontage to the site to provide access.	

Site Details							
Easting	443108	Northing	436911	Site area ha	2.76	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	Greenfield site to the West of Aberford. Rear gardens of residential dwellings run along the Eastern boundary. Woodland and agricultural land run along the North Western boundary. Agricultural land runs along the South East and South Western boundaries. The Northern boundary is adjacent to agricultural land and woodland. Trees and planting along the boundary on all sides except East and South West boundary. Three trees stand within the site towards the Southern corner.
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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	Garforth
Nearest train station distance (m)	4104.87
Nearest bus stop	3147
Nearest bus stop distance (m)	229.62

Agricultural classification	
Grade	Percent
Grade 3a	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Primary school, GP and local shop within acceptable walk. Bus services but not to CS standard and beyond acceptable walk		2
Access comments		
No frontage with adopted highway.		1
Local network comments		
Unsuitable		1
Mitigation measures		Total score
		4
Highways site support		
no		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
	Supported with mitigation (Amber). Parts of the Leeds Habitat Network form the south-east and north-west boundaries.

Parlington Drive (east of), Aberford, LS25

Site Plan ref: n/a SHLAA ref: 1162

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at Issues and Options stage. Outside of the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site performs an important role in safeguardng the countryside from encroachment, would not round off the settlement and, with no defensible boundaries to the south, it would have a high potential to lead to unrestricted sprawl. No road frontage to provide access into the site.	

Main Street - Beckside, Aberford LS25

Site Plan ref: n/a SHLAA ref: 1163

Site Details

Easting	443220	Northing	436856	Site area ha	0.89	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

Greenfield site to the West of Aberford. Parlington Lane runs along the Southern boundary. Rear gardens of residential dwellings and Beckside run along the Eastern boundaries. Agricultural land and residential dwellings run along the Northern boundary. Agricultural land runs along the Western boundary. Trees and planting along the boundary on all sides. Multiple trees lie within the site boundaries.

Spatial relationships

UDP Designations

N32 Greenbelt	88.42	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	4129.72
Nearest bus stop	3147
Nearest bus stop distance (m)	110.07

Agricultural classification	
Grade	Percent
Grade 2	94.58
Grade 3	5.28
Grade 3a	0.14

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 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		
Primary school, GP and local shop within acceptable walk. Bus services but not to CS standard and beyond acceptable walk		2
Access comments		
Apparent frontage with Beckside.		5
Local network comments		
Parlington Lane unadopted and unsuitable, but Beckside appears acceptable for a small level of development. Visibility at Main Street looks slightly restricted so the scale of development would need to be small.		3
Mitigation measures		Total score
		10
Highways site support		
yes for small scale development		
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). Parts of the Leeds Habitat Network form the entire north boundary - an open water course with associated bankside vegetation.	

Main Street - Beckside, Aberford LS25

Site Plan ref: n/a **SHLAA ref:** 1163

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at Issues and Options stage. Outside of the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site extends westwards out of Aberford down Parlington Lane. Whilst the eastern part of the site could be considered as rounding off, the whole site would be poorly related to the built from and have high potential to lead to sprawl. The eastern part of the site lies within the Aberford Conservation area, and the conservation area appraisal identifies important views extending over the western part of the site.	

Richmondfield Lane (land at) - Long Lane LS15

Site Plan ref: n/a SHLAA ref: 1164

Site Details							
Easting	440531	Northing	436705	Site area ha	7.15	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description
Greenfield site to the south-east edge of Barwick which is set over a series of agricultural fields with poorly defined boundaries. Longlane Beck runs across the middle of the site and splits it into two parcels. The site has no direct highway access. Agricultural fields lie to the east and south boundaries of the site with residential properties lying to the north and west.

Spatial relationships

UDP Designations	
N32 Greenbelt	100.00
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

% overlap

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

% overlap

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

% overlap

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Garforth	
Nearest train station distance (m)	3086.29	
Nearest bus stop	4956	
Nearest bus stop distance (m)	413.27	

Agricultural classification	
Grade	Percent
Grade 2	8.02
Grade 3	91.98

Richmondfield Lane (land at) - Long Lane LS15

Site Plan ref: n/a

SHLAA ref: 1164

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 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?	No
Can development preserve this character?	

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

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

The site relates poorly to existing settlement form, particularly southern section which is separated by a beck and mature tree line which presently provide a strong defensible boundary between the urban area and Green Belt land. Consequently a high potential for sprawl exists. Furthermore, the site is also considered to perform an important role safeguarding the countryside from encroachment.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Core Strategy not fully met. Some local services. Lack of nearside footways

Rank (1-5)

2

Richmondfield Lane (land at) - Long Lane LS15

Site Plan ref: n/a

SHLAA ref: 1164

Access comments

Access can be physically accommodated but no frontage with the public highway. Only one point of access for a fairly big development

1

Local network comments

Spare capacity in the local network but some impact likely.

4

Mitigation measures

possible mitigation required on Richmondfield Lane / Ave and Long Lane

Total score

7

Highways site support

no

Contingent on other sites

no

Highways England

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

Network Rail

Yorkshire Water

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

Environment Agency

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

LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance Long Lane Beck and adjacent marsh/wet grassland/trees through providing a minimum 20 metre buffer to either side of the beck. Otters and Badgers to consider.	

Education comments

Flood Risk

Flood Zone 1. Parts of site may be at risk of flooding from Longlane Beck. There is a combined public sewer running across the NE limb. 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

Richmondfield Lane (land at) - Long Lane LS15

Site Plan ref: n/a SHLAA ref: 1164

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 relates poorly to the existing settlement. The development of the site for residential development would have an unacceptable impact on the Green Belt in terms of significant spawl and safeguarding the countryside from encroachment. The site also has poor access and a beck splits the site into two parcels.	

Site Details							
Easting	440606	Northing	434293	Site area ha	9.66	SP7	Major Settlement Extension
HMCA	Outer North East				Ward	Harewood/Garforth and Swillington	

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

Other land uses - None

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

Description
Green Belt site set just north of Garforth. The site is part of a wider collection of sites between Garforth and the motorway to the north, which this section borders. Currently in agricultural use the site is flat, consisting of open fields and a small group of trees in the centre. A road abuts the western boundary but the site stops just short of this.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	673.37
Nearest bus stop	4418
Nearest bus stop distance (m)	430.07

Agricultural classification	
Grade	Percent
Grade 3	3.98
Grade 3b	96.02

Barwick Road (land north of), Garforth

Site Plan ref: n/a

SHLAA ref: 1165

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 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	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?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

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

The site relates poorly to settlement in isolation given that it is physically detached from the urban area of Garforth. As such a high potential for unrestricted sprawl exists. The site could be considered to round off the settlement if developed with the other cluster of sites to the north of Garforth. The site is also considered to perform an important role in safeguarding the countryside from encroachment. In particular a strong defensible boundary presently exists between the site and the urban area and the site provides access to the countryside for the general public as a Public Right of Way in present through the middle of the site.

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

Public transport accessibility comments

Fails Public Transport requirements and has a poor footway connection into Garforth Town Centre

Rank (1-5)

3

Barwick Road (land north of), Garforth

Site Plan ref: n/a

SHLAA ref: 1165

Access comments

No frontage onto highway, requires other site for access

2**Local network comments**

Route into Garforth constrained by narrow railway bridge, capacity/congestion issues on wider network

3**Mitigation measures**

The cumulative impact on capacity of local network with other large nearby sites needs to be considered, local physical constraints would also need to be addressed

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

No

Contingent on other sites**Highways England**

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

Network Rail**Yorkshire Water**

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

Environment Agency**Constraints**

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

LCC

Ecology support	Not supported
Not supported (RED). Parts of the site recently assessed against Local Wildlife Site (Site of Ecological and Geological Importance, SEGI) criteria and sufficient to be designated, based on importance for Great Crested Newts.	

Education comments**Flood Risk**

Flood Zone 1. Watercourse located to the North of the site and large area of land is shown to be highly susceptible to surface water flooding, adjacent to where the watercourse runs under the M1 in culvert, towards Cock 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**

Northern Gas Networks owns and operates a high pressure pipeline which crosses this site. The pipeline will be protected by means of a legal easement. The Institution of Gas Engineers and Managers document TD1 Edition 5 recommends a minimum building proximity distance of 27.39m to normally occupied properties.

Barwick Road (land north of), Garforth

Site Plan ref: n/a SHLAA ref: 1165

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	
Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is isolated and unrelated to the existing settlement. It would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	

Chapel Lane (land to the east of), Clifford LS23

Site Plan ref: HG3-11 SHLAA ref: 1167

Site Details

Easting	443018	Northing	444511	Site area ha	1.6	SP7	Other Rural Infill
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Agriculture

Cemetery

Other land uses - None

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

Description

Linear greenfield site to the east edge of Clifford.. Agricultural land lies to the east and north. Residential dwellings are present to the west of the site with a cemetery to the south. A narrow access off Chapel Lane exists

Spatial relationships

UDP Designations

N32 Greenbelt	6.01	% overlap
N34 PAS	81.82	
RL1 Rural Land	0.00	
N1 Greenspace	1.20	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Garforth
Nearest train station distance (m)	11144.27
Nearest bus stop	3796
Nearest bus stop distance (m)	96.23

Agricultural classification	
Grade	Percent
Grade 2	100

Chapel Lane (land to the east of), Clifford LS23

Site Plan ref: HG3-11 SHLAA ref: 1167

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)
No PT, meets other CS standards		3
Access comments		
Access on to Chapel Lane OK for small development		3
Local network comments		
small site, little impact		4
Mitigation measures		Total score
		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
Supported (green)	

Chapel Lane (land to the east of), Clifford LS23

Site Plan ref: HG3-11 SHLAA ref: 1167

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion

The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. In particular, the site is situated within Clifford which does not form part of the Core Strategy settlement heiracy. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.

Woodlands Farm (land at), Syke Lane, Scarcroft LS14

Site Plan ref: n/a SHLAA ref: 1182

Site Details

Easting	436072	Northing	441769	Site area ha	0.94	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Outdoor sport facility (golf course)

Other land uses - None

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

Description

Triangular site bounded by Syke Lane to the north, golf course to the south and residential dwellings to the east.
--

Spatial relationships

UDP Designations

N32 Greenbelt	91.98	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
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 %	12.11
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Nearest train station	Cross Gates
Nearest train station distance (m)	7325.67
Nearest bus stop	3778
Nearest bus stop distance (m)	364.44

Agricultural classification	
Grade	Percent
Grade 3	0.09
Grade 4	99.91

Woodlands Farm (land at), Syke Lane, Scarcroft LS14

Site Plan ref: n/a SHLAA ref: 1182

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments	No local services. Bus services not to CS standard and not within acceptable walk	1
Access comments	There is a long frontage with Syke Lane that would allow an access to be created. The opening and visibility splay would impact on the boundary hedgerows. The road is narrow and localised widening may be required further impacting on hedgerows.	4
Local network comments	Local immediate road network is rural without pedestrian provision which would be problematic for a site of this size.	1
Mitigation measures		Total score
		6
Highways site support	no	
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
	Supported with mitigation (Amber). Parts of the Leeds Habitat Network form the southern boundary - UK BAP Priority Habitat (Hedgerow) and should be protected and enhanced.

Woodlands Farm (land at), Syke Lane, Scarcroft LS14

Site Plan ref: n/a SHLAA ref: 1182

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at Issues and Options Stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Development of the whole site would result in a triangular spur of development out into the green belt, though this would be contained by existing planted boundaries to the south which would help to limit the potential to lead to unrestricted sprawl.	

Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25

Site Plan ref: n/a SHLAA ref: 1226

Site Details

Easting	440024	Northing	434005	Site area ha	17.41	SP7	Major Settlement Extension
HMCA	Outer North East				Ward	Harewood/Garforth and Swillington	

Site Characteristics

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

On-site land uses
Agriculture

Neighbouring land uses
Agriculture
Dwellings
Transport tracks and ways
Stables

Other land uses - None

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

Description
Detached greenfield site which is in current agricultural use, which lies to the north-west of Garforth. The site bounds the M1 motorway top the north and a trainline is present beyond the south boundary of the site. Some low density, sporadic residential properties and stables are present to the south of the site.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	737.41
Nearest bus stop	4418
Nearest bus stop distance (m)	326.07

Agricultural classification	
Grade	Percent
Grade 2	0.93
Grade 3	20.64
Urban	7.63
Grade 3b	70.8

Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25

Site Plan ref: n/a

SHLAA ref: 1226

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

The site relates poorly to settlement in isolation given that it is physically detached from the urban area of Garforth. As such a high potential for unrestricted sprawl exists. The site could be considered to round off the settlement if developed with the other cluster of sites to the north of Garforth. The site is also considered to perform an important role in safeguarding the countryside from encroachment.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor footway connection into Garforth Town Centre with little scope for mitigation due to restriction under nearby railway bridge

Rank (1-5)

3

Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25

Site Plan ref: n/a

SHLAA ref: 1226

Access comments

The level of development would require multiple accesses to be provided, position of new junctions would need to be considered in conjunction with access requirement for sites on opposite side of Barwick Road

4

Local network comments

Route into Garforth constrained by narrow railway bridge, significant cumulative capacity/congestion issues on wider network

2

Mitigation measures

Unclear whether the physical constraints on Barwick Road can be mitigated. Significant cumulative impact on capacity of local network with other large nearby sites

Total score

9

Highways site support

No

Contingent on other sites

Highways England

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

Network Rail

Level crossing; asset protection issues. Contribution to Garforth station facilities Nanny Goat Lane in part Network Rail ownership

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor function alongside the south side of the motorway through native shrub planting and a network of wildlife ponds to benefit the locally important population of Great Crested Newts.	

Education comments

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

Flood Risk

Flood Zone 1. However parts of site may be at risk of flooding from a number of minor watercourses / drains 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

In the road on the east side of the site there is a high pressure pipeline owned by Northern Gas Networks. The Institution of Gas Engineers document TD1 Edition 5 recommends a minimum building proximity to normally occupied properties of 27.39m to this pipeline. As the pipeline is in public highway there will be no easement. In addition to the high pressure pipeline Northern Gas Networks operates a medium pressure main which runs in the verge of the same road. If the site access is to be taken from this road there is the possibility that this main be need lowering to accommodate the new road construction.

Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25

Site Plan ref: n/a SHLAA ref: 1226

Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is isolated and unrelated to the existing settlement. It would have an unacceptable impact on the Green Belt in terms of sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Highways access concerns due to narrow bridge into Garforth. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	

Land to the east of Wetherby

Site Plan ref: HG2-226 SHLAA ref: 1233_2158_3125

Site Details

Easting	441555	Northing	449366	Site area ha	55.43	SP7	Major Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

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

On-site land uses

Managed Forest
Agriculture
Manufacturing and Wholesale

Neighbouring land uses

Agriculture
Young Offenders Institute
Outdoor sport facility

Other land uses - None

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

Description

A large well contained site situated to the north-eastern edge of Wetherby formed of several agricultural fields. The A1(M) lies directly to the west of the site. A vehicle bridge across the A1 into Wetherby is available to the south-west of the site on York Road. Wetherby Young Offenders institute is present directly to the south of the site with Wetherby Racecourse further beyond. Wetherby Motorway Service Station (J46) is location close to the north boundary the site, which is also the administrative boundary with North Yorkshire.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	99.45	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Garforth
Nearest train station distance (m)	15771.32
Nearest bus stop	4879
Nearest bus stop distance (m)	439.98

Agricultural classification	
Grade	Percent
Grade 2	43
Grade 3	40.98
Non-agricultural	0.96

Land to the east of Wetherby

Site Plan ref: HG2-226 SHLAA ref: 1233_2158_3125

Grade 3b	11.47
Grade 3a	3.58

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 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

The site fails all the accessibility criteria but the size of this and the adjacent site give some potential for new PT and local services. Severance issues to Wetherby cannot be resolved though.

Rank (1-5)

2

Access comments

Access is required on to York Road and Racecourse Approach B1224 with links between the access points within the site

4

Local network comments

The site will have a significant impact on Wetherby.

3

Mitigation measures

Works at site frontage

Total score

9

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

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

Network Rail

Yorkshire Water

Treatment Works

There is very limited capacity at Wetherby for new development. Development that will connect to the public sewer system needs to be coordinated 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.

Land to the east of Wetherby

Site Plan ref: HG2-226 SHLAA ref: 1233_2158_3125

Environment Agency

Constraints FZ2 & FZ3 runs through middle of site & southern corner. See comments in main text of our response

LCC

Ecology support Supported with mitigation

Supported with mitigation (Amber) provided that the woodland blocks, water course and Leeds Habitat Network components are retained and physically connected to strengthen the Habitat Network. Any road crossings over the water course will potentially fragment this locally valuable feature and conflict with saved Policy N39B.

Education comments

See infrastructure background paper

Flood Risk

Predominantly Flood Zone 1. Parts of site in Flood Zones 2 and 3 adjacent to Sand Beck.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Housing site 1046 is within 750m of Kirk Deighton SAC/SSSI. Sites 2158, 3125, 1233, 4074, 4075 and 4076 within 2km to this site, which is an internationally important site for Great Crested Newts. If these allocations are retained/promoted, the supporting HRA should assess the likely significant effects upon this species. The SA should examine potential significant effects upon the interest features of the SSSI (see citation below) www.sssi.naturalengland.org.uk/citation_phtot/200441.pdf

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

The site currently forms a collection of agriculture fields to the eastern edge of Wetherby. The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site would be well contained and the wider area currently contains several urbanising developments such as the adjacent Young Offenders Institute. As such the development of the site would not be unduly detrimental to the character of the area. The site is situated adjacent the Wetherby which is the only major settlement within the HMCA. The site would have reasonable access to the Town Centre and local services. The site is considered to form the best option for extending Wetherby when compared against reasonable alternatives.

Dowkell Lane (land south of), Thorp Arch LS22

Site Plan ref: n/a SHLAA ref: 1239

Site Details

Easting	443701	Northing	446153	Site area ha	5.71	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Places of worship

Dwellings

Other land uses - None

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

Description

Agricultural fields to the west of Thorp Arch village. Bounded by Dowkell Lane to the north and Church Causeway to the east / south. All of site lies within Thorp Arch Conservation Area and PROW runs west to east across centre of site.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	12897.62
Nearest bus stop	10505
Nearest bus stop distance (m)	366.41

Agricultural classification	
Grade	Percent
Grade 2	100

Dowkell Lane (land south of), Thorp Arch LS22

Site Plan ref: n/a SHLAA ref: 1239

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input 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		
Primary school, GP, Boston Spa centre and Secondary within acceptable walk. Bus services but not to CS standard.		3
Access comments		
There is a long frontage with Dowkell Lane and Church Causeway that would allow an access to be created. The opening and visibility splay would impact on the boundary hedgerows. These roads are narrow and localised widening may be required further impacting on hedgerows.		4
Local network comments		
Local network is semi rural and not ideal. Thorp Arch bridge is single width. Cumulative impacts is a concern in the area, and the scale of site / development on its own would cause concerns at the bridge.		1
Mitigation measures		Total score
		8
Highways site support		
Contingent on other sites		
Adjacent to site 1240		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Dowkell Lane (land south of), Thorp Arch LS22

Site Plan ref: n/a SHLAA ref: 1239

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	
Site sieved out at Issues and Options stage. The site is designated as Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). The site is not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site is detached and not well related to the village of Thorp Arch. The site and surrounding area are rural in character. The character would be compromised if the site was developed.	

Church Causeway (land north of), Thorp Arch

Site Plan ref: n/a SHLAA ref: 1240

Site Details

Easting	443528	Northing	446096	Site area ha	4.88	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Education

Dwellings

Other land uses - None

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

Description

Agricultural fields to the east of Thorp Arch. Bounded by Dowkell Lane to the north, Church Causeway to the south and rear gardens to properties along The Village to the west. All of site lies within Thorp Arch Conservation Area and PROW runs west to east across centre of site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	99.97	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	12801.53
Nearest bus stop	5069
Nearest bus stop distance (m)	218.08

Agricultural classification	
Grade	Percent
Grade 2	100

Church Causeway (land north of), Thorp Arch

Site Plan ref: n/a SHLAA ref: 1240

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Primary school, GP, Boston Spa centre and Secondary within acceptable walk. Bus services but not to CS standard.

3

Access comments

There is a long frontage with Dowkell Lane and Church Causeway that would allow an access to be created. The opening and visibility splay would impact on the boundary hedgerows. These roads are narrow and localised widening may be required further impacting on hedgerows.

4

Local network comments

Local network is semi rural and not ideal. Thorp Arch bridge is single width. Cumulative impacts is a concern in the area, and the scale of site / development on its own would cause concerns at the bridge.

1

Mitigation measures

Total score

8

Highways site support

Contingent on other sites

Adjacent to site 1239

Highways England

Impact		Network Status	

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support Supported

Supported (Green)

Church Causeway (land north of), Thorp Arch

Site Plan ref: n/a SHLAA ref: 1240

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	
Sieved out at Issues and Options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy. Site would form a significant extension to Thorp Arch in terms of scale. Development would also not be well contained as there are no defensible boundaries to the east.	

Site Details							
Easting	443849	Northing	446815	Site area ha	8.86	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Outdoor sport facility	
Outdoor amenity and open space	
Prison	
Other land uses	
Residential - residential institution	

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

Description	Triangular plot of agricultural land. Bounded by Walton Road to the east and Thorparch Grange to the North. Planted boundaries to all sides, with trees to the south west protected by TPO.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	13574.99
Nearest bus stop	5954
Nearest bus stop distance (m)	145.95

Agricultural classification	
Grade	Percent
Grade 2	1.37
Urban	0.94
Grade 3a	97.69

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)
Very limited site coverage for Core Strategy not fully met but some local services		2
Access comments		
Adequate frontages with adopted highway but mitigation likely		4
Local network comments		
The scale of development needs a comprehensive TA to assess the impacts. Issues exist towards Thorp Arch and Boston Spa and potentially on Walton Wetherby Road		2
Mitigation measures		Total score
Signals etc. TA is required to assess the impacts. Combining with site 1055 might help to fund public transport and highway mitigation.		8
Highways site support		
?		
Contingent on other sites		
possible benefits if combined with site 1055.		

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

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor provided by the adjacent disused railway (LNA). Badgers to consider.	

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	
Sieved out at Issues and Options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. The site is of significant scale compared to the nearby villages.	

Site Details							
Easting	437852	Northing	445449	Site area ha	4.47	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	
Greenfield site in current agricultural use. Site lies to the south-west corner of Collingham. The site is adjacent to a UDP PAS site to the east and residential development to the north. Collingham Beck and a mature tree line are present to the south of the site.	

Spatial relationships

UDP Designations		
N32 Greenbelt	99.56	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	% overlap
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.44	
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)	11113.38
Nearest bus stop	12843
Nearest bus stop distance (m)	257.72

Agricultural classification	
Grade	Percent
Grade 2	62
Grade 3	0.87
Grade 3b	37.13

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 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?	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	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

If developed by itself the site would relates poorly to the existing settlement pattern. Consequently development of the site is considered to have high potential to lead to unrestricted sprawl.
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Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
40% primary & primary health	2

Access comments

Requires development of adjacent site for access	3
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Leeds Road, Collingham LS22

Site Plan ref: n/a

SHLAA ref: 1251

Local network comments

Spare capacity but cumulative issues

4**Mitigation measures****Total score****9****Highways site support**

no

Contingent on other sites**Highways England**

Impact No material impact

Network Status

No objection

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

Network Rail**Yorkshire Water**

Treatment Works

Wetherby

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

Environment Agency

Constraints

Part of site is in functional flood plan (FZ3b), FZ3 and FZ2. Collingham Beck runs along the south of the site. See comments in main text of our response

LCC

Ecology support

Supported with mitigation

Supported with mitigation to retain a wildlife corridor alongside Collingham Beck and trees - minimum 20 metres from bank of the beck. Otters, White-clawed Crayfish and bats to consider.

Education comments**Flood Risk**

Predominantly Flood Zone 1. Parts of site in Flood Zones 2 and 3 adjacent to Collingham Beck.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History

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

App Number	Proposal	Decision	% of site
14/00315/OT	Outline application for residential development up to 150 dwellings including means of access	R	58

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. In isolation the site would have an unacceptable impact on the Green Belt as it would form an isolated development and not round off the settlement. The southern part of the site is also within an area of high flood risk and the site requires the adjacent site to the east for access. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.

Site Details							
Easting	438597	Northing	447195	Site area ha	2.31	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	
Triangular site to the north west of Linton. Bounded by Northgate Lane to the north.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.97	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
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)	12956.38
Nearest bus stop	14309
Nearest bus stop distance (m)	606.50

Agricultural classification	
Grade	Percent
Grade 2	37.16
Grade 3	62.84

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
No local services. Bus services not to CS standard and not within acceptable walk		1
Access comments		
Access could be achieved off Northgate Lane but headrows could be affected by opening and vis splay.		5
Local network comments		
The local network while adopted is substandard, single track and no footway provision.		1
Mitigation measures		Total score
		7
Highways site support		
no		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not supported
Not supported (Red). Scrub and possible calcareous grassland that may meet West Yorkshire Local Wildlife Site Criteria and therefore should be protected as per Policy G8.	

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at issues and Options Stage. Whilst the site performs relatively well through the green belt assessment, Linton is not within the settlement hierarchy and therefore the location does not align with the spatial development strategy.	

Roundhay Park Lane, Sandy Lodge (site of) LS17 8AS

Site Plan ref: n/a SHLAA ref: 1262

Site Details

Easting	432897	Northing	439918	Site area ha	0.99	SP7	Main Urban Area Extension
HMCA	Outer North East				Ward	Alwoodley	

Site Characteristics

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

Outdoor amenity and open space

Dwellings

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

The site contains an existing dwelling within a large plot. A cluster of listed buildings lie to the west of the site. The site is situated within an urban green corridor and a significant tree belt exists to the south and east boundaries of the site. Open fields lie to the south of the site with residential dwelling to the north, east and west boundaries.

Spatial relationships

UDP Designations

N32 Greenbelt	98.42	% 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	98.42	
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	1.58	% 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 %	7.12
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Nearest train station	Cross Gates
Nearest train station distance (m)	6434.66
Nearest bus stop	2109
Nearest bus stop distance (m)	143.84

Agricultural classification	
Grade	Percent
Urban	100

Roundhay Park Lane, Sandy Lodge (site of) LS17 8AS

Site Plan ref: n/a

SHLAA ref: 1262

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

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

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 connected to the urban area and would round off the settlement. Potential impact on the historic character of the area given the presence of a cluster of listed buildings adjacent to the site, however likely this could be mitigated.

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

Public transport accessibility comments	Rank (1-5)
3 buses per hour, 50% primary education	3

Access comments

Limited frontages with highway	5
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Roundhay Park Lane, Sandy Lodge (site of) LS17 8AS

Site Plan ref: n/a

SHLAA ref: 1262

Local network comments		4
Spare capacity		
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.	

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk
Flood Zone 1. There are public sewers within parts 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

Roundhay Park Lane, Sandy Lodge (site of) LS17 8AS

Site Plan ref: n/a SHLAA ref: 1262

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Site is well related to the settlement and would round off the settlement. However, the site lies adjacent to a cluster of listed buildings and is not required to meet the housing numbers due to local preference for an alternative strategic option.	

Site Details							
Easting	438288	Northing	437439	Site area ha	112.35	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description
Large greenfield site currently in agricultural use. The site can be split into 3 main parcels of land, two to the east and one to the west of Scholes. The east parcels lie adjacent to the existing UDP PAS site at Scholes and are split by Rakehill Road. The site to the west of Scholes adjoins existing residential properties to the east and a cluster of light industrial/storage uses to the north.

Spatial relationships

UDP Designations		
N32 Greenbelt	99.74	% overlap
N34 PAS	0.03	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	% overlap
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.02	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Cross Gates	
Nearest train station distance (m)	3601.48	
Nearest bus stop	5663	
Nearest bus stop distance (m)	737.58	

Agricultural classification	
Grade	Percent
Grade 2	0.61
Grade 3	83.13
Grade 3b	16.26

Rakehill Road (land off), Scholes, LS15

Site Plan ref: n/a

SHLAA ref: 1271

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?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

Large site which is out of scale with settlement of Scholes. The east section of the site would not be well connected to the urban area given that a large PAS site (which is not proposed for housing allocation), would be present in between the site and the urban area of Scholes. The east section of the site would also create a significant incursion into the Green Belt. As such the east section of the site is considered to constitute significant sprawl. In addition the eastern section would also significantly reduce the existing Green Belt separation between the villages of Scholes and Barwick. The western section of the site would breach a former railway line which forms a well-defined western edge of Scholes and is currently a strong defensible boundary. Development of the site would jut out from this characteristic settlement form and constitute high potential for unrestricted sprawl. In addition the western section of the site is considered to perform an important role in safeguarding the countryside from encroachment.

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

Public transport accessibility comments

A large site that has very limited coverage of Public Transport and local services

Rank (1-5)

1

Rakehill Road (land off), Scholes, LS15

Site Plan ref: n/a

SHLAA ref: 1271

Access comments

Site has long frontages with adopted highway however numerous access points would be required for a site of this size. Access to large parts of the site does not appear possible. Integrating the site with Scholes is likely to be dependant on site 2134 via Rakehill Road.

2

Local network comments

The local network is unlikely to be adequate.

1

Mitigation measures

Mitigation would be required but not achievable. The size of the site and linkage with other allocations offers the potential for new PT and other local services

Total score

4

Highways site support

no

Contingent on other sites

no - however there are lots of other sites around Scholes that could contribute to improved local services and PT. A reduced site boundary, but combined with adjacent but amended sites maybe acceptable.

Highways England

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

Network Rail

Yorkshire Water

Treatment Works	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.

LCC

Ecology support	Supported with mitigation
Supported with mitigation to retain a wildlife corridor alongside Rake Beck - minimum 20 metres from each bank of the beck. Bats to consider.	

Education comments

Flood Risk

Flood Zone 1. There is a risk of flooding from Rake beck and another of other minor watercourses 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

Rakehill Road (land off), Scholes, LS15

Site Plan ref: n/a SHLAA ref: 1271

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Large Green Belt site which is out of scale with the existing settlement. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.

Site Details							
Easting	434181	Northing	439398	Site area ha	3.22	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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	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	Cross Gates
Nearest train station distance (m)	5379.59
Nearest bus stop	13090
Nearest bus stop distance (m)	469.55

Agricultural classification	
Grade	Percent
Grade 3	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

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Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Colliers Lane (land off), Shadwell, LS17

Site Plan ref: n/a SHLAA ref: 1286

Submission	Draft	Plan	Allocation	Conclusion
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Sieved out. Green Belt. Not within settlement hierarchy.				
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Site Details							
Easting	434248	Northing	439612	Site area ha	2.69	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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	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	Cross Gates
Nearest train station distance (m)	5552.15
Nearest bus stop	1386
Nearest bus stop distance (m)	258.36

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 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

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

--

Other

Heritage England	

Natural England

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Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Blind Lane (land at), Shadwell, LS17

Site Plan ref: n/a SHLAA ref: 1287

Submission	Draft Plan	Allocation	Conclusion
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Sieved out. Green Belt. Not within settlement hierarchy.			
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Site Details							
Easting	434560	Northing	439483	Site area ha	13.08	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	Large green belt site comprising of fields with some hedge lined boundaries, roads form three site boundaries, open fields to the south. Site adjoins the conservation area to the North and there are 3 PROW running across parts of the site. Manor Farm buildings located in the north west corner of the site are listed.
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Spatial relationships

UDP Designations		
N32 Greenbelt	95.31	% 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	0.04	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Cross Gates	
Nearest train station distance (m)	5323.91	
Nearest bus stop	6981	
Nearest bus stop distance (m)	189.46	

Agricultural classification	
Grade	Percent
Grade 3	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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 not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Primary school, and local shop/PO within acceptable walk. Bus services but not to CS standard (20minute frequency quite good for ONE)		3
Access comments		
The site has various access options from adopted road. However, the site is very large in the context of Shadwell and would require a more detailed study / TA to determine access suitability, as roads are narrow and forward vis to queueing right turners could be an issue.		3
Local network comments		
Many of the surrounding roads are substandard, and the traffic impact could be problematic on such a network. The scale of development is the key issue with this site.		1
Mitigation measures		Total score
A comprehensive TA would be needed, but it is hard to see how a site of this size could be mitigated.		7
Highways site support		
no		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
	Supported with mitigation (Amber) - bat roost present within the site (Brown-long eared bats)

Manor Farm (land at), Shadwell, LS17

Site Plan ref: n/a SHLAA ref: 1288

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. There is no defensible boundary so very likely to lead to unrestricted sprawl. The site does assist in safeguarding the countryside from encroachment and the site provides access to the countryside. Impact on the setting and special character of the Listed Buildings to the north west corner on the site could be mitigated against through appropriate detailed design however for the reasons above, development of this site would lead to unrestricted urban sprawl.

Dowkell Lane (land north of), Thorpe Arch, Boston Spa

Site Plan ref: n/a SHLAA ref: 1289

Site Details

Easting	443481	Northing	446397	Site area ha	12.06	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Prison

Other land uses - None

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

Description

Large site is consisting of agricultural land comprising of 4 ploughed fields and a 1 unploughed field with some tree cover along the field boundary. Site is bounded to the south by Dowkell Lane but other three boundaries adjoin open land. The site adjoins residential dwellings in thorpe arch in the bottom west corner of the site only. Open agricultural land to the north and south. Site is within the conservation area.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	99.85	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	13085.13
Nearest bus stop	10505
Nearest bus stop distance (m)	216.85

Agricultural classification	
Grade	Percent
Grade 2	100

Dowkell Lane (land north of), Thorpe Arch, Boston Spa

Site Plan ref: n/a SHLAA ref: 1289

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Primary school, GP, Boston Spa centre and Secondary (just) within acceptable walk. Bus services but not to CS standard.

3

Access comments

There is a long frontage with Dowkell Land and Wood Lane that would allow an access to be created. The opening and visibility splay would impact on the boundary hedgerows. These roads are narrow and localised widening may be required further impacting on hedgerows.

4

Local network comments

Local network is semi rural and not ideal. Thorp Arch bridge is single width. Cumulative impacts is a concern in the area, and the scale of site / development on its own would cause concerns at the bridge.

1

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 with mitigation

Supported with mitigation (Amber). Significant lines of mature trees and connecting hedgerows run north-south towards western part of the site. Assessment for foraging and commuting bats required. These features should be retained and form an area of informal open space.

Dowkell Lane (land north of), Thorpe Arch, Boston Spa

Site Plan ref: n/a SHLAA ref: 1289

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

Sieved out at issues and options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. The site is poorly related and of significant scale in relation to Thorp Arch Village.

Thorpe Arch - The Vicarage (land to rear of), Boston Spa

Site Plan ref: n/a SHLAA ref: 1290

Site Details

Easting	443416	Northing	445829	Site area ha	0.8	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

The site is located behind some detached and well established residential dwellings in Boston Spa with no defensible boundary to the east. The site has mature tree cover along the western boundary, which is protected by a TPO, and there is also a TPO tree within the site. All of the site is located within the Thorp Arch Conservation Area.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	91.19	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	12516.39
Nearest bus stop	5069
Nearest bus stop distance (m)	290.12

Agricultural classification	
Grade	Percent
Grade 3	100

Thorpe Arch - The Vicarage (land to rear of), Boston Spa

Site Plan ref: n/a SHLAA ref: 1290

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	Rank (1-5)
Public transport accessibility comments Primary school, GP, Boston Spa centre and Secondary within acceptable walk. Bus services but not to CS standard.	3
Access comments No frontage with adopted highway.	1
Local network comments Local network is semi rural and not ideal. Thorp Arch bridge is single width.	3
Mitigation measures	Total score 7
Highways site support no	
Contingent on other sites	

Highways England	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported
Supported (Green)	

Thorpe Arch - The Vicarage (land to rear of), Boston Spa

Site Plan ref: n/a SHLAA ref: 1290

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	
Sieved out at Issues and Options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. The site is within the Conservation Area and could detract from the linear form of this part of the village, with plots characteristically running back from the main road.	

Lilac Farm (land at), Lilac Farm, Collingham LS22

Site Plan ref: n/a SHLAA ref: 1291

Site Details

Easting	439417	Northing	445943	Site area ha	8.15	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Outdoor sport facility

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

Large undulating greenfield site to the eastern edge of Collingham which abuts the A659 to its north-eastern boundary. Residential dwellings are present to the north and west boundaries, with open fields to the south and north. The site appears to have two access points, one to the east and one to the west.

Spatial relationships

UDP Designations

N32 Greenbelt	97.46	% 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	2.54	
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)	11916.35
Nearest bus stop	12216
Nearest bus stop distance (m)	194.81

Agricultural classification	
Grade	Percent
Grade 2	100

Lilac Farm (land at), Lilac Farm, Collingham LS22

Site Plan ref: n/a

SHLAA ref: 1291

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input 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?	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?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	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 it is acknowledged that the site would partially round off the settlement, the eastern edge of the site would jut out significantly from the current urban form of the village and constitute urban sprawl. No coalescence concerns, although no defensible boundary to the south to prevent further sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
2 buses per hour, 50% primary & primary health	2

Lilac Farm (land at), Lilac Farm, Collingham LS22

Site Plan ref: n/a

SHLAA ref: 1291

Access comments

Site frontage should provide visibility

4**Local network comments**

Spare capacity but cumulative issues

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

no

Contingent on other sites**Highways England**

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

Network Rail**Yorkshire Water**

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

Environment Agency

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

LCC

Ecology support	Supported
Supported	

Education comments

1291 + 1293 = 2586 houses generates 71.5 primary and 29 secondary children. Collingham has a small village school, land required for expansion by 0.5FE. Secondary capacity at the moment, however, extra children generated by combined sites in Thorp Arch/Wetherby/Boston Spa/Collingham would require expansion by approx. 3FE. Land 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

Lilac Farm (land at), Lilac Farm, Collingham LS22

Site Plan ref: n/a SHLAA ref: 1291

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Housing site 1293 and 1291 are within 2km of Linton Common SSSI. Site 1293 is also 2km from East Keswick Fitts SSSI. The Council must be satisfied that these allocations do not significantly affect their interest features (see citations below)
www.sssi.naturalengland.org.uk/citation/citation_photo/1004167.pdf and www.sssi.naturalengland.org.uk/citation_photo/1005548.pdf

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl.

Jewitt Lane (paddock at), Collingham, LS22

Site Plan ref: n/a SHLAA ref: 1292

Site Details

Easting	439127	Northing	445733	Site area ha	1.14	SP7	Smaller Settlement Infill
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

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

Dwellings

Other

Neighbouring land uses

Dwellings

Agriculture

Other land uses

Paddock

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

Description

Small sloping greenfield site which lies within the defined urban area. The site is surrounded by residential properties to the north and east, with open fields to the south. Significant tree cover exists to the south boundary of the site. Jewitt Lane is a narrow country road with no footways.

Spatial relationships

UDP Designations

N32 Greenbelt	1.05	% 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	98.95	
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)	11639.38
Nearest bus stop	6148
Nearest bus stop distance (m)	317.94

Agricultural classification	
Grade	Percent
Grade 2	100

Jewitt Lane (paddock at), Collingham, LS22

Site Plan ref: n/a

SHLAA ref: 1292

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 not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

2 buses per hour, 100% primary & primary health

2

Access comments

Site frontage may provide visibility

2

Local network comments

Unsuitable network

1

Mitigation measures

Total score

5

Highways site support

no

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works Wetherby

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

Environment Agency

Constraints

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

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the species-rich hedgerows.	

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
15/02639/FU	Two detached houses to paddock	R	68
13/03881/FU	Four detached houses to paddock	R	68

Conclusions
Submission Draft Plan Allocation
Not allocated for housing
Submission Draft Plan Allocation Conclusion
The site is within the existing settlement of Collingham, not within the Green Belt. However, Highways concerns regarding access to the site and the existing highway network. The site is not considered to be safely accessible to local services. The site slopes significantly and mature trees surround the narrow entrance to the existing dwelling on site which reduces development potential.

Harewood Road (land at), Collingham LS22

Site Plan ref: n/a SHLAA ref: 1293

Site Details

Easting	437581	Northing	445512	Site area ha	4.59	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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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

Greenfield site to the western edge of Collingham which is currently in agricultural use. The site slopes steeply towards the south. Residential dwellings lie to the north and east boundaries, with open fields to the west and south.

Spatial relationships

UDP Designations

N32 Greenbelt	98.73	% 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	1.27	
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 %	1.01
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Nearest train station	Cross Gates
Nearest train station distance (m)	11141.41
Nearest bus stop	10673
Nearest bus stop distance (m)	100.14

Agricultural classification	
Grade	Percent
Grade 2	2.62
Grade 3	1.18
Grade 3b	96.2

Harewood Road (land at), Collingham LS22

Site Plan ref: n/a

SHLAA ref: 1293

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

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

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

Existing residential development is present to the north and east of the site. As such development of the site would partially round off the settlement. However, the site slopes and is clearly visible from views to the south. A significant Green Belt gap would remain to Bardsey to the south-west, as such the potential for merging of settlements is low.

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

Public transport accessibility comments

2 buses per hour 50% primary & primary health

Rank (1-5)

2

Harewood Road (land at), Collingham LS22

Site Plan ref: n/a

SHLAA ref: 1293

Access comments

Site frontage should provide visibility

4

Local network comments

Spare capacity but cumulative issues

4

Mitigation measures

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

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

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

Supported

Education comments

1291 + 1293 = 2584 houses generates 71.5 primary and 29 secondary children. Collingham has a small village school, land required for expansion by 0.5FE. Secondary capacity at the moment, however, extra children generated by combined sites in Thorp Arch/Wetherby/Boston Spa/Collingham would require expansion by approx. 3FE. Land 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

Northern Gas Networks owns a 4" CI low pressure main which runs in the verge on the north east corner of the site. If the access to the site is to cross this main then a mains diversion may be required. The site is crossed by a high pressure pipeline owned and operated by National Grid. Therefore, National grid should also be consulted with regard to the development potential of this site.

Harewood Road (land at), Collingham LS22

Site Plan ref: n/a SHLAA ref: 1293

Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Housing site 1293 and 1291 are within 2km of Linton Common SSSI. Site 1293 is also 2km from East Keswick Fitts SSSI. The Council must be satisfied that these allocations do not significantly affect their interest features (see citations below) www.sssi.naturalengland.org.uk/citation/citation_photo/1004167.pdf and www.sssi.naturalengland.org.uk/citation_photo/1005548.pdf	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt Site. Site is steeply sloping which may impact upon its development potential. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	

Site Details							
Easting	438547	Northing	445335	Site area ha	5.37	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	Greenfield site to the south-western edge of Collingham which is currently in agricultural use. Residential dwellings lie to the north of the site with open fields to the other boundaries. A mature tree line is present to the south-west boundary of 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		
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		

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Cross Gates
Nearest train station distance (m)	11121.65
Nearest bus stop	3353
Nearest bus stop distance (m)	261.85
Agricultural classification	
Grade	Percent
Grade 3	100

Leeds Road (land at), Collingham LS22

Site Plan ref: n/a

SHLAA ref: 1294

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 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	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

The norther part of the site is well related to the existing settlement with urban land present to both the northern and eastern boundaries. This part of the site would also be well contained by a mature tree belt. The southern part of site juts out from the urban area of the existing settlement to the south and has no defensible boundary containing it, which could set a precedent for further sprawl into Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
2 buses per hour, 40% primary & primary health	2

Access comments		
Limited site frontage with Leeds Road		2
Local network comments		
Spare capacity but cumulative issues		4
Mitigation measures		Total score
		8
Highways site support		
no		
Contingent on other sites		

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

Network Rail

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

Environment Agency	
Constraints	
Corner of site in Functional Flood Plain (FZ3b). See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk
Predominantly Flood Zone 1. Part of site to the Northern corner is in Flood Zone 3 attributed to Collingham 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

Leeds Road (land at), Collingham LS22

Site Plan ref: n/a SHLAA ref: 1294

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 southern part of the site juts out from the existing settlement form and has no defensible boundary to contain the development. The site's development is therefore considered to constitute unrestricted sprawl. Highways concerns due to the narrow road frontage.

Linton Lane - land opposite the Ridge, Linton LS22

Site Plan ref: n/a SHLAA ref: 1300

Site Details

Easting	439184	Northing	447244	Site area ha	1.7	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

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

On-site land uses

Golf Course

Neighbouring land uses

Dwellings

Golf Club

Other land uses - None

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

Description

This site forms part of the Golf Course. No built development exists to the east in Linton. The western boundary fronts Linton Lane. Dense and mature tree cover across the site, with trees along the western voundary protected by a TPO.

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
-----------------	------

Nearest train station	Cross Gates
Nearest train station distance (m)	13122.18
Nearest bus stop	14309
Nearest bus stop distance (m)	146.36

Agricultural classification	
Grade	Percent
Grade 3	100

Linton Lane - land opposite the Ridge, Linton LS22

Site Plan ref: n/a SHLAA ref: 1300

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 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		
Primary school within acceptable distance but footways not suitable or continuous. Bus services but not to CS standard		2
Access comments		
Access could be achieved off Linton Lane but headrows and trees could be affected by opening and vis splay.		1
Local network comments		
The local network while adopted is poor, very narrow in places and limited footway provision.		1
Mitigation measures		Total score
		4
Highways site support		
no		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not supported
Not supported (Red). Wooded belt and semi-improved grassland forms part of the Leeds Habitat Network.	

Linton Lane - land opposite the Ridge, Linton LS22

Site Plan ref: n/a SHLAA ref: 1300

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Any development of this site will also have an impact on leisure and recreational uses given that it would develop part of the golf course. This site is separated from Linton village via Main Street. There is no existing development to the east of Linton as such developing this site would lead to urban sprawl of the built up area which would erode into the green belt. The site assists in safeguarding the countryside from encroachment, and the trees along the western site boundary (adjoining Linton Lane) are protected by a TPO.

Linton Lane - Wetherby Golf Course house and car park, Wetherby LS22

Site Plan ref: n/a SHLAA ref: 1301

Site Details

Easting	439358	Northing	447935	Site area ha	0.62	SP7	Major Settlement Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

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

Outdoor sport facility

General

Neighbouring land uses

Dwellings

Agriculture

Outdoor sport facility

Other land uses

Car Park

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

Description

The site forms the existing clubhouse and car park for Wetherby Golf Club, which is situated to the south of Wetherby. The golf course lies to the south and east of the site with low density linear residential properties to the west. A single detached dwelling within a large plot lies to the north with the urban area of Wetherby further beyond.

Spatial relationships

UDP Designations

N32 Greenbelt	99.89	% 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	0.11	
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)	13834.04
Nearest bus stop	14197
Nearest bus stop distance (m)	199.09

Agricultural classification	
Grade	Percent
Grade 3	85
Urban	15

Linton Lane - Wetherby Golf Course house and car park, Wetherby LS22

Site Plan ref: n/a

SHLAA ref: 1301

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

The site is not well related to the existing urban area of Wetherby given that site 1070 (not proposed for development) is situated between the site and the existing built up area. Consequently the site if developed would constitute sprawl. No defensible boundary present to the south side boundary.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

No Public Transport but some local services

Rank (1-5)

2

Linton Lane - Wetherby Golf Course house and car park, Wetherby LS22

Site Plan ref: n/a

SHLAA ref: 1301

Access comments

Established access to golf club exists. Visibility splay and footway works required

4

Local network comments

No footway provision on the site frontage. New footway upto Avon Garth would be required past site 1070.

4

Mitigation measures

Visibility splay and footway works

Total score

10

Highways site support

yes

Contingent on other sites

no but potential benefits

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

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

Environment Agency

Constraints
Rear boundary of site in FZ2. See comments in main text of our response.

LCC

Ecology support	Supported
Supported	

Education comments

Flood Risk

Predominantly Flood Zone 1. Part of site in the East is in Flood Zone 2 attributed to the River Wharfe. Part of site is 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

Linton Lane - Wetherby Golf Course house and car park, Wetherby LS22

Site Plan ref: n/a SHLAA ref: 1301

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
09/04586/ADV	2 non illuminated freestanding signs to entrance	A	74

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is not related to the existing settlement given that site 1070 is situated between the site and the existing urban area of Wetherby. No defensible boundary is present to the south side of the site to help contain the development. The development of the site is therefore considered to constitute sprawl. The site currently contains a golf clubhouse and car park, which is acceptable, appropriate development in the Green Belt, as ancillary development for the Golf Club. Development of the site would therefore also result in the loss of a community facility given that the clubhouse would have to be demolished.	

Larumrise (land to the west of), off Willow Lane, Clifford LS23

Site Plan ref: n/a SHLAA ref: 1304

Site Details

Easting	442428	Northing	444444	Site area ha	2.14	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
-------------	--

Spatial relationships

UDP Designations

N32 Greenbelt	99.27	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	10967.45
Nearest bus stop	244
Nearest bus stop distance (m)	180.05

Agricultural classification	
Grade	Percent
Grade 2	100

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

Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input 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"/>

Larumrise (land to the west of), off Willow Lane, Clifford LS23

Site Plan ref: n/a SHLAA ref: 1304

Greenbelt assessment not required

Summary of infrastructure provider comments

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	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Larumrise (land to the west of), off Willow Lane, Clifford LS23

Site Plan ref: n/a SHLAA ref: 1304

Submission	Draft Plan	Allocation	Conclusion
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Sieved out. Green Belt. Not within settlement hierarchy.			
--	--	--	--

Site Details							
Easting	439065	Northing	447577	Site area ha	3.5	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Cross Gates
Nearest train station distance (m)	13421.68
Nearest bus stop	14309
Nearest bus stop distance (m)	214.48

Agricultural classification	
Grade	Percent
Grade 3	99.09
Urban	0.91

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

Greenbelt assessment not required

Summary of infrastructure provider comments

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	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Linton Lane (land to the rear of) LS22

Site Plan ref: n/a SHLAA ref: 1309

Submission	Draft Plan	Allocation	Conclusion
Sieved out. Green Belt. Not within settlement hierarchy.			

Holywell Lane / Bridle Path Road (land to east of), Shadwell LS17

Site Plan ref: n/a SHLAA ref: 1315

Site Details

Easting	434033	Northing	440213	Site area ha	2.23	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Outdoor amenity and open space

Allotment and city farm

Other land uses - None

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

Description

Greenfield site. Bounded by Bridle Path Road (a public right of way) to the north.
--

Spatial relationships

UDP Designations

N32 Greenbelt	99.68	% 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	Cross Gates
Nearest train station distance (m)	6190.82
Nearest bus stop	8608
Nearest bus stop distance (m)	224.90

Agricultural classification	
Grade	Percent
Grade 3	17.84
Grade 4	82.16

Holywell Lane / Bridle Path Road (land to east of), Shadwell LS17

Site Plan ref: n/a SHLAA ref: 1315

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments	Primary school, and local shop/PO within acceptable walk. Bus services but not to CS standard (20minute frequency quite good for ONE). However, footway provision on Holywell Lane is very poor.	3
Access comments	The frontage with Holywell Lane is quite small and a suitable access maybe difficult to achieve without adjacent land.	3
Local network comments	The local network while adopted is substandard, single track and very limited footway provision and not suitable for a site of this size.	1
Mitigation measures		Total score
		7
Highways site support	no	
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). A culverted water course flows east-west through the southern part of the site and should be re-opened as per saved UDP Policy N39B.	

Holywell Lane / Bridle Path Road (land to east of), Shadwell LS17

Site Plan ref: n/a SHLAA ref: 1315

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Although this site has connections to the built up area it would not round off the settlement and is poorly related to the built form. As a result it would have a high potential to lead to unrestricted sprawl into the green belt.	

Bridle Path Road (land to north of), Shadwell, LS17

Site Plan ref: n/a SHLAA ref: 1316

Site Details

Easting	434068	Northing	440436	Site area ha	1.22	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Agricultural field, bounded to south by Bridge Path Road (a public right of way). Trees and planting to site boundaries.
--

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	6386.58
Nearest bus stop	8608
Nearest bus stop distance (m)	439.31

Agricultural classification	
Grade	Percent
Grade 4	100

Bridle Path Road (land to north of), Shadwell, LS17

Site Plan ref: n/a SHLAA ref: 1316

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Primary school, and local shop/PO within acceptable walk. Bus services but not to CS standard (20minute frequency quite good for ONE) and not within an acceptable walk.		2
Access comments		
Bridle Path Road not an adopted all purpose highway.		1
Local network comments		
Bridle Path Road not suitable.		1
Mitigation measures		Total score
		4
Highways site support		
no		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). Hedgerows that form the west and north boundaries are part of the Leeds Habitat Network and will require a biodiversity buffer for protection and enhancement. Highway visibility improvements on Bridle Path Road will lead to loss of most of the mature trees along this frontage.	

Bridle Path Road (land to north of), Shadwell, LS17

Site Plan ref: n/a SHLAA ref: 1316

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not with the spatial development strategy. Site is detached from the built up area and has an important role in safeguarding the countryside from encroachment. Would result in isolated development that has a high potential to lead to unrestricted sprawl.	

Blackmoor Lane (land to north of), Bardsey, Leeds

Site Plan ref: n/a SHLAA ref: 1329

Site Details

Easting	435835	Northing	442716	Site area ha	1.2	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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	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	Cross Gates
Nearest train station distance (m)	8281.30
Nearest bus stop	1399
Nearest bus stop distance (m)	63.69

Agricultural classification

Grade	Percent
Grade 3	100

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" 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"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

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			
Natural England			

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

App Number	Proposal	Decision	% of site
13/05587/FU	Detached dwelling	R	100

Conclusions

Blackmoor Lane (land to north of), Bardsey, Leeds

Site Plan ref: n/a SHLAA ref: 1329

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Sieved out. Green Belt. Not within settlement hierarchy.

Rakehill Road (land north of), Barwick in Elmet

Site Plan ref: n/a SHLAA ref: 1367

Site Details

Easting	439666	Northing	437624	Site area ha	1.28	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

A greenfield site to the northern edge of Barwick which is presently in agricultural use. A small cluster of semi detached dwellings lie to the north-east of the site adjacent to Rakehill Road, with open fields beyond the other boundaries. Rake Beck and a mature tree line lie to the north of the site. Rakehill Road narrows significantly adjacent to the site to a single lane track. The site lies adjacent to the Barwick conservation area and close-by to an ancient monument

Spatial relationships

UDP Designations

N32 Greenbelt	99.47	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.53	
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	Garforth
Nearest train station distance (m)	4123.36
Nearest bus stop	3371
Nearest bus stop distance (m)	352.82

Agricultural classification	
Grade	Percent
Grade 2	100

Rakehill Road (land north of), Barwick in Elmet

Site Plan ref: n/a

SHLAA ref: 1367

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 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?	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 would not be well related to the existing urban form of Barwick. The site if developed would jut out from the north-west edge of the settlement and would not be well contained. As such it is considered the site has high potential to lead to unrestricted sprawl. The site would also fail to assist in safeguarding the countryside from encroachment given that the site is wholly categorised as being best and most fertile agricultural land and the site also provides access to the countryside via a Public Right of Way which cuts across the middle of the site. It is therefore considered that the site if developed would have a significantly detrimental impact on the openness and permanence of the Green Belt.

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

Public transport accessibility comments

Core Strategy not fully met. Some local services. Lack of nearside footways or narrow footways

Rank (1-5)

3

Rakehill Road (land north of), Barwick in Elmet

Site Plan ref: n/a

SHLAA ref: 1367

Access comments

Access can be physically accommodated but no frontage with the public highway. Local roads very narrow.

1**Local network comments**

Local roads very narrow. Mitigation may not be possible

2**Mitigation measures**

site visit required

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

Environment Agency**Constraints**

Watercourse to northern boundary of site and fz3 - 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 Rake Beck. Retain a 20 metre corridor adjacent to the beck. Otters to consider.	

Education comments**Flood Risk**

Predominantly Flood Zone 1. Small part of site adjacent to Rake Beck, in the North at risk of flooding from 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**

Rakehill Road (land north of), Barwick in Elmet

Site Plan ref: n/a SHLAA ref: 1367

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 not relate well to the existing settlement form and would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and failing to safeguard the Green Belt from encroachment. Highway concerns regarding poor access and narrow local roads. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	

Rakehill Road (land south of), Barwick in Elmet

Site Plan ref: n/a SHLAA ref: 1368

Site Details							
Easting	439689	Northing	437456	Site area ha	3.14	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics			
Site type	Greenfield		
On-site land uses	Agriculture		
Neighbouring land uses	Agriculture		
Dwellings			
Other			
Other land uses	Ancient Monument		
Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Sloping agricultural field which lies to the north-west edge of Barwick. The site contains a storage/agricultural building in the northern corner. The site is surrounded by agricultural fields to the north and west, with residential development directly to the south. A scheduled ancient monument is present adjacent to the east boundary of the site, which is screened by a mature tree line. Rakehill Road narrows significantly adjacent to the site to a single lane track
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Spatial relationships

UDP Designations

N32 Greenbelt	96.09	% 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	3.91	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	3954.47
Nearest bus stop	3371
Nearest bus stop distance (m)	271.96

Agricultural classification	
Grade	Percent
Grade 2	100

Rakehill Road (land south of), Barwick in Elmet

Site Plan ref: n/a

SHLAA ref: 1368

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?	Partial
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?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

The site if developed would breach an existing strong defensible boundary formed by a row of mature trees between the urban area and the Green Belt. The site slopes upwards away from the adjacent highway and is not well contained, meaning it is readily visible. Whilst it is acknowledged that the site would partially round off the settlement it is considered that for the aforementioned reasons that the site would have high potential to lead to unrestricted sprawl. It is also considered that the site would fail to protect the countryside from encroachment as it would breach a strong defensible boundary, it wholly contains agricultural land deemed to be best and most versatile and it contains buildings relating to agricultural use. The site adjoins an ancient monument to the east and the Barwick conservation area, development would have an effect on these historic elements however any impact would be significantly mitigated by a row of mature trees along the east boundary of the site.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Core Strategy not fully met. Some local services. Lack of nearside footways or narrow footways

Rank (1-5)

3

Rakehill Road (land south of), Barwick in Elmet

Site Plan ref: n/a

SHLAA ref: 1368

Access comments

Access can be physically accommodated but no frontage with the public highway. Local roads very narrow.

1

Local network comments

local roads very narrow. Mitigation may not be possible

2

Mitigation measures

site visit required

Total score

6

Highways site support

no

Contingent on other sites

no

Highways England

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

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

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

Supported

Education comments

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

Rakehill Road (land south of), Barwick in Elmet

Site Plan ref: n/a SHLAA ref: 1368

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 have an unacceptable impact on the Green Belt in terms of high potential for unrestricted sprawl and failing to assist in safeguarding the countryside from encroachment. Highway concerns regarding poor access and narrow local roads. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	

Oakhill Cottage Farm, Shadwell LS17

Site Plan ref: n/a SHLAA ref: 2059

Site Details

Easting	433156	Northing	439418	Site area ha	13.85	SP7	Main Urban Area Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

The site is located to the northern edge of the Ring Road (A6120), to the north of Roundhay. The site is currently in agricultural use and consists of a number of fields which are split up by hedges and trees. Matures trees bound the site to three sides with residential development beyond the northern boundary. The site slopes in parts and contains some agricultural buildings. The site is situated within an Urban Green Corridor (saved Policy N8 of the UDP) which continues across the Ring Road into 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	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 %	99.82
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Nearest train station	Cross Gates
Nearest train station distance (m)	5873.60
Nearest bus stop	3101
Nearest bus stop distance (m)	237.65

Agricultural classification	
Grade	Percent
Grade 3	81.51
Grade 3b	18.49

Oakhill Cottage Farm, Shadwell LS17

Site Plan ref: n/a

SHLAA ref: 2059

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?	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

The site forms part of an important gateway into the countryside from the ring road, with views from the ring road giving the edge of the main urban area a 'rural feel'. The site does not relate well to the existing settlement form and would not constitute 'rounding off' of the settlement given that the land immediately to the north and west of the site does not form part of the urban area. The site would also breach a strong defensible barrier between the existing urban area and the Green Belt, to both the north and the south of the site where significant mature tree lines are currently present. It is therefore considered that the development of the site would have high potential to lead to unrestricted sprawl. In the addition the site is also considered to perform an important role in safeguarding the countryside from encroachment given that it breaches a strong defensible boundary, contains significant trees and hedgerows in the form of internal field boundaries and contains buildings which are used for agricultural purposes.

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

Public transport accessibility comments

30% primary health

Rank (1-5)

2

Oakhill Cottage Farm, Shadwell LS17

Site Plan ref: n/a

SHLAA ref: 2059

Access comments

Two site frontages which should provide access options

2**Local network comments**

Local congestion issues

3**Mitigation measures****Total score****7****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	Knostrop
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There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency**Constraints**

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

LCC

Ecology support	Supported
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Supported

Education comments**Flood Risk**

Flood Zone 1. There are a number of public sewer 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**

Oakhill Cottage Farm, Shadwell LS17

Site Plan ref: n/a SHLAA ref: 2059

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is considered to have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and failing to safeguard the countryside from encroachment. In particular the site forms part of an important gateway into the countryside from the Ring Road, with views from the Ring Road giving the edge of the main urban area a 'rural feel'. The site also forms part of a defined Urban Green Corridor which is protected by saved UDP policy N8. The development of the site would have a detrimental impact on the function of this Urban Green Corridor. Highway concerns regarding poor accessibility.

Site Details							
Easting	443996	Northing	447056	Site area ha	0.61	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics			
Site type	Greenfield		
On-site land uses			
Outdoor amenity and open space			
Neighbouring land uses			
Agriculture			
Dwellings			
Outdoor sport facility			
Other land uses			
Outdoor Amenity and Open Space, residential institution			
Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Flat grassed site containing a few trees and on boundary.	

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	0.00	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		
N5 Open Space	0.00		
N6 Playing Pitch	85.98		
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
		LB Corridor RA	0.00
		EASEL RA	0.00
		Aire Valley RA	0.00
		West Leeds Gateway	0.00

Other Spatial Relationships

LCC ownership %	99.45
Nearest train station	Garforth
Nearest train station distance (m)	13844.38
Nearest bus stop	8855
Nearest bus stop distance (m)	177.99
Agricultural classification	
Grade	Percent
Urban	100

Thorp Arch Grange, Wetherby LS23

Site Plan ref: n/a

SHLAA ref: 2067

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)

Core Strategy not fully met but some local services.

3

Access comments

Adequate frontage

5

Local network comments

Suitable network given the scale of the site

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 Thorp Arch

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

Environment Agency

Constraints

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

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. There appears to be a highway drain 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	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Sieved out - Not within the settlement hierarchy	

Thorp Arch Estate Waste Tip, Wetherby LS23

Site Plan ref: n/a SHLAA ref: 2068

Site Details

Easting	445346	Northing	446042	Site area ha	10.1	SP7	Other
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses
Agriculture

Neighbouring land uses
Agriculture
Manufacturing and Wholesale
Water Storage and Treatment

Other land uses
Unmanaged forest

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

Description
Sloping site, former tip, grassed with some trees/scrub. No clear boundary to the south.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	99.71
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Nearest train station	Garforth
Nearest train station distance (m)	13277.82
Nearest bus stop	3608
Nearest bus stop distance (m)	177.80

Agricultural classification	
Grade	Percent
Grade 3	45.77
Urban	54.23

Thorp Arch Estate Waste Tip, Wetherby LS23

Site Plan ref: n/a SHLAA ref: 2068

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
No public transport or local services		1
Access comments		
No frontage to adopted highway. Site owner may have ability to connect to highway though.		1
Local network comments		
Footways possibly needed within the estate and junction improvement with Wetherby Road		2
Mitigation measures		Total score
Footways possibly needed within the estate and junction improvement with Wetherby Road		4
Highways site support		
no		
Contingent on other sites		
yes. If whole estate is redeveloped, comprehensive measures may be possible		

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

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not supported
Not supported (RED). No site-specific designations but calcareous grassland in west of site.	

Thorp Arch Estate Waste Tip, Wetherby LS23

Site Plan ref: n/a SHLAA ref: 2068

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	
Sieved out at Issues and Options Stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site would be significantly detached from any neighbouring residential development and would create an isolated development.	

Scholes (east of)

Site Plan ref: HG3-13 SHLAA ref: 2134

Site Details							
Easting	438104	Northing	437090	Site area ha	32.13	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	
Large greenfield site presently in agricultural use to the east of Scholes. Rakehill Road splits the site into two parcels of land (north and south)	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	3209.62
Nearest bus stop	4490
Nearest bus stop distance (m)	421.10

Agricultural classification	
Grade	Percent
Grade 3	100

Scholes (east of)

Site Plan ref: HG3-13 SHLAA ref: 2134

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

A large site that has very limited coverage of Public Transport and local services

2

Access comments

Site has limited frontages with adopted highway however numerous access points would be required for a site of this size. Access to large parts of the site is questionable. It is not clear whether the site has access to the adopted sections of Rakehill Road or The Avenue, but given the capacity additional access points may be required.

2

Local network comments

The local network is unlikely to be adequate without mitigation. A Traffic Assessment or further work is required to determine what mitigation might be required.

2

Mitigation measures

Total score

6

Highways site support

no

Contingent on other sites

no - however there are lots of other sites around Scholes that could contribute to improved local services and public transport. A reduced site boundary, but combined with adjacent but amended sites maybe acceptable.

Highways England

Impact Major Impact Network Status Likely to require significant physical mitigation

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

Network Rail

Yorkshire Water

Treatment Works Knostrop

There is capacity for significant development at Knostrop High and Low level. 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.

Scholes (east of)

Site Plan ref: HG3-13 SHLAA ref: 2134

LCC	
Ecology support	Not supported
Not supported (RED). No site-specific designations but the southern area of the site has species-rich grassland - which needs further botanical survey to confirm its value.	

Education comments
2134=843 houses generates 211 primary or 84 secondary children. New 1FE school required (Scholes).

Flood Risk
Flood Zone 1. There is a drain / minor watercourse adjacent to the site in the SE corner and there is a small watercourses as well as Rake Beck, which cross the site towards the North of the site. There are also a number of public sewers in the vicinity of Rake Beck. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

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

App Number	Proposal	Decision	% of site
14/01211/OT	Outline application for mixed use development comprising residential development (C3) of up to 700 houses, including Extra Care residential accommodation (C2); retail and community uses (A1 to A5); health care (D1); and education uses (D1); car parking; means of access; infrastructure; open space; landscaping; and other associated works including demolition of existing house and agricultural building	R	94

Conclusions

Submission Draft Plan Allocation
Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion
The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. In particular the site would represent a large extension to the small settlement of Scholes. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.

Site Details							
Easting	438069	Northing	445518	Site area ha	6.48	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description
Greenfield site with residential development to the north and east boundaries. Collingham Beck and a mature tree line present a constriant to access from the A58. Approximatley 30% of the site is situated within an area of high flood risk. The site is currently designated as a UDP Protected Area of Search (PAS) site.

Spatial relationships

UDP Designations		
N32 Greenbelt	0.25	% overlap
N34 PAS	99.75	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Cross Gates
Nearest train station distance (m)	11214.73
Nearest bus stop	6174
Nearest bus stop distance (m)	244.61

Agricultural classification	
Grade	Percent
Grade 2	81.76
Grade 3	7.13
Grade 3b	11.11

Leeds Road Collingham

Site Plan ref: HG3-8

SHLAA ref: 2135

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 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 not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

2 buses per hour, 70% primary & primary health

2

Access comments

visibility should be possible onto Leeds Road

5

Local network comments

spare capacity but cumulative issues

4

Mitigation measures

Total score

11

Highways site support

no

Contingent on other sites

Highways England

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

Network Rail

Yorkshire Water

Treatment Works Wetherby

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

Environment Agency

Constraints

Part of site is in functional flood plan (FZ3b), FZ3 and FZ2. Collingham Beck runs along the south of the site. See comments in main text of our response

Leeds Road Collingham

Site Plan ref: HG3-8 SHLAA ref: 2135

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to retain a wildlife corridor alongside Collingham Beck and trees - minimum 20 metres from bank of the beck. Otters, White-clawed Crayfish and bats to consider.	

Education comments	

Flood Risk	
Large part of the site is in Flood Zone 3B - Functional Floodplain. Remainder of site is in Flood Zone 1. There is a culvert and public sewer running N to S through the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

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

App Number	Proposal	Decision	% of site
14/00315/OT	Outline application for residential development up to 150 dwellings including means of access	R	96

Conclusions

Submission Draft Plan Allocation	
Safeguarded land (PAS)	

Submission Draft Plan Allocation Conclusion	
The site is designated as a Protected Area of Search (PAS) in the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. In particular, a large amount of the site is at high flood risk. The site also has a accessibility and ecology issues. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.	

Site Details							
Easting	438848	Northing	447327	Site area ha	4.13	SP7	Other Rural Infill
HMCA	Outer North East				Ward	Harewood	

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	Greenfield site which cuts into the north edge of the urban area of the small village of Linton. The site is surrounded by residential dwellings to the west, south and east, with open fields to the north. The site has a narrow sloping access to the south of the site. The site is currently designated as a UDP Protected Area of Search (PAS) site.
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Spatial relationships

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

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

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Cross Gates	
Nearest train station distance (m)	13133.34	
Nearest bus stop	14309	
Nearest bus stop distance (m)	329.32	

Agricultural classification	
Grade	Percent
Grade 2	16.23
Grade 3	83.77

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Poor		1
Access comments		
No means to gain access without third party land, local network mainly unsuitable		1
Local network comments		
Small site, minimal impact		4
Mitigation measures		Total score
		6
Highways site support		
no		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not supported
Not supported (Red) - the site has botanical value which needs confirming through surveys at the right time of year. Surveys for Thistle Broomrape and other protected species required. Needs assessment against Local Wildlife Sites criteria.	

The Ridge, Linton

Site Plan ref: HG3-7 SHLAA ref: 2136

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
14/04340/OT	Outline application for residential development including means of access	R	99

Conclusions
Submission Draft Plan Allocation
Safeguarded land (PAS)
Submission Draft Plan Allocation Conclusion
The site is designated as a Protected Area of Search (PAS) in the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. In particular the site is attached to Linton which is a small village with very few local services which does not form part of the Core Strategy settlement hierarchy. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.

West Park, Boston Spa

Site Plan ref: HG3-9 SHLAA ref: 2137

Site Details							
Easting	442247	Northing	446196	Site area ha	4.13	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

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	Linear greenfield site to the north of Boston Spa. Residential dwellings exist to the east of the site with the River Wharfe directly to the north. An attractive mature tree exists within the middle of the site. The site is situated within the Boston Spa Conservation Area. The site is designated as a Protected Area of Search (PAS) site in the UDP.
-------------	---

Spatial relationships

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

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

Regeneration Areas		% overlap
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 %	0.00	
Nearest train station	Garforth	
Nearest train station distance (m)	12675.59	
Nearest bus stop	12899	
Nearest bus stop distance (m)	364.03	

Agricultural classification	
Grade	Percent
Grade 3	100

West Park, Boston Spa

Site Plan ref: HG3-9

SHLAA ref: 2137

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Core Strategy not fully met but some local services. Footways needed that are beyond the developers control

Rank (1-5)

2

Access comments

Any access would require significant tree loss. Wider route to High Street would also need widening with possible 3rd party land required - site 3128.

2

Local network comments

Deepdale Lane is unsuitable, narrow with no footways. This site is reliant on site 3128 for improvements to Deepdale Lane. Could be cumulative issues on High Street and J45 if other Boston Spa sites are taken forward

2

Mitigation measures

It is not clear whether the developer could deliver the required improvements to Deepdale Lane. Possible traffic management works on High Street and works to J45 if all Boston Spa sites are taken forward

Total score

6

Highways site support

yes with mitigation

Contingent on other sites

yes, site 3128

Highways England

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

Network Rail

Yorkshire Water

Treatment Works Thorp Arch

There is no capacity at Thorp Arch for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

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

West Park, Boston Spa

Site Plan ref: HG3-9 SHLAA ref: 2137

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the boundary area to Deepdale/Jackdaw Crag SEGI, Boston Spa Riverside Woods RIGS and River Wharfe SEGI - to involve provision of a suitable buffer zone of at least 20 metres.	

Education comments	

Flood Risk	
Flood Zone 1. NE boundary just in Flood Zone 2: source is the river Wharfe. 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 2137 adjacent to Deepdale / Jackdaw Crag local site. The plan should avoid/mitigate potential adverse effects	

Conclusions

Submission Draft Plan Allocation	
Safeguarded land (PAS)	

Submission Draft Plan Allocation Conclusion	
The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.	

Land off Whinmoor Lane Shadwell

Site Plan ref: n/a SHLAA ref: 3019

Site Details

Easting	434321	Northing	439220	Site area ha	4.1	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

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

On-site land uses	
Agriculture	

Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

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

Description	
Flat agricultural field bounded by hedges/trees, and rear gardens of a few houses to the north west.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	5161.47
Nearest bus stop	11618
Nearest bus stop distance (m)	518.92

Agricultural classification	
Grade	Percent
Grade 3	100

Land off Whinmoor Lane Shadwell

Site Plan ref: n/a SHLAA ref: 3019

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

Greenbelt assessment not required

Summary of infrastructure provider comments

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

Natural England

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Sieved out. Green Belt. Not within settlement hierarchy.	

Site Details							
Easting	434113	Northing	439126	Site area ha	2.21	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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	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 %	0.02
-----------------	------

Nearest train station	Cross Gates
Nearest train station distance (m)	5159.00
Nearest bus stop	11618
Nearest bus stop distance (m)	379.76

Agricultural classification	
Grade	Percent
Grade 2	69.84
Grade 3	30.16

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

Greenbelt assessment not required

Summary of infrastructure provider comments

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

Natural England

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Land at Elmete Lane Shadwell

Site Plan ref: n/a SHLAA ref: 3020

Submission	Draft	Plan	Allocation	Conclusion
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Sieved out. Green Belt. Not within settlement hierarchy.				
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Barwick Road, Garforth

Site Plan ref: n/a SHLAA ref: 3114

Site Details

Easting	440095	Northing	433864	Site area ha	1.21	SP7	Major Settlement Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Transport tracks and ways

Dwellings

Other land uses - None

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

Description

Flat field, site boundary cuts across field without physical boundaries apart from hedgerows on north and east. Existing access road is very narrow. A train line lies to the south of the site with open fields to the north. A couple of residential dwellings are present to the west of the site.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	609.40
Nearest bus stop	4418
Nearest bus stop distance (m)	265.35

Agricultural classification	
Grade	Percent
Grade 3	97.2
Grade 3b	2.8

Barwick Road, Garforth

Site Plan ref: n/a

SHLAA ref: 3114

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

Small poorly defined site which does not follow any logical field boundaries. The site relates poorly to Garforth and breaches the railway line which forms a strong defensible boundary to the urban area. The site is consequently considered to have high potential to lead to unrestricted sprawl and fail to safeguard the countryside from encroachment.

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

Public transport accessibility comments

Landlocked site, Public Transport standards not fully met

Rank (1-5)

3

Barwick Road, Garforth

Site Plan ref: n/a

SHLAA ref: 3114

Access comments

Requires development of adjacent site for access

3**Local network comments**

Local congestion/capacity issues and potential for significant cumulative impact with other nearby sites

2**Mitigation measures**

The potential for mitigation and capacity improvements needs to be considered with in conjunction with other nearby sites

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

no

Contingent on other sites

yes

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Level crossing; asset protection issues. Contribution to Garforth station facilities. Nanny Goat Lane in part NR ownership

Yorkshire Water

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

Environment Agency**Constraints**

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

LCC

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

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**

Barwick Road, Garforth

Site Plan ref: n/a SHLAA ref: 3114

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 isolated and unrelated to the main settlement. The development of the site would have an unacceptable impact on the Green Belt in terms of sprawl and protecting the countryside from encroachment. Highways concerns regarding access as the route to Garforth constrained by narrow railway bridge and access to the site itself is down a narrow unadopted road. Proposed HS2 rail route runs to the north of the site. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	

Site Details							
Easting	436066	Northing	441854	Site area ha	1.15	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	

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	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	Cross Gates
Nearest train station distance (m)	7410.38
Nearest bus stop	5929
Nearest bus stop distance (m)	415.84

Agricultural classification	
Grade	Percent
Grade 4	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

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	

Natural England

--

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Syke Lane, Scarcroft

Site Plan ref: n/a SHLAA ref: 3126

Submission	Draft Plan	Allocation	Conclusion
Sieved out. Green Belt. Not within settlement hierarchy.			

Site Details							
Easting	436386	Northing	441208	Site area ha	5.06	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.66	% 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	0.01				
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 %		0.00
Nearest train station	Cross Gates	
Nearest train station distance (m)	6762.65	
Nearest bus stop	9867	
Nearest bus stop distance (m)	132.94	

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 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		Rank (1-5)
Public transport accessibility comments		
2 buses per hour, 80% primary health and secondary education		2
Access comments		5
Access ok from Wetherby Road		
Local network comments		4
spare capacity		
Mitigation measures		Total score
Highways site support		
yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Wetherby Road, Scarcroft

Site Plan ref: n/a SHLAA ref: 3127

Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Sieved out. Green Belt. Not within settlement hierarchy.	

Site Details							
Easting	442126	Northing	445949	Site area ha	2.23	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

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

Other land uses - None

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

Description	
Small site currently in agricultural use which lies to the north-western edge of Boston Spa. Residential development is situated to the south of the site, with open fields to the west. The Deepdale Lane UDP PAS site lies to the north of the site and Deepdale Community Centre to the east.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.88	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.12	
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		Garforth
Nearest train station distance (m)		12415.74
Nearest bus stop		12899
Nearest bus stop distance (m)		263.29
Agricultural classification		
Grade		Percent
Grade 3		100

Land west of Deepdale Lane, Boston Spa

Site Plan ref: n/a

SHLAA ref: 3128

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 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?	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?	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 would partially round off the settlement, however it is not well contained with no strong boundary to its west side. As such the site would fail to safeguard the countryside from encroachment.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Core Strategy not fully met but some local services.

Rank (1-5)

3

Access comments

Route to High Street would need widening and footway provision

4

Land west of Deepdale Lane, Boston Spa

Site Plan ref: n/a

SHLAA ref: 3128

Local network comments

Potential widening and footway needed to Deepdale Lane. Could be cumulative issues on High Street and J45 if other Boston Spa sites are taken forward

4

Mitigation measures

Widening of Deepdale Lane and provision of footway. Possible traffic management works on High Street and works to J45 if all Boston Spa sites are taken forward

Total score

11

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

Network Rail

Yorkshire Water

Treatment Works	Thorp Arch
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There is no capacity at Thorp Arch for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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Supported

Education comments

Flood Risk

Flood Zone 1. There are a couple of public surface water 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

Land west of Deepdale Lane, Boston Spa

Site Plan ref: n/a SHLAA ref: 3128

Other	
Heritage England	
<p>This site adjoins the boundary of the Boston Spa and Thorp Arch Conservation Area.</p> <p>In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, there will need to be some assessment of what contribution this area makes to the landscape setting of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable.</p> <p>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.</p>	
Natural England	

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

App Number	Proposal	Decision	% of site
15/01302/TR	Work to Tree in a Conservation Area -T1 - Horse Chestnut - fell	NBJ	100

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is not well contained and would have an unacceptable impact on the Green Belt in terms of failing to safeguard the countryside from encroachment.	

Moor End, Boston Spa

Site Plan ref: n/a SHLAA ref: 3129

Site Details							
Easting	441799	Northing	445231	Site area ha	2.47	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

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	
Small enclosed site located to the south-western edge of Boston Spa. The site is presently in agricultural use. Residential development lies to the north and east of the site with Boston Spa High School to the south. A line of mature trees are present along the west boundary of the site with open fields beyond.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	11666.86
Nearest bus stop	10594
Nearest bus stop distance (m)	272.74

Agricultural classification	
Grade	Percent
Grade 2	100

Moor End, Boston Spa

Site Plan ref: n/a

SHLAA ref: 3129

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?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

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

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

The site relates well to the urban area of Boston Spa and is well enclosed. Development would round off the south-western corner of the settlement.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Core Strategy not fully met but some local services. Off site footway needed to Clifford Moor Road.

Rank (1-5)

3

Access comments

Long frontages give options for access. Footways and visibility splays would need to be created and possibly road widening which could result in significant tree loss. Footway would need to be created to Clifford Moor Road. Important that extent of public highway is established to understand if the work can be done without third party land.

3

Moor End, Boston Spa

Site Plan ref: n/a

SHLAA ref: 3129

Local network comments

Could be cumulative issues on High Street and J45 if other Boston Spa sites are taken forward. Winnow Lane is not suitable at present and would need to be upgraded with at least one continuous footway and possible road widening.

2

Mitigation measures

It is not clear whether the developer could deliver the required improvements to Winnow Lane. Possible traffic management works on High Street and works to J45 if all Boston Spa sites are taken forward

Total score

8

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

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

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

LCC

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

Supported

Education comments

Flood Risk

Flood Zone 1

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Green Belt site. Site is not required to meet the housing numbers due to local preference for an alternative strategic options.

Primrose Lane (west), Boston Spa

Site Plan ref: n/a SHLAA ref: 3130

Site Details

Easting	442368	Northing	445207	Site area ha	3.67	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Narrow rectangular shaped site which lies to the southern edge of Boston Spa. The site is presently in agricultural use. Open fields lie to the south and east of the site with residential development to the north. Boston Spa High School lies to the west of the site.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	11711.93
Nearest bus stop	4874
Nearest bus stop distance (m)	238.81

Agricultural classification	
Grade	Percent
Grade 2	100

Primrose Lane (west), Boston Spa

Site Plan ref: n/a

SHLAA ref: 3130

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	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?	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

The site is only connected to the existing urban area via its northern boundary. Development of the site would breach the southern side of Primrose Lane. The road presently forms a strong defensible boundary between the site and the urban area. Consequently the site is considered to have high potential to lead to unrestricted sprawl. Development of the site would also reduce the Green Belt gap between the settlements of Boston Spa and Clifford, with no strong defensible boundary to contain the development.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Core Strategy not fully met but some local services.

Rank (1-5)

3

Primrose Lane (west), Boston Spa

Site Plan ref: n/a

SHLAA ref: 3130

Access comments

Long frontages give options for access. Footways and visibility splays would need to be created.

4

Local network comments

Could be cumulative issues on High Street and J45 if other Boston Spa sites are taken forward. Junction visibility at Church Street and Clifford Moor Road may be substandard and should be checked.

4

Mitigation measures

Possible traffic management works on High Street and works to J45 if all Boston Spa sites are taken forward

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

no

Highways England

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

Network Rail

Yorkshire Water

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

Environment Agency

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

LCC

Ecology support	Supported
Supported	

Education comments

Flood Risk

Flood Zone 1. Parts of site highly susceptible to surface water flooding. There are a couple of public (foul) 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

Primrose Lane (west), Boston Spa

Site Plan ref: n/a SHLAA ref: 3130

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 have an unacceptable impact on the Green Belt in terms of unrestricted sprawl, given that Primrose Lane presently forms a strong defensible boundary. The development would also reduce the Green gap between Boston Spa and Clifford, and would not be well contained.	

Primrose Lane (east), Boston Spa

Site Plan ref: n/a SHLAA ref: 3131

Site Details

Easting	442686	Northing	445260	Site area ha	1.55	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses	
Agriculture	

Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

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

Description	
Small narrow rectangular shaped site which is located to the southern edge of Boston Spa. The site is currently in agricultural use. Open fields lie to the west of the site, with the urban area of Boston Soa to the north and east. Some low density residential dwellings lie directly to the south of the site with St John's Catholic School for the Deaf lying further beyond.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.89	% 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	0.11	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	11814.78
Nearest bus stop	8145
Nearest bus stop distance (m)	330.17

Agricultural classification	
Grade	Percent
Grade 2	35.35
Grade 3	64.65

Primrose Lane (east), Boston Spa

Site Plan ref: n/a

SHLAA ref: 3131

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?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site 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 connected to the main urban area on two boundaries and is considered to partially round off the settlement. However, development of the site would breach the southern side of Primrose Lane. The road presently forms a strong defensible boundary between the site and the urban area. Consequently the site is considered to have high potential to lead to unrestricted sprawl. Development of the site would also reduce the Green Belt gap between Boston Spa and Clifford. Whilst boundaries exist that would contain the development to some extent, these are not considered to form a strong defensible boundary, in particular to the south-western section of the site.

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

Public transport accessibility comments

No Public Transport but some local services

Rank (1-5)

2

Primrose Lane (east), Boston Spa

Site Plan ref: n/a

SHLAA ref: 3131

Access comments

Long frontages give options for access. Footways and vis splays would need to be created.

4

Local network comments

Could be cumulative issues on High Street and J45 if other Boston Spa sites are taken forward. Junction visibility at Church Street and Clifford Moor Road may be substandard and should be checked.

4

Mitigation measures

Possible traffic management on Clifford Moor Road and Church Street. Creation of footway to site frontage. Possible traffic management works on High Street and works to J45 if all Boston Spa sites are taken forward

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

no

Highways England

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

Network Rail

Yorkshire Water

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

Environment Agency

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

LCC

Ecology support	Supported
Supported	

Education comments

Flood Risk

Flood Zone 1. Parts of site highly susceptible to surface water flooding. There are a couple of public (foul) sewers within the site. We have a record of flooding within the field.

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

Primrose Lane (east), Boston Spa

Site Plan ref: n/a SHLAA ref: 3131

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 have an unacceptable impact on the Green Belt in terms of unrestricted sprawl, given that Primrose Lane presently forms a strong defensible boundary. The development would also reduce the Green gap between Boston Spa and Clifford, and would not be well contained.	

Site Details							
Easting	436452	Northing	443737	Site area ha	1.73	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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. The site slopes steeply down towards the east. Residential dwellings lie to the north of the site, with open fields to the south and west. To the east of the site lies a previous UDP housing allocation which has extant planning permission for residential development. Significant tree belts are situated on the west and south boundaries of the site.

Spatial relationships

UDP Designations		
N32 Greenbelt	99.95	% 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	0.05	
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 %		0.03
Nearest train station		Cross Gates
Nearest train station distance (m)		9292.47
Nearest bus stop		11711
Nearest bus stop distance (m)		169.50
Agricultural classification		
Grade	Percent	
Grade 3	100	

Woodacre Lane (north), Bardsey

Site Plan ref: n/a

SHLAA ref: 3133

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

An existing UDP housing allocation (with extant pp for residential development), is present to the east of the site, as such the site would by well connected to the existing urban area, with residential development to the north and east. As such the site is considered to round of the settlement.

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

Public transport accessibility comments

2 buses per hour, 100% primary, no other local services

Rank (1-5)

2

Access comments

Site frontage offers no options for access

2

Woodacre Lane (north), Bardsey

Site Plan ref: n/a

SHLAA ref: 3133

Local network comments

Spare capacity but likely cumulative issues

4**Mitigation measures****Total score****8****Highways site support**

no

Contingent on other sites**Highways England**

Impact No material impact

Network Status

No objection

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

Network Rail**Yorkshire Water**

Treatment Works

Wetherby

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

Environment Agency

Constraints

FZ1 over 1 ha. Authorised Landfill (Licensed Site) on site. See comments in main text of our response.

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the hedgerow along Woodacre Lane, and restrict any access to the east to Bardsey Beck and adjacent wet fen area through native shrub planting and fencing - to avoid disturbance to Otters and wet fen 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

Woodacre Lane (north), Bardsey

Site Plan ref: n/a SHLAA ref: 3133

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 situated on a very steep slope. Highways raise concerns due to lack of access options and poor accessibility. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.

Site Details							
Easting	436579	Northing	443560	Site area ha	9.09	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	A large greenfield site currently in agricultural use. The site slopes significantly down towards the beck and mature tree line to the east. A primary school lies to the west of the site with the Motte and Bailey, Castle Hill Ancient Monument to the south. A small UDP housing allocation (with extant planning permission for residential development), lies to the north of the site alongside an open field. The surrounding road network is generally narrow.
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Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.77	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.23	
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		Cross Gates
Nearest train station distance (m)		9118.73
Nearest bus stop		8864
Nearest bus stop distance (m)		282.81
Agricultural classification		
Grade	Percent	
Grade 3	100	

Woodacre Lane, Bardsey

Site Plan ref: n/a

SHLAA ref: 3134

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?	No
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	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

Whilst it is acknowledged that the site may partially round off the settlement, the site is only connected to the main urban area of Bardsey in small parts. The majority of land to the north, west and south of the site lie outside the defined urban area of Bardsey. Furthermore, development would breach a strong defensible boundary in the form of Keswick Beck and a mature tree to the east. A large part of the east section of the site lie within flood zone and will be undevelopable. As such the site will not be well related or connected to the existing settlement.

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

Public transport accessibility comments

2 buses per hour, 100% primary, no other local services

Rank (1-5)

2

Woodacre Lane, Bardsey

Site Plan ref: n/a SHLAA ref: 3134

Access comments		
Footway required along site frontage and forward visibility works required		4
Local network comments		
spare capacity but likely cumulative issues		4
Mitigation measures		Total score
		10
Highways site support		
no		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
Part of site in FZ2 & FZ3 Main River runs through site (Collingham Beck). See comments in main text of our response.	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the Bardsey Beck wildlife corridor through native shrub planting and fencing - to avoid disturbance to Otters and scrub/grassland habitat from recreation.	

Education comments	

Flood Risk	
Part in Flood Zone 1. Land adjacent to Bardsey Beck is in Flood Zone 3B (Functional Flood Plain). There are a number of 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	

Woodacre Lane, Bardsey

Site Plan ref: n/a SHLAA ref: 3134

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
15/05096/TR	T1 chestnut, T2 Beech - Crown clean both trees and draw back branches from neighbouring Sycamore tree by 1.5 - 2 meters G3/T3 - Rowan to removeG4 - Silver Birch, crown clean, lift by 2m and thin by 10%		72

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The beck and mature tree line create a strong boundary to the east between the built up area and the site. The surrounding road network is narrow and there are significant Highways concerns. The site also lies adjacent to a conservation area and Motte and Bailey, Castle Hill Ancient Monuments. In addition the site is situated on a significant slope and as a consequence any development would be very prominent within the landscape. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.

Land south of Wetherby Race Course (adj to Race Course)

Site Plan ref: n/a SHLAA ref: 3135

Site Details

Easting	441926	Northing	448431	Site area ha	17.16	SP7	Major Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

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

Description	
Greenfield site currently in agricultural use. The site is seperated from the main urban area of Wetherby by the A1(M). The site is well contained by Wetherby Racecourse and associated buildings to the north and the former railway line (now a bridleway), and mature tree line to the south of the site. Open fields lie to the south and east of the site. Spring Lane which could provide access to the site is a narrow single track.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	100.00	
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 %	0.97
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Nearest train station	Garforth
Nearest train station distance (m)	14864.36
Nearest bus stop	9781
Nearest bus stop distance (m)	539.32

Agricultural classification	
Grade	Percent
Non-agricultural	100

Land south of Wetherby Race Course (adj to Race Course)

Site Plan ref: n/a

SHLAA ref: 3135

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 not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

The site fails all the accessibility criteria but the size of this and the adjacent site give some potential for new Public Transport and local services

2

Access comments

Access can only be gained via site 3136

3

Local network comments

Spare capacity in the local network but some impact likely

4

Mitigation measures

None identified to overcome site deficiencies

Total score

9

Highways site support

yes with mitigation

Contingent on other sites

need to combine with 3136

Highways England

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

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

FZ1 over 1 ha. Source Protection Zone 1 - small part to North of site. See comments in main text of our response

Land south of Wetherby Race Course (adj to Race Course)

Site Plan ref: n/a SHLAA ref: 3135

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the Thorp Arch Disused Railway LNA and adjacent trees, woodland and wetland areas - provide a 20 metre buffer to the disused railway and adjacent habitats.	

Education comments	

Flood Risk	
Flood Zone 1. There a number of small drainage channels within the site. Part of site may be at risk of 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	
The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP (propsoed to be designated as Green Belt in the Site Allocations Plan). The development of the site is reliant on the development of 3136 for access. Development of the site would be unrelated to the existing settlement and represent a significant incursion into open countryside extending to the southeast of Wetherby. Presently the A1(M) forms a strong defensible boundary between the urban area and the countryside. The site would be isolated from the main urban area of Wetherby with very limited across the A1(M) which creates a significant access barrier to the existing settlement.	

Land south of Wetherby Race Course, Walton Road

Site Plan ref: n/a SHLAA ref: 3136

Site Details

Easting	441678	Northing	448168	Site area ha	34.22	SP7	Major Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

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

Agriculture
Managed Forest

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Greenfield site currently in agricultural use. The site is seperated from the main urban area of Wetherby by the A1(M). Open fields surround the site to the north, east and south, with Wetherby Racecourse and associated buildings further beyond to the north. A former railway line (now a bridleway), and mature tree line runs along the north boundary of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	100.00	
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 %	0.22
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Nearest train station	Garforth
Nearest train station distance (m)	14582.90
Nearest bus stop	9781
Nearest bus stop distance (m)	512.42

Agricultural classification	
Grade	Percent
Grade 2	93
Non-agricultural	7

Land south of Wetherby Race Course, Walton Road

Site Plan ref: n/a

SHLAA ref: 3136

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 not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

The site fails all the accessibility criteria but the size of this and the adjacent site give some potential for new Public Transport and local services

2

Access comments

Access could be achieved by way of a new junction onto Walton Road

4

Local network comments

Spare capacity in the local network but some impact likely

4

Mitigation measures

None identified to overcome site deficiencies

Total score

10

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

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

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

Land south of Wetherby Race Course, Walton Road

Site Plan ref: n/a SHLAA ref: 3136

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the Thorp Arch Disused Railway LNA and adjacent trees, woodland and wetland areas - provide a 20 metre buffer to the disused railway and adjacent habitats.	

Education comments	

Flood Risk	
Flood Zone 1. There a number of small drainage channels within the site. Part of site may be at risk of surface water flooding. There is a short section of highway drain in the West of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Development of the site would be unrelated to the existing settlement and represent a significant incursion into open countryside extending to the southeast of Wetherby. Presently the A1(M) forms a strong defensible boundary between the urban area and the countryside. The site would be isolated from the main urban area of Wetherby with very limited access across the A1(M) which creates a significant access barrier to the existing settlement.	

Scarcroft Cottage, Wetherby Road, Scarcroft, Leeds, LS14 3HJ

Site Plan ref: n/a SHLAA ref: 3309

Site Details

Easting	436200	Northing	440886	Site area ha	0.47	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Mixed
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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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	Cross Gates
Nearest train station distance (m)	6440.38
Nearest bus stop	11714
Nearest bus stop distance (m)	56.55

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 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

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	
Natural England	

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

App Number	Proposal	Decision	% of site
13/03010/FU	Removal of condition 7 (stable block is restricted to the personal use of residents of Ashfield House) of application 06/02614/FU	A	55

Scarcroft Cottage, Wetherby Road, Scarcroft, Leeds, LS14 3HJ

Site Plan ref: n/a SHLAA ref: 3309

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Sieved out. Green Belt. Not within settlement hierarchy.

Site Details							
Easting	440538	Northing	447810	Site area ha	1.46	SP7	Major Settlement Infill
HMCA	Outer North East				Ward	Wetherby	

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

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

Description
Greenfield site within the urban area of Wetherby. The site is currently in green space use, although it has restricted access. The site slope significantly towards the river which wraps around the north and east boundaries of the site. The site has a very narrow access off Boston Road which is bounded by mature trees. The site is situated within the Wetherby conservation area.

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	86.72	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Cross Gates
Nearest train station distance (m)	14023.92
Nearest bus stop	5587
Nearest bus stop distance (m)	97.82
Agricultural classification	
Grade	Percent
Grade 3	100

Land Boston Road, Wetherby

Site Plan ref: n/a

SHLAA ref: 3310

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input 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 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**

Public transport accessibility comments

Rank (1-5)

4 buses per hour, 100% employment, primary health & secondary education, 50% primary education

4

Access comments

Limited frontage with Boston Road

4

Local network comments

congestion / cumulative issues

3

Mitigation measures

Junction improvement (width / visibility)

Total score**11**

Highways site support

yes with junction improvements

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

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

Network Rail**Yorkshire Water**

Treatment Works Wetherby

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

Environment Agency

Constraints

FZ2 & FZ3b (Functional flood plain) as shown in LCC SFRA - development will not be appropriate in this part of the site. Main River (river Wharfe) to east of site. See comments made in main text of our response.

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the River Wharfe SEGI. An undeveloped buffer of a minimum 20 metres is required that does not have public access, and is managed positively to enhance features for bats and Otters. Protected species surveys	

Education comments	

Flood Risk	
Site almost entirely in Flood Zones 3A, 3B and 2. Source is River Wharfe. 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	
Piece of open land adjacent to the river which adds to the character of the conservation area. The site slopes significantly down towards the river. Flooding issues as the majority of the site lies within flood zones 3b (washland) and 3a (high risk).The site also has very poor access.	

railway sidings at scholes

Site Plan ref: n/a SHLAA ref: 3317

Site Details							
Easting	437935	Northing	438259	Site area ha	3.33	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Transport tracks and ways	
Vacant land	
Neighbouring land uses	
Agriculture	
Dwellings	
Other	
Other land uses	
Garden Centre	

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

Description	A very narrow linear site which follows a disused railway line and extends beyond the north of Scholes. The majority of the site contains significant mature tree cover. The site is mainly bounded by open fields, however the south-east section of the site is bounded by residential development.
-------------	---

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	98.34 % overlap	Main Urban Area	0.00 % overlap
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	1.66
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	Cross Gates
Nearest train station distance (m)	4155.05
Nearest bus stop	9233
Nearest bus stop distance (m)	134.55
Agricultural classification	
Grade	Percent
Grade 3	100

railway sidings at scholes

Site Plan ref: n/a

SHLAA ref: 3317

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging 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	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

The site forms part of a disused railway line, which has been filled in and now greened over. The long linear form of development relates very poorly to the existing settlement of Scholes and would have high potential to lead to unrestricted sprawl. The site also provides an important role in safeguarding the countryside from encroachment given that it provides access to the countryside, contains a local nature conservation designation, contains numerous mature trees and would breach a strong defensible boundary with the urban area.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor accessibility

Rank (1-5)

1

railway sidings at scholes

Site Plan ref: n/a

SHLAA ref: 3317

Access comments

limited frontage with The Avenue / The Approach

2

Local network comments

congestion / cumulative issues

3

Mitigation measures

Total score

6

Highways site support

no

Contingent on other sites

Highways England

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

Network Rail

Yorkshire Water

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

Environment Agency

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

LCC

Ecology support	Not supported
Not supported (RED). No site-based designations but this land is a linear lowland mixed deciduous woodland along a disused railway line. It is a very important wildlife corridor which cuts across intensive arable farmland. The tree cover would be seriously affected by development due to the constrained nature of the site. Will form part of the Leeds Habitat Network. The site is likely to provide bat feeding and potentially roosting habitat. Badger and harvest mice are also likely to use the corridor. The full extent of the biodiversity value has not been assessed.	

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

railway sidings at scholes

Site Plan ref: n/a SHLAA ref: 3317

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 a disused railway track and is linear in nature. The site does not relate well to the settlement form and would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and failing to safeguard the countryside from encroachment. The site also contains a series of mature trees which would be lost if the site was developed. Highways concerns regarding access.	

Main Street, Aberford

Site Plan ref: n/a SHLAA ref: 3319

Site Details

Easting	443415	Northing	437008	Site area ha	1.04	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

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

On-site land uses

Agriculture
Vacant land
General

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

--

Spatial relationships

UDP Designations

N32 Greenbelt	88.71	% 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	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Garforth
Nearest train station distance (m)	4369.73
Nearest bus stop	8198
Nearest bus stop distance (m)	176.59

Agricultural classification	
Grade	Percent
Grade 3	100

Main Street, Aberford

Site Plan ref: n/a SHLAA ref: 3319

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

Greenbelt assessment not required

Summary of infrastructure provider comments

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

Natural England

Main Street, Aberford

Site Plan ref: n/a SHLAA ref: 3319

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
12/05434/FU	Alterations and extension to Aberford Village Hall to form mixed use development (use classes A1, A3, B1 and D2) and erect 5 detached houses with associated car parking and landscaping	R	99
12/00885/FU	Alterations and extensions to Aberford Village Hall to form mixed use development (A1, A3, B1(a) and D1), fourteen houses and associated car parking and landscaping	R	99

Conclusions	
Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Sieved out. Green Belt. Not within settlement hierarchy.	

Winnow Lane

Site Plan ref: n/a SHLAA ref: 3322

Site Details

Easting	441569	Northing	445458	Site area ha	14.63	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Dwellings

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

Large greenfield site currently in agricultural use to the western edge of Boston Spa. Residential properties lie to the east of the site with open fields to the north, west and south. The A1(M) lies further beyond to the west of the site.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Garforth
Nearest train station distance (m)	11872.70
Nearest bus stop	9559
Nearest bus stop distance (m)	307.23

Agricultural classification	
Grade	Percent
Grade 2	98.7
Grade 3	1.3

Winnow Lane

Site Plan ref: n/a

SHLAA ref: 3322

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	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 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?	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

Large site that represents a significant incursion into the Green Belt and would jut out to the west of the village given that it is only connected to the urban area on one side. Development would also not be well contained by existing boundaries. Consequently the development of the site would constitute sprawl of the built up area. Development of the site would also significantly reduce the Green Belt gap to the A1(M), which presently helps to give Boston Spa an attractive rural setting. Furthermore, the site is presently considered to perform an important role in safeguarding the countryside from encroachment as it contains a large amount of best and most versatile agricultural land, areas of unprotected trees and hedges and agricultural buildings.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

3 buses per hour, 40% primary education, 60% secondary education & primary health

Rank (1-5)

3

Winnow Lane

Site Plan ref: n/a

SHLAA ref: 3322

Access comments

Long frontage with Moor End should provide access

5

Local network comments

spare capacity

4

Mitigation measures

Total score

12

Highways site support

yes

Contingent on other sites

Highways England

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

Network Rail

Yorkshire Water

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

Environment Agency

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

LCC

Ecology support	Supported
Supported	

Education comments

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

Winnow Lane

Site Plan ref: n/a SHLAA ref: 3322

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 development of the site would be unacceptable in Green Belt terms as it would result in unrestricted sprawl and fail to protect the countryside from encroachment. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	

Site Details							
Easting	433738	Northing	440259	Site area ha	4.51	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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	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	Cross Gates
Nearest train station distance (m)	6346.10
Nearest bus stop	14403
Nearest bus stop distance (m)	230.67

Agricultural classification	
Grade	Percent
Grade 4	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input 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

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

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Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Land at Brandon Golf Course, Shadwell

Site Plan ref: n/a SHLAA ref: 3323

Submission	Draft Plan	Allocation	Conclusion
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Sieved out. Green Belt. Not within settlement hierarchy.			
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Land at Thorner Lane Leeds

Site Plan ref: n/a SHLAA ref: 3325

Site Details							
Easting	437152	Northing	438431	Site area ha	6.31	SP7	Main Urban Area Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	
Rectangular greenfield site currently in agricultural use. The site lies beyond the north-eastern edge of the main urban area of the Leeds, within the open countryside. The site is not connected to any settlement and is predominantly surrounded by open fields, with a small scale office development located to part of its the western side. Some mature trees exist to the west boundary of the site adjacent to the highway.	

Spatial relationships

UDP Designations	
N32 Greenbelt	100.00
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

% overlap

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

% overlap

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

% overlap

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Cross Gates
Nearest train station distance (m)		4077.57
Nearest bus stop		4987
Nearest bus stop distance (m)		241.16
Agricultural classification		
Grade	Percent	
Grade 3	100	

Land at Thorner Lane Leeds

Site Plan ref: n/a

SHLAA ref: 3325

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?	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?	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 site that is detached from the main urban area of Leeds. The site would create an island of development which is not well connected or related to the existing urban area. Development of the site would also breach a defensible boundary to the urban area which will be formed by the East Leeds Orbital Road. Consequently development of the site is considered to have high potential to lead to unrestricted sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

2 buses per hour, 100% primary & secondary education, 100% primary health

Rank (1-5)

3

Land at Thorner Lane Leeds

Site Plan ref: n/a

SHLAA ref: 3325

Access comments

Thorner Lane ok for access

5

Local network comments

congestion / cumulative issues

3

Mitigation measures

Total score

11

Highways site support

yes

Contingent on other sites

Highways England

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

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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Supported

Education comments

Flood Risk

Flood Zone 1

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

Utilities

Gas

Electric

Land at Thorner Lane Leeds

Site Plan ref: n/a SHLAA ref: 3325

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 connected or well related to the existing urban area and would create an isolated development. The site is considered to have an unacceptable impact on the Green Belt in terms of unrestricted sprawl.	

Site Details							
Easting	443230	Northing	444925	Site area ha	0.85	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

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

Other land uses - None

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

Description	Greenfield site situated to the south of Boston Spa. Part of the site is in green space use. Mature trees bound the site. High Trees nursery is situated to the north of the site with Martin House Hospice further beyond. Open fields lie to the west and south of the site with a UDP PAS allocation to the east.
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Spatial relationships

UDP Designations		
N32 Greenbelt	98.44	% overlap
N34 PAS	1.56	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	67.61	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationships		
LCC ownership %	0.00	
Nearest train station	Garforth	
Nearest train station distance (m)	11593.54	
Nearest bus stop	6271	
Nearest bus stop distance (m)	213.36	
Agricultural classification		
Grade	Percent	
Grade 2	100	

High Trees School, Boston Spa

Site Plan ref: n/a

SHLAA ref: 3332

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	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?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

The site would create a development which is not well connected to the built up area, given that the school and Martin's House Hospice to the north of the site and the UDP PAS site to east of the site are not considered to form part of the urban area of Boston Spa. Consequently the site if developed is considered to have high potential to lead to unrestricted sprawl. The site is also considered to assist in safeguarding the countryside from encroachment given that it contains significant vegetation and would breach a strong defensible boundary between the site and the urban area.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

No Public Transport, 100% primary & secondary education, 100% primary health

Rank (1-5)

2

High Trees School, Boston Spa

Site Plan ref: n/a

SHLAA ref: 3332

Access comments

Frontage to Cinder Lane may provide access

4

Local network comments

Spare capacity

4

Mitigation measures

Footway on Cinder Lane

Total score

10

Highways site support

Yes

Contingent on other sites

Highways England

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

Network Rail

Yorkshire Water

Treatment Works	Thorp Arch
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There is no capacity at Thorp Arch for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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Supported

Education comments

Flood Risk

Flood Zone 1

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

Utilities

Gas

Electric

Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The western part of the site is also designated as green space in the Site Allocations Plan.	

Site Details							
Easting	435069	Northing	441150	Site area ha	2.89	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	80:20 green/brown

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	

Spatial relationships

UDP Designations		
N32 Greenbelt	98.30	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Cross Gates	
Nearest train station distance (m)	6812.93	
Nearest bus stop	5693	
Nearest bus stop distance (m)	277.30	

Agricultural classification	
Grade	Percent
Grade 3	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

--

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Land off Ling Lane, Scarcroft

Site Plan ref: n/a SHLAA ref: 3333

Submission	Draft Plan	Allocation	Conclusion
Sieved out. Green Belt. Not within settlement hierarchy.			

Site Details							
Easting	438294	Northing	445313	Site area ha	6.29	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	
Large undulating greenfield site in agricultural use which lies to the south west of Collingham. The site does not follow the existing established field boundaries. Mature tree lines run across the middle of the site. The site is surrounded by open fields to the east, south and west. Residential properties are present beyond the main road and beck to the north.	

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		Cross Gates
Nearest train station distance (m)		11051.34
Nearest bus stop		3353
Nearest bus stop distance (m)		210.62
Agricultural classification		
Grade		Percent
Grade 3		100

Land South of A58 Collingham

Site Plan ref: n/a

SHLAA ref: 3334

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site 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 detached from the urban area of Collingham, given that the PAS site to the north is not considered to form part of the built up area of the settlement. Strong defensible boundaries between the urban area and the site also presently exist to the north and east in the form of mature tree lines and a beck. The site would also be poorly contained as no rational site boundaries exist. In addition the site is also considered to perform an important role in safeguarding the countryside from encroachment given that it would breach strong defensible boundaries with the urban area and contains significant vegetation.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

2 buses per hour, 50% primary health & secondary education

Rank (1-5)

2

Land South of A58 Collingham

Site Plan ref: n/a

SHLAA ref: 3334

Access comments

Access looks ok from Leeds Road

5

Local network comments

Spare capacity but cumulative issues

3

Mitigation measures

Total score

10

Highways site support

no

Contingent on other sites

Highways England

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

Network Rail

Yorkshire Water

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

Environment Agency

Constraints
see 1294

LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the hedgerow with standard trees that runs across the centre of this site, and the hedgerow along the eastern boundary. This UK BAP priority habitat should be retained within the public open space or transport network. Historical records of species rich Magnesian Limestone Grassland ploughed out since 1977 - there may be relict corners within southern tip of the site so a botanical survey should be carried out and areas retained/enhanced if present. Provide a 10 metre buffer both side of the hedgerow running through the site and also to the eastern boundary hedgerow - these buffers to be planted with native shrubs and small trees (this 10 metre buffer not be allocated as garden space). Also there are a number of scattered trees which are valuable landscape and ecological features and should be retained within POS.	

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

Land South of A58 Collingham

Site Plan ref: n/a SHLAA ref: 3334

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 development of the site would constitute a significant encroachment into the Green Belt. The site is detached from the settlement of Collingham. The site is further separated from the northern part of Collingham by Collingham Beck. The site boundary does not follow any field boundaries so no strong defensible boundaries currently exist. Highways concerns regarding access.	

Site Details							
Easting	437113	Northing	443491	Site area ha	0.41	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	
Site currently contains one dwelling and associated gardens. Entrance from Mill Lane to the north of the site. Residential properties can be found to the east and west of the site. Wood Lane borders the southern section.	

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	Cross Gates
Nearest train station distance (m)	9082.41
Nearest bus stop	12795
Nearest bus stop distance (m)	240.29

Agricultural classification	
Grade	Percent
Grade 2	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 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)
Primary school and local shop within acceptable distance. Bus services but not to CS standard		3
Access comments		
Access could be achieved off Mill Lane but headrows and trees could be affected by opening and vis splay. Access to Wood Lane would not be acceptable.		5
Local network comments		
Acceptable for small development site such as this.		5
Mitigation measures		Total score
		13
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
Supported (Green)	

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green belt site. Sieved out at Issues and Options stage. Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. Site would result in an isolated development, surrounded by green belt, that could lead to unrestricted sprawl. Although the site abuts residential properties on its east and west boundaries, any further development would not relate to the current built environment. The site also contains 13 Tree Protection Orders that assist with safeguarding the land from encroachment.

Sweep Farm, Wetherby

Site Plan ref: n/a SHLAA ref: 3371

Site Details

Easting	440144	Northing	447336	Site area ha	32.82	SP7	Major Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Outdoor amenity and open space

Agriculture

Other

Other land uses

Hotel

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

Description

Large greenfield site currently in agricultural use which lies to the south of Wetherby. The site is well contained by the existing road network to the north, east and west, however no significant boundary exists to the south. A hotel is present directly to the north of the site. The A1(M) motorway runs to the east of the site.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	13455.15
Nearest bus stop	4869
Nearest bus stop distance (m)	527.62

Agricultural classification

Grade	Percent
Grade 2	100

Sweep Farm, Wetherby

Site Plan ref: n/a

SHLAA ref: 3371

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

3. Assist in safeguarding the countryside from encroachment

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

Wetherby Road currently provides a clear defensible boundary between the urban area and the open countryside. Development of the site would breach this boundary creating a significant incursion into the Green Belt. The site would only be connected to the urban area on one boundary. Consequently the site is considered to have high potential to lead to unrestricted sprawl. The site is also considered to perform an important role in safeguarding the countryside from encroachment. In particular the site contains a significant amount of best and most versatile agricultural land, unprotected trees and would breach a strong defensible boundary with the urban area. No defensible boundary to contain the development is present to the south, however the site would remain a significant distance from the nearest neighbouring settlement.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

2 buses per hour, 10% primary health & secondary education

Rank (1-5)

2

Sweep Farm, Wetherby

Site Plan ref: n/a

SHLAA ref: 3371

Access comments

Access ok from Wetherby Road

5

Local network comments

Spare capacity but cumulative issues

3

Mitigation measures

Total score

10

Highways site support

yes

Contingent on other sites

Highways England

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

Network Rail

Yorkshire Water

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

Environment Agency

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

LCC

Ecology support	Supported
Supported	

Education comments

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

Sweep Farm, Wetherby

Site Plan ref: n/a SHLAA ref: 3371

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 development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.	

Land to the north of Elmet Drive, Barwick

Site Plan ref: n/a SHLAA ref: 3375

Site Details							
Easting	440370	Northing	437117	Site area ha	1.66	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	
Allotment and city farm	
Other land uses	
Cricket Pitch to west	

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

Description	
Greenfield site currently in agricultural use. The site is bounded by allotments to the north, sports pitches to the west and residential properties to the south. Open field lie beyond the east boundary of the site. Access to the site would be off Elmet Road.	

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		
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
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	Garforth
Nearest train station distance (m)	3508.10
Nearest bus stop	7355
Nearest bus stop distance (m)	344.82
Agricultural classification	
Grade	Percent
Grade 2	100

Land to the north of Elmet Drive, Barwick

Site Plan ref: n/a

SHLAA ref: 3375

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?	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?	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

Although the site only has one boundary which adjoins the urban area of Barwick, the site is quite well related to the settlement and its form. The development would be contained by residential development to the south and existing greenspace to the north and west. However, the east boundary of the site is open and not well contained. On balance, the site is not considered to have a significant impact on the openness of the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

3 buses per hour, 100% primary & secondary education, 100% primary health

Rank (1-5)

4

Land to the north of Elmet Drive, Barwick

Site Plan ref: n/a

SHLAA ref: 3375

Access comments

Access ok from Elmet Road

5**Local network comments**

Spare capacity but cumulative issues

4**Mitigation measures****Total score****13****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	Barwick in Elmet
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There is capacity at Barwick in Elmet for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency**Constraints**

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

LCC

Ecology support	Supported
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Supported

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

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

Utilities**Gas****Electric**

Land to the north of Elmet Drive, Barwick

Site Plan ref: n/a SHLAA ref: 3375

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.

Site Details							
Easting	444299	Northing	441535	Site area ha	272.24	SP7	Other
HMCA	Outer North East				Ward	Wetherby	

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

Other land uses - None

Topography	Flat and undulating	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description	The large site which consists of a collection of fields which are currently in agricultural use and horticultural use. A small collection of residential properties and farm building are present around the centre of the site. The site is situated within a predominantly agricultural area to the south-east of Bramham. The administrative boundary of Selby District Council lies to the east of the site. The A64 which links Leeds and York lies to the south of the site with the A1(M) to the west.
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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.	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	Garforth	
Nearest train station distance (m)	8712.79	
Nearest bus stop	388	
Nearest bus stop distance (m)	2262.23	

Agricultural classification	
Grade	Percent
Grade 2	42.12
Grade 3	0.42
Grade 3b	24.77
Grade 3a	26.1

Headley Hall, Bramham, Leeds

Site Plan ref: n/a

SHLAA ref: 3391

Grade 1	6.59
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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 checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

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

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	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
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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	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

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

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

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

Development of the site would create a significant incursion within the Green Belt and the site currently performs an important role in safeguarding the countryside from encroachment. Scope exists for significant landscaping works to be incorporated into any scheme, which will help to contain the development in the long term. The Outer North-East area is already characterised by numerous free standing settlements. If developed the new settlement would be situated a significant distance from neighbouring towns and villages (including within the Selby administrative area). As such no merging of settlements will occur.

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

Public transport accessibility comments

Fails to meet guidance

Rank (1-5)

1

Headley Hall, Bramham, Leeds

Site Plan ref: n/a

SHLAA ref: 3391

Access comments

Various access points available, must create link through site to A639

5

Local network comments

Significant mitigation likely to be required

3

Mitigation measures

Significant measures required - further information required

Total score

9

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact Major impact

Network Status

Likely to require significant physical mitigation

Major concern to HA

Network Rail

Yorkshire Water

Treatment Works

Thorp Arch

This is a large green belt site which would represent a significant new settlement. The site is remote from a sewage network and any existing treatment facilities. To determine the most appropriate route for the disposal of wastewater the required feasibility study/masterplan referred to in the Issues and Options document should include the provision of water and wastewater infrastructure to serve the development

Environment Agency

Constraints

FZ1 over 1 ha. Part PZ2 and 3. See comments in main text of our response.

LCC

Ecology support

Education comments

Flood Risk

Flood Zone 1. Very large site and (relatively small) parts of it 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

Northern Gas networks owns and operates a high pressure pipeline which runs across the southern section of this site. This pipeline will be protected with an easement. The Institution of Gas Engineers and Managers document TD1 Edition 5 recommends a minimum distance of 55m from a normally occupied property. In addition to the Northern Gas Networks apparatus two other high pressure pipelines cross this site, these are owned and operated by National Grid who should be consulted in this enquiry.

Electric

Fire and Rescue

Telecoms

Other

Heritage England

The barn on north side of farmyard adjacent to west side of Headley Hall and former aircraft hangar approximately 200 metres south east of Headley Hall Farm are Grade II Listed Buildings.
There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, development proposals would need to ensure that those elements which contribute to the significance of this asset (including its setting) are not likely to be harmed.

Natural England

Housing site 3391 partly on ALC Grade 1 and 2. In accordance with the NPPF, Leeds City Council should avoid where possible protect soils, including quality agricultural land

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site owner has stated that the site is no longer available for development. Consequently the site is not considered to be suitable for allocation.

Land off Black Moor Lane, Bardsey

Site Plan ref: n/a SHLAA ref: 3429

Site Details

Easting	435264	Northing	442128	Site area ha	2.64	SP7	Other
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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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	Cross Gates
Nearest train station distance (m)	7748.65
Nearest bus stop	1399
Nearest bus stop distance (m)	844.11

Agricultural classification

Grade	Percent
Grade 4	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input 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

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

--

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

App Number	Proposal	Decision	% of site
12/03805/CLP	Certificate of proposed lawful use of the land outlined in red on the submitted site plan for the siting of permanent residential occupation	A	52

Land off Black Moor Lane, Bardsey

Site Plan ref: n/a SHLAA ref: 3429

App Number	Proposal	Decision	% of site
12/02398/CLP	Certificate of proposed lawful development for use of site as a residential caravan site	R	64

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Sieved out. Green Belt. Not within settlement hierarchy.	

Aberford Road, Aberford

Site Plan ref: n/a SHLAA ref: 3438

Site Details

Easting	442407	Northing	435045	Site area ha	1.16	SP7	Other
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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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	East Garforth
Nearest train station distance (m)	2169.79
Nearest bus stop	4474
Nearest bus stop distance (m)	667.00

Agricultural classification	
Grade	Percent
Grade 2	98.05
Grade 3b	0.58
Grade 3a	1.37

Aberford Road, Aberford

Site Plan ref: n/a SHLAA ref: 3438

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

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

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Telecoms

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Other

Heritage England

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Natural England

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Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Sieved out. Green Belt. Not within settlement hierarchy.	

Site Details							
Easting	438504	Northing	446654	Site area ha	4.1	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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	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	Cross Gates
Nearest train station distance (m)	12407.98
Nearest bus stop	6144
Nearest bus stop distance (m)	384.96

Agricultural classification	
Grade	Percent
Grade 3	99.94
Grade 3a	0.06

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 checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>

Overlaps Public Right of Way	<input checked="" 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 checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

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Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

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Other

Heritage England	

Natural England

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Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Land off Trip Lane Linton

Site Plan ref: n/a SHLAA ref: 3448

Submission	Draft	Plan	Allocation	Conclusion
Sieved out. Green Belt. Not within settlement hierarchy.				

Land off Potterton Lane

Site Plan ref: n/a SHLAA ref: 3452

Site Details

Easting	440341	Northing	439513	Site area ha	17.09	SP7	Other
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Restaurants and Cafes

Other land uses - None

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

Description

A64 borders to the north Potterton Lane to the east and agricultural fields to the south. The Fox and Grapes pub can be found the to the north west of the site, and agricultural fields to the west. Site is made up of several fields.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	5900.36
Nearest bus stop	1378
Nearest bus stop distance (m)	262.74

Agricultural classification	
Grade	Percent
Grade 2	100

Land off Potterton Lane

Site Plan ref: n/a SHLAA ref: 3452

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 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		
No local services. Bus services not to CS standard and crossing A64 is unsuitable/unsafe		1
Access comments		
Any access of the A64 would require a significant junction, with right turn lane and suitable pedestrian crossing provision. While access could be achieved off Potterton Lane headrows could be affected by opening and vis splay.		4
Local network comments		
The size of site would have limited impact on the A64 corridor. The minor local network while adopted is rural or substandard, single track and no footway provision.		1
Mitigation measures		Total score
		6
Highways site support		
no		
Contingent on other sites		
Potential to combine with strategic Becca site.		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Land off Potterton Lane

Site Plan ref: n/a SHLAA ref: 3452

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site performs an important role in safeguarding the countryside from encroachment and development would result in an isolated development that could potentially lead to unrestricted sprawl.	

Land off Potterton Lane

Site Plan ref: n/a SHLAA ref: 3453

Site Details

Easting	440099	Northing	439528	Site area ha	1.72	SP7	Other
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Restaurants and Cafes

Agriculture

Other land uses - None

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

Description

To the north and accessed via the A64 is the Fox and Grapes public house, to the south and accessed off Kiddal Lane is Bar House Farmhouse, a small two storey detached cottage. The remaining land around is all agricultural consisting of fields, trees and hedgerows.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	5932.97
Nearest bus stop	11504
Nearest bus stop distance (m)	131.03

Agricultural classification	
Grade	Percent
Grade 2	100

Land off Potterton Lane

Site Plan ref: n/a SHLAA ref: 3453

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 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		
No local services. Bus services not to CS standard and crossing A64 is unsuitable/unsafe		1
Access comments		
Access could be achieved off Kiddal Lane but headrows could be affected by opening and vis splay.		5
Local network comments		
The local network while adopted is rural or substandard with no footway provision.		1
Mitigation measures		Total score
		7
Highways site support		
no		
Contingent on other sites		
Potential to combine with strategic Becca site.		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not supported
Not Supported (Red) - the whole site is semi-improved grassland that is part of the Leeds Habitat Network.	

Land off Potterton Lane

Site Plan ref: n/a SHLAA ref: 3453

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site performs an important role in safeguarding the countryside from encroachment and would result in an isolated development that could potentially lead to unrestricted sprawl.	

Site Details							
Easting	435937	Northing	442622	Site area ha	1.14	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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	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	Cross Gates
Nearest train station distance (m)	8182.81
Nearest bus stop	1399
Nearest bus stop distance (m)	81.64

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

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

Heritage England	

Natural England

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Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Land off Tithe Barn Lane, Bardsey

Site Plan ref: n/a SHLAA ref: 3461

Submission	Draft	Plan	Allocation	Conclusion
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Sieved out. Green Belt. Not within settlement hierarchy.				
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Land at Clifford Moor Road, Clifford

Site Plan ref: n/a SHLAA ref: 3462

Site Details							
Easting	442423	Northing	444750	Site area ha	0.36	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics	
Site type	Brownfield

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
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	Garforth
Nearest train station distance (m)	11268.88
Nearest bus stop	5141
Nearest bus stop distance (m)	36.81

Agricultural classification	
Grade	Percent
Grade 2	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 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

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

Heritage England	

Natural England

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Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Land at Clifford Moor Road, Clifford

Site Plan ref: n/a SHLAA ref: 3462

Submission	Draft	Plan	Allocation	Conclusion
Sieved out - below 0.4ha				

Site Details							
Easting	434970	Northing	441326	Site area ha	4.35	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	Triangular shaped site to the west of Scarcroft, bordered on three sides by roads (Tarn Lane, Ling Lane and Bay Horse Lane). The site is mixed brownfield/greenfield and contains office and residential elements. Neighbouring uses include residential, agriculture and a gold course.
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Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	97.95	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	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
		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)	7004.09
Nearest bus stop	5693
Nearest bus stop distance (m)	92.55
Agricultural classification	
Grade	Percent
Grade 3	100

Bay Horse Lane, Scarcroft

Site Plan ref: n/a

SHLAA ref: 4016

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

Character Conclusion

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

The site juts out to the west of Scarcroft and is poorly connected with the built up area. Allocating the site would result in ribbon development.

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

Public transport accessibility comments

Poor accessibility

Rank (1-5)

1

Access comments

Access possibilities from Tarn Lane, Ling Lane & Bay Horse Lane

5

Local network comments	4
spare capacity	
Mitigation measures	Total score
	10
Highways site support	
no	
Contingent on other sites	

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Bay Horse Lane, Scarcroft

Site Plan ref: n/a SHLAA ref: 4016

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site juts out to the west of Scarcroft and is poorly connected with the built up area. Allocating the site would result in ribbon development.

Shadwell Lane

Site Plan ref: n/a SHLAA ref: 4018

Site Details

Easting	433266	Northing	440222	Site area ha	4.14	SP7	Main Urban Area Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

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

Other land uses - None

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

Description	Rectangular shaped greenfield site to the north eastern edge of the main urban area of Leeds. The site is currently in agricultural use. The site is situated on a lower land level than the adjacent highway (Shadwell Lane). Open fields are present to the south and east of the site with Brandon Golf Course to the north. Residential Alwoodley is present to the west of the site. The village of Shadwell is present a short distance to the east of the site.
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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	Cross Gates
Nearest train station distance (m)	6516.34
Nearest bus stop	6796
Nearest bus stop distance (m)	212.05

Agricultural classification	
Grade	Percent
Grade 4	100

Shadwell Lane

Site Plan ref: n/a

SHLAA ref: 4018

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?	No

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 would significantly reduce the green belt gap
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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
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4. Preserve the setting and special character of historic towns

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

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

The site only has one boundary with the existing urban area, and would extend the main urban area further eastwards without being well contained by any significant boundaries. Consequently, the site is considered to have high potential to lead to unrestricted sprawl. Development of the site would significantly reduce the Green Belt gap between the Leeds main urban area and Shadwell. The resultant Green Belt gap between the site and the neighbouring village of Shadwell is not considered to be sufficient to prevent the effective merging of settlements. A danger exists that the village of Shadwell could lose its identity as a free standing settlement due to the sprawling main urban area of Leeds if the site is developed.

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

Public transport accessibility comments

3 buses per hour, 100% primary & secondary education, 100% primary health

Rank (1-5)

4

Shadwell Lane

Site Plan ref: n/a

SHLAA ref: 4018

Access comments

Long frontage with Shadwell Lane should provide adequate access

5**Local network comments**

Spare capacity but cumulative issues

4**Mitigation measures****Total score****13****Highways site support**

yes

Contingent on other sites**Highways England**

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

Network Rail**Yorkshire Water**

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

Environment Agency**Constraints**

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

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**

Shadwell Lane

Site Plan ref: n/a SHLAA ref: 4018

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 significantly reduce the Green Belt gap, to an unacceptable degree between the main urban area of Leeds and the village of Shadwell. This would effectively merge the two settlements to the detriment of the freestanding nature of Shadwell and Green Belt aims. The site is also considered to have an unacceptable impact on the Green Belt in terms of unrestricted sprawl.	

Piccolino's, south of A58, Collingham

Site Plan ref: n/a SHLAA ref: 4065

Site Details

Easting	439231	Northing	446036	Site area ha	0.24	SP7	Smaller Settlement Infill
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Brownfield
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On-site land uses

Restaurants and Cafes

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

Existing restaurant premises with car park. Site is on a higher land level than the highway to the front. The west part of the site is situated within a conservation 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	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
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)	11958.04
Nearest bus stop	2846
Nearest bus stop distance (m)	19.01

Agricultural classification	
Grade	Percent
Grade 2	78.64
Grade 3	21.36

Piccolino's, south of A58, Collingham

Site Plan ref: n/a

SHLAA ref: 4065

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)

Poor Public Transport and employment, some local services

2

Access comments

access options for small development

4

Local network comments

small development - negligible impact on local network

4

Mitigation measures

Total score

10

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 Wetherby

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

Environment Agency

Constraints

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

Piccolino's, south of A58, Collingham

Site Plan ref: n/a SHLAA ref: 4065

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
10/00134/FU	Removal of condition 4 of application number 09/00705/FU (use of outdoor area for drinking only)	R	100
09/00705/FU	Re-installation of customer shelter to rear garden area of restaurant	A	99

Conclusions
Submission Draft Plan Allocation
Not allocated for housing
Submission Draft Plan Allocation Conclusion
Below the site size threshold of 0.4ha for allocation.

Wood Farm, Scarcroft

Site Plan ref: n/a SHLAA ref: 4066

Site Details

Easting	436068	Northing	440925	Site area ha	1.27	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Outdoor sport facility

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

The site is formed by a collection of agricultural buildings, some of which are in equine uses. The site is situated to the south of Scarcroft village. Residential dwellings are situated to the east of the site with open fields to the south and the west. The site lies within the Scarcroft conservation area. A public right of ways is present to the southern boundary of the site.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	6482.43
Nearest bus stop	11714
Nearest bus stop distance (m)	83.56

Agricultural classification	
Grade	Percent
Grade 3	100

Wood Farm, Scarcroft

Site Plan ref: n/a

SHLAA ref: 4066

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

The site is detached and isolated from the urban area of Scarcroft and would consequently not round off the settlement. The site is formed by a collection of agricultural buildings which contribute to the countryside and conservation area character and openness. A PROW is also present to the south of site and as such the site contributes to providing access to the countryside. Overall, the site if developed is considered to have an unacceptable impact on the Green Belt in terms of failing to safeguard the countryside from encroachment, leading to unrestricted sprawl and having a significant effect on the setting and character of historic features.

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

Public transport accessibility comments

Fails to meet Core Strategy guidance, 2 Buses.p.h

Rank (1-5)

2

Wood Farm, Scarcroft

Site Plan ref: n/a SHLAA ref: 4066

Access comments	3
Visibility at the access is substandard within the highway boundary, to the left this can be corrected within the site boundary, to the right land outside the site boundary will be required. It is acknowledged that the site generates an amount of traffic already	
Local network comments	4
Minimal increase in movement would be expected, unlikely to be material	
Mitigation measures	Total score 9
Highways site support	
yes	
Contingent on other sites	

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). Locally valuable hedgerow and vegetation along western boundary that should be retained and incorporated into on-site open space. Buildings and mature trees on-site may be suitable for roosting bats.	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Wood Farm, Scarcroft

Site Plan ref: n/a SHLAA ref: 4066

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Site lies outside the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site is formed by a collection of agricultural buildings, some of which are in equine uses. The site is washed over by Green Belt and is significantly detached from the main settlement of Scarcroft, consequently any development is likely to constitute sprawl, as well as failing to safeguard the countryside from encroachment. The site is also situated within the Scarcroft conservation area, where the cluster of agricultural buildings have a positive impact on the character of the area. The site is could potentially support small scale redevelopment for change of use of some the existing buildings. However, it is not considered to be a suitable location for a strategic allocation.	

Land to the East of Belle Vue Avenue, Scholes

Site Plan ref: HG2-28 SHLAA ref: 4068

Site Details

Easting	437966	Northing	436713	Site area ha	0.57	SP7	Smaller Settlement Infill
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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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

Agricultural field with well defined boundaries and an attractive mature tree in the middle. Green Belt boundary runs to the east of the site. The north,west and south boundaries of the site adjoin existing residential development

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
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)	2822.72
Nearest bus stop	4490
Nearest bus stop distance (m)	80.96

Agricultural classification	
Grade	Percent
Grade 3	100

Land to the East of Belle Vue Avenue, Scholes

Site Plan ref: HG2-28 SHLAA ref: 4068

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)

3 buses per hour, 100% primary and health, some local services

3

Access comments

access achievable from Belle View Road cul-de-sac

4

Local network comments

small development - negligible impact on local network

4

Mitigation measures

Total score

11

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.

Land to the East of Belle Vue Avenue, Scholes

Site Plan ref: HG2-28 SHLAA ref: 4068

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
14/01211/OT	Outline application for mixed use development comprising residential development (C3) of up to 700 houses, including Extra Care residential accommodation (C2); retail and community uses (A1 to A5); health care (D1); and education uses (D1); car parking; means of access; infrastructure; open space; landscaping; and other associated works including demolition of existing house and agricultural building	R	99

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Site situated adjacent to existing residential development and not within land defined as Green Belt. The development of the site would form a small infill extension to the settlement. Acceptable for residential development in principle	

Site Details

Eastings	440291	Northing	447765	Site area ha	2.39	SP7	Major Settlement Infill
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

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

Hotels, boarding and guest houses
Agriculture

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

The majority of the site forms and existing hotel and associated car park within the urban southern edge of Wetherby. The western part of the site is currently greenfield land, but lies outside the defined Green Belt Boundary. Residential development lies directly to the north of the site with open fields to the south.

Spatial relationships

UDP Designations

N32 Greenbelt	1.11	% 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	0.00	% overlap
Major Settlement	98.06	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	13908.14
Nearest bus stop	4869
Nearest bus stop distance (m)	142.19

Agricultural classification	
Grade	Percent
Grade 2	96.17
Grade 3	3.83

Mercury Hotel, Wetherby Road, Wetherby

Site Plan ref: HG2-20 SHLAA ref: 4075

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

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

Public transport accessibility comments

Rank (1-5)

Meets Accessibility Standards

4

Access comments

existing access provision adequate

4

Local network comments

potential cumulative impact in area

3

Mitigation measures

Total score

11

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 Wetherby

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

Environment Agency

Constraints

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

Mercury Hotel, Wetherby Road, Wetherby**Site Plan ref: HG2-20 SHLAA ref: 4075**

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 site 1046 is within 750m of Kirk Deighton SAC/SSSI. Sites 2158, 3125, 1233, 4074, 4075 and 4076 within 2km to this site, which is an internationally important site for Great Crested Newts. If these allocations are retained/promoted, the supporting HRA should assess the likely significant effects upon this species. The SA should examine potential significant effects upon the interest features of the SSSI (see citation below) www.sssi.naturalengland.org.uk/citation_phtot/200441.pdf	

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

App Number	Proposal	Decision	% of site
11/04701/ADV	6 wall mounted illuminated signs, 2 non illuminated wall mounted signs and 4 free standing non illuminated signs to hotel	A	75
12/00113/FU	Demolition of existing hotel and erection of a foodstore with associated access, car parking, servicing and landscaping	R	77

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Predominantly brownfield site within the urban area of Wetherby. Close to the Town Centre with good links to local services. Residential development acceptable in principle.	

Site Details							
Easting	440496	Northing	449219	Site area ha	0.43	SP7	Major Settlement Infill
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics			
Site type	Brownfield		
On-site land uses			
Derelict			
Other			
Neighbouring land uses			
Dwellings			
Manufacturing and Wholesale			
Other land uses			
Car Showroom			
Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Former garage on the corner of Sandbeck Lane and Deighton Road in the north of Wetherby. Residential areas to the north and west. Industrial area to the south and east.
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Spatial relationships

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

Core Strategy		
Main Urban Area	0.00	<input checked="" type="checkbox"/>
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension		
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 %	0.00	
Nearest train station	Cross Gates	
Nearest train station distance (m)	15361.53	
Nearest bus stop	4299	
Nearest bus stop distance (m)	56.45	
Agricultural classification		
Grade	Percent	
Urban	100	

Nidd Vale Motors, Wetherby

Site Plan ref: n/a

SHLAA ref: 4096

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)

2 buses per hour, good access to Wetherby centre and other services

3

Access comments

existing access adequate for small development

4

Local network comments

small development - negligible impact on local network

5

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 Wetherby

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

Environment Agency

Constraints

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

Nidd Vale Motors, Wetherby

Site Plan ref: n/a

SHLAA ref: 4096

LCC

Ecology support

Supported

Supported

Education comments

Flood Risk

Flood Zone 1. Minor surface water flood risk to NW 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

Housing site 1046 is within 750m of Kirk Deighton SAC/SSSI. Sites 2158, 3125, 1233, 4074, 4075 and 4076 within 2km to this site, which is an internationally important site for Great Crested Newts. If these allocations are retained/promoted, the supporting HRA should assess the likely significant effects upon this species. The SA should examine potential significant effects upon the interest features of the SSSI (see citation below) www.sssi.naturalengland.org.uk/citation_phtot/200441.pdf

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

App Number	Proposal	Decision	% of site
14/00946/FU	Erection of a foodstore with associated access, car parking and landscaping	A	100
15/06195/COND	Consent, agreement or approval required by conditions 14 and 19 of Planning Application 14/00946/FU	R	100
10/03988/ADV	1 internally illuminated freestanding sign	A	100

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site not available for residential use. Recent planning approval on the site for a food store.

Site Plan ref: HG2-25 SHLAA ref: 4150

Easting	442201	Northing	443441	Site area ha	0.53	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

Site type	30:70 green/brown
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Dwellings	
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Dwellings

Transport tracks and ways

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

The site incorporates an existing detached dwelling set within a large plot with landscaped gardens. The A1(M) runs along the west boundary of the site with agricultural fields to the north. Residential properties are situated to the east and south of the site.

UDP Designations

N32 Greenbelt	96.25	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

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

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

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	9941.24
Nearest bus stop	4526
Nearest bus stop distance (m)	414.95

Grade	Percent
Grade 2	92.47
Grade 3a	7.53

Farfield House, Bramham

Site Plan ref: HG2-25 SHLAA ref: 4150

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?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	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

Small site which is well related to the existing settlement of Bramham. It is noted that the site includes some best and most fertile agricultural land. However, the site is very small and is not currently in agricultural use. Overall, the site is considered to constitute a small rounding off the settlement and will not have an unacceptable impact on the openness of the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets primary education and health only

Rank (1-5)

2

Access comments		
Low speed/ low traffic junction unusual but OK		4
Local network comments		
Spare local capacity / cumulative impact		4
Mitigation measures		Total score
		10
Highways site support		
no		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 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	

Farfield House, Bramham

Site Plan ref: HG2-25 SHLAA ref: 4150

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site which is related to existing residential development and would effectively round off the settlement.	

Ferndale House Shadwell

Site Plan ref: n/a SHLAA ref: 4151

Site Details

Easting	434029	Northing	439419	Site area ha	1.14	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Greenfield site to the south of Shadwell. The site is rectangular in shape and is surrounded on all sides by fields.

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	Cross Gates
Nearest train station distance (m)	5459.80
Nearest bus stop	11956
Nearest bus stop distance (m)	486.57

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 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)
3Busus p.h at 650m, primary School within acceptanle walk, no health or secondary education, limited local facilities	2

Access comments	
Access from un adopted narrow private road turning into a footpath towards Shadwell.	1

Local network comments	
Small site, minimal impact on local network.	5

Mitigation measures	Total score
	8

Highways site support

Contingent on other sites

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported
Supported (Green). Roosting bats to consider.	

Ferndale House Shadwell

Site Plan ref: n/a SHLAA ref: 4151

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Development would result in an isolated development to the south of Shadwell. Despite no merging of settlements, there is little to contain development resulting in a high potential to lead to unrestricted sprawl.	

Site Details							
Easting	442838	Northing	442649	Site area ha	0.39	SP7	Smaller Settlement Infill
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type

Greenfield

On-site land uses

Other

Neighbouring land uses

Other land uses - None

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

Description

A narrow flat field, not is use. Well contained by existing hedges along all sides. Located to the east of existing playing fields. Informal pathways cross the site for informal recreation use. Main Road frontage all along the estern boundary. Significant tree coverage along the western boundary, but not within 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	99.63	
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	100.00	
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

Garforth

Nearest train station distance (m)

9288.67

Nearest bus stop

388

Nearest bus stop distance (m)

425.94

Agricultural classification

Grade	Percent
Grade 2	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets primary education and health only		2
Access comments		
Sufficient frontage to Aberford Road for access		5
Local network comments		
Footway improvements required		4
Mitigation measures		Total score
Footway improvements / traffic management		11
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	
Site within SPZ3. FZ1 under 1ha. See comments in our previous I&O consultation	

LCC	
Ecology support	Supported
Supported	

Aberford Road, Bramham

Site Plan ref: n/a SHLAA ref: 4152

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

Existing green space site. Site to be retained for green space use and is not suitable for development.

Site Details							
Easting	433083	Northing	440431	Site area ha	3.58	SP7	Main Urban Area Extension
HMCA	Outer North East				Ward	Harewood/Alwoodley	

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

Other land uses - None

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

Description	The site wraps around an existing detached dwelling to the north-east edge of Alwoodley and is currently in equine use. The site slopes significantly in parts downwards from south to north. Existing residential development lies to the west and south of the site with agricultural fields located to the north of the site. Brandon Golf Club lies to the east of the site. The northern section of the site appears to contain a pond.
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Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	99.90	Main Urban Area	0.10
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		
% overlap		% overlap	

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Cross Gates
Nearest train station distance (m)	6786.86
Nearest bus stop	11634
Nearest bus stop distance (m)	240.47

Agricultural classification	
Grade	Percent
Grade 4	100

Wike Ridge Lane, Alwoodley

Site Plan ref: n/a

SHLAA ref: 4154

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?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging 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?	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

The site is bounded to the south and west by existing residential properties and the site wraps around an existing dwelling. As such the site is considered to round off the existing north-eastern edge of this part of the main urban area of Leeds. However, the site does not contain any strong boundaries which will help to contain development. Overall, on balance the site if developed is unlikely to have a significant impact on the openness of the Green Belt.

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

Public transport accessibility comments

Meets primary education only

Rank (1-5)

1

Access comments		
May be a problem getting sufficient visibility		3
Local network comments		
Spare local capacity / cumulative impact		4
Mitigation measures		Total score
		8
Highways site support		
No		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse (Brandon Dike) north of the site	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) - Hedgerow and pond require mitigation. Pond and hedgerows both UK BAP priority habitats on the site.	

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	

Wike Ridge Lane, Alwoodley

Site Plan ref: n/a SHLAA ref: 4154

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Green Belt site. Site slopes steeply in parts. Local flooding/drainage concerns. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.

Site Details							
Easting	437396	Northing	445460	Site area ha	4.14	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description
A well defined agricultural site which lies to the south-west side of Collingham. Residential development is present to the north of the site beyond the A659. Agricultural fields lie to the other boundaries of the site. The site slopes quite steeply downwards from the A659 to the southern boundary. Keswick beck lies beyond the southern boundary of the site.

Spatial relationships

UDP Designations		
N32 Greenbelt	98.20	% 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	1.80	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.22
Nearest train station	Cross Gates	
Nearest train station distance (m)	11069.75	
Nearest bus stop	10264	
Nearest bus stop distance (m)	182.00	

Agricultural classification	
Grade	Percent
Grade 2	35.31
Grade 3	64.59
Grade 3b	0.1

Land at Harewood Road, Collingham

Site Plan ref: n/a

SHLAA ref: 4155

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

The site is only attached to the urban area on one side. As such the site, if developed would be poorly related to the existing settlement form, and would jut out to the south-west of the settlement. It is therefore considered that the site, if developed would have a high potential to lead to unrestricted sprawl. Given, that the site slopes it is also readily visible from views from the south. A significant Green Belt gap would remain to Bardsey with a defensible boundary in between. The Green Belt impact of the site would be reduced if it was developed concurrently with the adjacent site (1293).

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Partially meets primary education

Rank (1-5)

1

Access comments		
Should be sufficient frontage for access		5
Local network comments		
No footway on site side, facilities on opposite side, cummlative congestion issues		3
Mitigation measures		Total score
Safe means of crossing required.		9
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	
NOTE: Wetherby Waste Water Treatment Works has no capacity for further new development beyond what is already committed. Upgrades to the works will be required to properly treat foul water from this site	

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	

Electric	

Fire and Rescue	

Telecoms	

Land at Harewood Road, Collingham

Site Plan ref: n/a SHLAA ref: 4155

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt Site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl. Site is steeply sloping. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	

Land to the rear of Woodland Gardens, Scarcroft

Site Plan ref: n/a SHLAA ref: 4162

Site Details

Easting	436314	Northing	440937	Site area ha	1.42	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Outdoor sport facility

Agriculture

Other land uses - None

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

Description

Greenfield site to the south east of Scarcroft, set back from Wetherby Road. The surrounding uses include residential, agriculture and a cricket pitch.

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	Cross Gates
Nearest train station distance (m)	6490.93
Nearest bus stop	8110
Nearest bus stop distance (m)	153.52

Agricultural classification	
Grade	Percent
Grade 3	100

Land to the rear of Woodland Gardens, Scarcroft

Site Plan ref: n/a SHLAA ref: 4162

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Very limited local services. Bus services not to CS standard.		2
Access comments		
Site boundary does not extend to the adopted highway, reliant on 4163 or HG2-26		3
Local network comments		
The size of site would have limited impact on the A58 corridor. Potential need for traffic management or pedestrian crossing facilities.		5
Mitigation measures		Total score
see 4163		10
Highways site support		
yes, subject to combining with HG2-26 and 4163		
Contingent on other sites		
Needs access via 4163 or potential to combine with HG2-26		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). North and east boundaries are UK BAP Priority Habitat (Deciduous Woodland) and will need protecting and enhancing.	

Land to the rear of Woodland Gardens, Scarcroft

Site Plan ref: n/a SHLAA ref: 4162

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. The site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Whilst it is acknowledged that the site abuts development to the south and is relatively well contained, the site is surrounded by Green Belt. Therefore, allocating the site for housing would result in an isolated development in Green Belt terms and could set a precedent for further sprawl.	

Site Details							
Easting	436219	Northing	440982	Site area ha	0.46	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	Greenfield site to the south east of Scarcroft, off Wetherby Road. Stretching along the road frontage is a stone wall and a line of well established trees. The site is flanked on either side by houses.
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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	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 %	0.00
Nearest train station	Cross Gates
Nearest train station distance (m)	6536.05
Nearest bus stop	5019
Nearest bus stop distance (m)	57.69
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 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)
Very limited local services. Bus services not to CS standard.		2
Access comments		
Access could be achieved of the A58 but a suitable right turn lane would be required which may require carriageway widening. Footway widening may also be required on the eastern flank of the A58. These requirements in combination with visibility may have a significant impact on the trees and stone bounrady wall. Access via HG2-26 may be achievable and would be the preferred		4
Local network comments		
The size of site would have limited impact on the A58 corridor. Potential need for traffic management or pedestrian crossing facilities.		5
Mitigation measures		Total score
Traffic management measures in the vicinity of the site including pedestrian crossing, and potential carriageway and footway widening.		11
Highways site support		
yes subject to combining with HG2-26.		
Contingent on other sites		
Potential to combine with HG2-26		

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	Not supported
Not supported (Red). Mature trees and developing woodland across all of this site. No site-based designations but provides good bat foraging habitat. Some very small-scale development may be possible if access is only from the north-east using the existing access track and hard-standing area.	

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. While the site is flanked on either side by development, it is not connected to a settlement. The site is surrounded on all sides by Green Belt. Therefore, in Green Belt terms, allocating the site for housing would result in an isolated development. This could put pressure on surrounding land and set a precedent for sprawl.	

Site Details							
Easting	437067	Northing	443469	Site area ha	0.4	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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	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	Cross Gates
Nearest train station distance (m)	9056.67
Nearest bus stop	12795
Nearest bus stop distance (m)	194.26

Agricultural classification	
Grade	Percent
Grade 2	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 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)
Primary school and local shop within acceptable distance. Bus services but not to CS standard	3
Access comments	5
Access could be achieved off Mill Lane but headrows and trees could be affected by opening and vis splay. Access to Wood Lane would not be acceptable.	
Local network comments	5
Acceptable for small development site such as this.	
Mitigation measures	Total score
	13
Highways site support	
yes	
Contingent on other sites	

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported (Green)	

Education comments

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Flood Risk

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Utilities

Gas	

Hampson House, Bardsey

Site Plan ref: n/a SHLAA ref: 4165

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
14/02057/FU	Replacement and relocation of shed	A	100

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green belt site. Site would have been sieved out at Issues and Options stage. Whilst the site abuts development on either side and is well contained, it is not connected to the settlement boundary. Therefore, in Green Belt terms, development would result in an isolated development.	

Site Details							
Easting	433312	Northing	439966	Site area ha	6.07	SP7	Main Urban Area Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	The site comprises of two argricultural fields which are seperated by a hedgrow. The site is located to the east of the main urban area of Leeds at Alwoodley.The site is well enclosed by mature trees top the east and south boundaries. Access is available from Shadwell Lane to the north boundary of the site.
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Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.82	% overlap	Main Urban Area	0.18	% 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	Cross Gates	
Nearest train station distance (m)	6268.42	
Nearest bus stop	14403	
Nearest bus stop distance (m)	286.53	

Agricultural classification	
Grade	Percent
Grade 4	100

Land South of Shadwell Lane

Site Plan ref: n/a

SHLAA ref: 4166

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	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?	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?	No
Can development preserve this character?	

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

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

The site only has one boundary with the existing urban area, and would extend the main urban area further eastwards. Consequently, the site is not well connected to the existing urban area and is considered to have high potential to lead to unrestricted sprawl. Although the site is well contained, development of the site would significantly reduce the Green Belt gap between the Leeds main urban area and Shadwell. The resultant Green Belt gap between the site and the neighbouring village of Shadwell is not considered to be sufficient to prevent the effective merging of settlements. A danger exists that the village of Shadwell could lose its identity as a free standing settlement due to the sprawling main urban area of Leeds if the site is developed.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

CS Standards not met

Rank (1-5)

1

Access comments		
Direct access from Shadwell Lane and link to adjacent housing available		5
Local network comments		
Spare local capacity / cumulative impact		4
Mitigation measures		Total score
		10
Highways site support		
No		
Contingent on other sites		

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

Network Rail	

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	

Electric	

Fire and Rescue	

Telecoms	

Land South of Shadwell Lane

Site Plan ref: n/a SHLAA ref: 4166

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
11/04097/FU	Change of use of land to a cemetery with parking and detached store and toiletblock		80
12/00177/FU	Use of site as a cemetery, with provision for parking, grounds keepers building and fencing	W	77

Conclusions	
Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site would have a unacceptable impact on the Green Belt in terms of sprawl and coalescence as it would significantly reduce the gap between main urban area of Leeds and Shadwell.	

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

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

Other land uses - None

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

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

Spatial relationships

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

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

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Cross Gates
Nearest train station distance (m)		4607.63
Nearest bus stop		5720
Nearest bus stop distance (m)		264.92
Agricultural classification		
Grade		Percent
Grade 3		100

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

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

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	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
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4. Preserve the setting and special character of historic towns

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

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

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets primary education only

Rank (1-5)

1

Whinmoor Lane, Shadwell

Site Plan ref: n/a SHLAA ref: 4170

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

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

Network Rail

Yorkshire Water
Treatment Works

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

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

Education comments

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

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

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

Site Details							
Easting	444005	Northing	445143	Site area ha	2.51	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

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

Other land uses - None

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

Description
Agricultural field located to the eastern edge of Boston Spa. The site is quite well defined by patchy tree lines and hedgerows. The River Wharfe lies beyond the north boundary of the site. Residential development is located to the west of the site with agricultural fields to the east. Allotments are present to the south of the site, with agricultural fields further beyond.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	11999.11
Nearest bus stop	1296
Nearest bus stop distance (m)	187.89

Agricultural classification	
Grade	Percent
Grade 2	2.05
Grade 3	97.95

High Street, Boston Spa

Site Plan ref: n/a

SHLAA ref: 4176

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?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	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 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 quite well contained. However, if developed the site would jut out to the east of the village given that it is only connected to the urban area on one side. Consequently the development of the site would constitute sprawl of the built up area. The site also provides a role in assisting safeguarding the countryside from encroachment given the presence of vegetation and some high quality agricultural land, however, on balance, the site is not considered to fulfill a fundamental role in this regard.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

No PT other OK

Rank (1-5)

3

High Street, Boston Spa

Site Plan ref: n/a SHLAA ref: 4176

Access comments		3
New access on to A639 requires alteration to speed limit, widening of road on frontage and removal of hedge for visibility splays		
Local network comments		3
Frontage footway required, concern over vehicle speed from the east		
Mitigation measures		Total score 9
Site access/frontage & contribution to cycle route on old railway line.		
Highways site support		
Yes with mitigation		
Contingent on other sites		

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

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints
FZ1 under 1ha. See comments in our previous I&O consultation. Site on historic landfill

LCC	
Ecology support	Not supported
Not supported (Red) - 90m from the River Wharfe SEGI to north and Firgreen Beck to east. These are important wildlife corridors for species such as otter, bats, fish and birds. The site includes areas of lowland mixed deciduous woodland, a hedgerow adjacent to the main road and a pond. There is a bat roost 25m west of the proposed allocation. These bats will use trees and hedgerows on the site for feeding. Bats are a European protected species. The Firgreen Beck and River Wharfe both have recent records of otter, a European protected species. Otter use of the site is unlikely.	

Education comments

Flood Risk
Site is located within Flood Zone 1. However, because of close proximity to River Wharfe, FFLs may need to be raised 600mm above the 100 yr flood level. 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

High Street, Boston Spa

Site Plan ref: n/a SHLAA ref: 4176

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 in would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.

Site Details							
Easting	436127	Northing	444949	Site area ha	1.22	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	Fields to the north of East Keswick, partly in use as riding school. Adjacent to extended gardens to the west. Existing residential properties to the south (Rose Croft) and the site backs onto existing residential dwellings on Allerton Drive to the east.
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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	Cross Gates
Nearest train station distance (m)	10503.93
Nearest bus stop	7262
Nearest bus stop distance (m)	200.12

Agricultural classification	
Grade	Percent
Grade 2	21.63
Grade 3	78.37

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 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 not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Primary school (just) and local shop within acceptable walk. Bus services but not to CS standard		3
Access comments		
Site boundary does not appear to extend to the adopted highway, Rose Croft		1
Local network comments		
Acceptable for small development site such as this.		5
Mitigation measures		Total score
		9
Highways site support		
no		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green belt site. Site would have been sieved out at Issues and Options stage. Site performs relatively well against the purposes of the green belt, however it is located outside of the settlement hierarchyand therefore the location does not align with the spatial development strategy.	

Site Details							
Easting	443210	Northing	446123	Site area ha	1.07	SP7	Other Rural Infill
HMCA	Outer North East				Ward	Wetherby	

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

Other land uses - None

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

Description	Existing cricket ground and pavillion with pedestrian access only through a gate from the Pax Inn carpark. Site boundary submitted includes an adjoining residential property on Thorp Arch Park for access purposes. Situated within the Thorp Arch Conservation Area.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	88.68	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	12760.32
Nearest bus stop	5069
Nearest bus stop distance (m)	102.49

Agricultural classification	
Grade	Percent
Grade 2	99.07
Grade 3	0.93

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)
Primary school, GP, Boston Spa centre and Secondary within acceptable walk. Bus services but not to CS standard and slightly beyond acceptable walk.	3

Access comments	
Access to Thorp Arch Park is acceptable. No21 would have to be demolished.	5

Local network comments	
Local network is semi rural and not ideal. Thorp Arch bridge is single width. Cumulative impacts are a concern. However, the smale scale of site would be acceptable in isolation.	3

Mitigation measures	Total score
	11

Highways site support	
yes	

Contingent on other sites	

Highways England

Impact		Network Status	

Network Rail

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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	
Site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site is in use as a cricket ground and is proposed for designation as greenspace in the SAP.	

Site Details							
Easting	439786	Northing	437576	Site area ha	0.47	SP7	Smaller Settlement Infill
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Storage	
Other	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

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

Description	Small site currently in use as a scrapyard. The site has a narrow single track access and is surrounded by mature trees. The site is situated within the Barwick conservation area and lies adjacent to a protected ancient monument.
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Spatial relationships

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

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
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	Garforth	
Nearest train station distance (m)	4049.67	
Nearest bus stop	3371	
Nearest bus stop distance (m)	227.69	
Agricultural classification		
Grade	Percent	
Grade 2	100	

The Boyle, Barwick

Site Plan ref: n/a

SHLAA ref: 4221

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)

Meets primary education and health only

2

Access comments

Proximity to bend requires removal of trees for visibility

3

Local network comments

Narrow lanes, but exisitng commercial use of site would make difficult to resist

3

Mitigation measures

Total score**8**

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 northern half of this site is Lowland mixed deciduous woodland UK BAP habitat and should be excluded from the proposed allocation, together with significant tree belts along east and south-west boundaries. Note - next to Barwick Castle. Need to consult Archaeological Advisory Service

The Boyle, Barwick

Site Plan ref: n/a

SHLAA ref: 4221

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
14/01794/TR	Remove ivy and reduce canopy and crown thin by 20% on tree behind barn and remove limb from sycamore tree. Remove row of 6-8 trees in woodland area near public footpath and replant replacement trees further into woodland. To simply remove existing branches would spoil the overall shape of the trees.	NBJ	93

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Brownfield site, not within the Green Belt. Significant tree cover to the north section of the site. The site currently has a narrow single access which is constrained by mature trees. If the access was widened it would result in the loss of some mature tree cover to the detriment of the character and appearance of the conservation area.

Land behind Wyncroft Court, Barwick in Elmet

Site Plan ref: n/a SHLAA ref: 4229

Site Details							
Easting	439768	Northing	436787	Site area ha	2.71	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	
The site is a long thin rectangular shaped site which is located to the south-west edge of Barwick. The site has not defined boundary on is western side and forms part of a larger field in agricultural use. Residential development is present to the east and north of the site with agricultural fields to the west and south.	

Spatial relationships

UDP Designations

N32 Greenbelt	97.27	% 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	2.73	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	3287.75
Nearest bus stop	11892
Nearest bus stop distance (m)	202.79

Agricultural classification	
Grade	Percent
Grade 2	88.09
Grade 3	11.91

Land behind Wyncroft Court, Barwick in Elmet

Site Plan ref: n/a

SHLAA ref: 4229

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?	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	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

The site bounds the urban area of Barwick on two boundaries. However, the western boundary of the site does not follow any logical field boundaries and as a consequence the site will not be well contained if developed. Consequently, the site is considered high potential to lead to unrestricted sprawl. The site is also considered to perform an important role in safeguarding the countryside from encroachment, in particular due to the presence of best and most fertile agricultural land and a Public Right of Way which provides access to the countryside. Overall, the site is considered to have an unacceptable impact on the openness of the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets primary education and health only

Rank (1-5)

2

Land behind Wyncroft Court, Barwick in Elmet

Site Plan ref: n/a SHLAA ref: 4229

Access comments		3
Access would need removal of hedgerow and traffic calming		
Local network comments		4
Narrow road,		
Mitigation measures		Total score 9
Yes		
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 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse (culvert) crossing through southern section of site	

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

Land behind Wyncroft Court, Barwick in Elmet

Site Plan ref: n/a SHLAA ref: 4229

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.	

Field & Well Opposite 4 Oaks Farm, Boston Spa

Site Plan ref: n/a SHLAA ref: 4234

Site Details

Easting	442554	Northing	445689	Site area ha	0.8	SP7	Smaller Settlement Infill
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses

Allotment and city farm

Neighbouring land uses

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Other land uses - None

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

Description

Currently used and divided into small plots for paddock/ small holdings with temporary small sheds. The site is surrounded on all four sides by residential development. Accessed off a private road/track (Oaks Lane) and with it's own access off High Street. The boundary to the south is an embankment with existing shrubs/hedgerow and some large trees. The site lies within the Boston Spa Conservation Area. The site contains several mature trees which are protected.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	12216.67
Nearest bus stop	12875
Nearest bus stop distance (m)	210.01

Agricultural classification	
Grade	Percent
Grade 2	4.1
Grade 3	95.9

Field & Well Opposite 4 Oaks Farm, Boston Spa

Site Plan ref: n/a SHLAA ref: 4234

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)
Meets primary education and health only		2
Access comments		
Access from High Street possible, with tree loss to widen access.		4
Local network comments		
local capacity		5
Mitigation measures		Total score
		11
Highways site support		
Yes		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	
NOTE: Thorp Arch Waste Water Treatment Works has limited capacity for further new development. Upgrades to the works may be required to properly treat foul water from this site	

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

LCC	
Ecology support	Supported
Supported	

Field & Well Opposite 4 Oaks Farm, Boston Spa

Site Plan ref: n/a SHLAA ref: 4234

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

Whilst within the settlement of Boston Spa the site forms a key area of open land, with significant tree cover within the conservation area. The development of the site and the creation of suitable access would have a detrimental impact on the character and appearance of the conservation area.

Site Details							
Easting	437254	Northing	441511	Site area ha	2.46	SP7	Other
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	Part of larger agricultural field. Bounded to the west by Thorner Lane, but eastern boundary does not relate to any existing landscape features. The north eastern corner and far north of site in flood zone 3.
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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	Cross Gates
Nearest train station distance (m)	7130.89
Nearest bus stop	12187
Nearest bus stop distance (m)	821.92

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
No local services. Bus services not within acceptable walk	1

Access comments	
There is a long frontage with Thorner Lane that would allow an access to be created. The opening and visibility splay would impact on the boundary hedgerows. The road is narrow and localised widening may be required further impacting on hedgerows.	4

Local network comments	
Local immediate road network is rural, substandard and without pedestrian provision which would be problematic for a site of this size.	1

Mitigation measures	Total score
	6

Highways site support	
no	

Contingent on other sites	

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported with mitigation
Supported with mitigation (Amber). Parts of the Leeds Habitat Network form the north and western boundaries - which will need to be protected and enhanced.	

Thorner Lane, Scarcroft

Site Plan ref: n/a SHLAA ref: 5001

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. North-eastern corner and far north of the site are in flood zone 3. The site is detached from the built up area and there are no features to contain development to the east. The site has an important role in safeguarding the countryside from encroachment, and development here would have high potential to lead to unrestricted sprawl.	

Land South Of Main Street, Shadwell LS17 8ES

Site Plan ref: n/a SHLAA ref: 5022

Site Details

Easting	433709	Northing	440013	Site area ha	3.75	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Triangular site comprising agricultural land to south of Main Street, with spur to west incorporating a small area of previously developed land.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.80	% 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	Cross Gates
Nearest train station distance (m)	6133.40
Nearest bus stop	14403
Nearest bus stop distance (m)	196.69

Agricultural classification	
Grade	Percent
Grade 3	86.44
Grade 4	13.56

Land South Of Main Street, Shadwell LS17 8ES

Site Plan ref: n/a SHLAA ref: 5022

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		
Primary school, and local shop/PO within acceptable walk. Slaid Hill local centre also within an acceptable walk. Bus services but not to CS standard (20minute frequency quite good for ONE)		3
Access comments		
The long frontage with Main Street would allow access		5
Local network comments		
The site is reasonably large and may have an off-site impact that would need to be assessed through a TA. Traffic calming/managment measures in the vicinity of the site would need to be reviewed.		4
Mitigation measures		Total score
Traffic calming/managment measures in the vicinity of the site		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)	

Land South Of Main Street, Shadwell LS17 8ES

Site Plan ref: n/a SHLAA ref: 5022

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green belt site. The site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site relates poorly to the built form of Shawell, being separated from the built up area by Main Street, and there is no defensible boundary to the south of the site. The site has an important role in safeguarding the countryside from encroachment and development would have high potential to lead to unrestricted sprawl.

Site Details

Easting	436705	Northing	443865	Site area ha	0.34	SP7	Smaller Settlement Infill
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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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

Small triangular shaped greenfield site located within the urban area of Bardsey. Keswick Beck is situated to the north of the site. The site is surrounded by residential properties

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
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)	9427.89
Nearest bus stop	6128
Nearest bus stop distance (m)	79.03

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 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

Highways England	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Not supported
Not supported (Red) - This site appears to be unimproved grassland with a feeder stream into the Bardsey Beck. This lies within the Magnesium Limestone Natural Area and may be relatively species rich. It should not be allocated without a detailed ecological survey - quality of site unclear. Development may need to include culverting the feeder stream which would not be acceptable.	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Keswick Lane, Bardsey

Site Plan ref: n/a SHLAA ref: 5126

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is situated within the urban area of Bardsey and is well related to the existing settlement. However, the site contains significant areas of flood risk and consequently the site is not considered to be suitable for residential use due to flooding concerns.

Land at Wetherby Road/Walton Road Walton

Site Plan ref: n/a SHLAA ref: 5134

Site Details

Easting	443897	Northing	447436	Site area ha	12.01	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

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	Partially well-defined	Road front	Yes

Description

Agricultural fields bounded by Walton Road to the east and Wetherby Road to the north. Walton Conservation Area adjoins the site to the north.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	14190.67
Nearest bus stop	5219
Nearest bus stop distance (m)	203.23

Agricultural classification

Grade	Percent
Grade 2	85.17
Urban	14.81
Grade 3b	0.02

Land at Wetherby Road/Walton Road Walton

Site Plan ref: n/a SHLAA ref: 5134

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		Rank (1-5)
Public transport accessibility comments		
3Bph, fails accessibility standards		1
Access comments		
Access from Wetherby Road or Walton Lane OK		5
Local network comments		
Thorp Arch proposals will improve network		3
Mitigation measures		Total score
In conjunction with 1055		9
Highways site support		
Yes with mitigation		
Contingent on other sites		
1055		

Highways England			
Impact	Material Impact	Network Status	No objection, subject to satisfactory mitigation
Assessment of cumulative impact with other sites needed			

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints
Site located on Principal Aquifer

LCC	
Ecology support	Supported
Supported (Green)	

Land at Wetherby Road/Walton Road Walton

Site Plan ref: n/a SHLAA ref: 5134

Education comments

Flood Risk

No significant surface water flood routes indicated on FMSW. 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 would have been sieved out at Issues and Options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. The site would detract from rural setting of Walton, particularly the approach into the village along Wetherby Road.

Land north of A58 Wetherby

Site Plan ref: n/a SHLAA ref: 5142

Site Details

Easting	439785	Northing	447423	Site area ha	13.5	SP7	Major Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Watercourse

Outdoor amenity and open space

Other land uses - None

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

Description

The site lies in between the A58 and the River Wharfe beyond the southern edge of Wetherby. The site slopes downwards towards the river and contains numerous trees.The River Wharfe SEGI runs down the western side of the site.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	13440.47
Nearest bus stop	14197
Nearest bus stop distance (m)	598.26

Agricultural classification	
Grade	Percent
Grade 2	100

Land north of A58 Wetherby

Site Plan ref: n/a SHLAA ref: 5142

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Fiails C.S standards		1
Access comments		
Access from A58 with widening		3
Local network comments		
OK		4
Mitigation measures		Total score
Widen A58 for ghost island right turn		8
Highways site support		
No		
Contingent on other sites		

Highways England			
Impact	Major Impact	Network Status	Likely to require physical mitigation
Assessment of cumulative impact with other sites needed			

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
Western part of site along River Wharfe in FZ3b. WFD ecological status moderate. Site on Principal Aquifer	

LCC	
Ecology support	Not Supported
Not supported (Red) - River Wharfe SEGI runs down the west side of this proposed allocation. This river is considered to have more semi-natural characteristics than any other in West Yorkshire. The river retains its flood plain within parts of the site with 3.58ha in flood risk zone 3 and additional 1.343ha in zone 2 - exclude all of flood risk zones 2 and 3 from the proposal site. This proposed allocation also includes a small block of	

Land north of A58 Wetherby

Site Plan ref: n/a SHLAA ref: 5142

semi-natural woodland with a diverse range of woody species including mature and over mature trees of high nature conservation value -records also indicate that this woodland block supports native bluebell and early purple orchid suggesting long established habitat. The site also has records of calcareous to neutral grassland flora including species such as pignut, glaucous sedge, great knapweed, black knapweed, hoary plantain, lady's bedstraw, quaking grass, salad burnet, sweet vernal grass, upright brome and yellow oat-grass. The site is currently under managed and is dominated by coarse grasses, but more interest is expected to remain within the seed bank. The site used to support 8 species of orchid - they have not been recorded recently but some may still persist in the seed bank. Exclude the woodland and the parts of the scrub/grassland mosaic habitat on the more steeply sloping areas as this has more potential for recovering species rich grassland from the seed bank, where the soil profile is thinner and more calcareous. Site may meet Local Wildlife Site criteria - would require an assessment. Forms an locally important part of the Leeds Habitat Network.

Education comments

Flood Risk

No significant surface water flood routes indicated on FMSW. Approximately 30% of the site is located in FZs 2 and 3 and may be unsuitable for housing. Detailed topographical survey needed to accurately define these areas. There is also a 750mm diameter combined sewer running through the site, albeit that it mostly located within the FZ2 and 3 parts of the site.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. Significant ecology concerns given the prescence of a Site of Ecological & Geological Interest (SEGI). North west and south west corners of site in Flood Zone 3.

Site Details							
Easting	438350	Northing	440830	Site area ha	4.11	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	
Agricultural field bounded by Braham Road to the south, and small group of residential properties to south west. Trees to eastern boundary, and to rear of properties on Bramham Road protected by TPO.	

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	Cross Gates
Nearest train station distance (m)	6709.33
Nearest bus stop	1251
Nearest bus stop distance (m)	97.85

Agricultural classification	
Grade	Percent
Grade 2	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Only meets primary ed guidance	2
Access comments	
Access possible from Bramham Road	4
Local network comments	
Ok for size of site	5
Mitigation measures	Total score
speed limit and footway	11
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

Environment Agency

Constraints

LCC

Ecology support	Supported
Supported - Green.	

Land north of Bramham Road Thorner

Site Plan ref: n/a SHLAA ref: 5154

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green belt site. Site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site extends beyond the eastern extent of Thomer, and there are no defensible boundaries to the north. As a result, site has potential to lead to sprawl into the green belt.

Meadowside Keswick lane Bardsey

Site Plan ref: n/a SHLAA ref: 5158

Site Details							
Easting	436658	Northing	444001	Site area ha	0.37	SP7	Smaller Settlement Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	The site consists of a residential dwelling with a large garden/paddock area. The majority of the site lies within land defined as Green Belt. Keswick Beck forms the east boundary of the site which lies wholly in Flood Zone 2. A significant tree line lies to the west of the site with Bardsey Sports Club further beyond.
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Spatial relationships

UDP Designations

N32 Greenbelt	76.49	% 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	23.51	
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)	9562.30
Nearest bus stop	6128
Nearest bus stop distance (m)	97.32

Agricultural classification	
Grade	Percent
Grade 3	100

Meadowside Keswick lane Bardsey

Site Plan ref: n/a

SHLAA ref: 5158

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

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 lies within land defined as Green Belt. However, the site is well connected to the existing urban area of Bardsey, as it is connected to the settlement on two sides, with a strong defensible boundary enclosing any development to its west side. As such the site is considered to relate well to the existing urban area and would round off the settlement. The site is also not considered to have a significant impact on the Green Belt in terms of safeguarding the countryside from encroachment, preventing neighbouring towns from merging or preserving the setting and special character of historic towns.

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

Public transport accessibility comments

partly meets primary ed, 2bph

Rank (1-5)

2

Meadowside Keswick lane Bardsey

Site Plan ref: n/a SHLAA ref: 5158

Access comments		3
Access requires demolition of existing house to achieve geometrical requirements		
Local network comments		5
Ok for size of site		
Mitigation measures		Total score 10
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not Supported
Not supported - RED - largely in the updated 2014 Leeds Habitat Network. Remove the whole site in is too close to the Bardsey Beck. The site is semi-improved grassland adjacent to the Bardsey Beck a UK BAP priority habitat. It is in the strategic flood risk zone. Otters and bats European species use the beck corridor. There are also white-claw crayfish in the Bardsey Beck which are UK protected species. If the house becomes disused, restore the land to wildlife.	

Education comments	

Flood Risk	
Entire site is shown to lie within SFRA FZ2. Bardsey beck runs along the Eastern boundary and it should be assumed that there will be no development within 9m of the beck. A detailed FRA will be required to support any development. Potential surface water flood risk indicated. 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	

Meadowside Keswick lane Bardsey

Site Plan ref: n/a SHLAA ref: 5158

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Flood risk concerns. Also significant ecology concerns given the close proximity to Bardsey beck. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.

Site Details							
Easting	434368	Northing	438883	Site area ha	19.36	SP7	Main Urban Area Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	A large site consisting of a number of agricultural fields which is situated to the northern edge of Whinmoor. The site includes a piece of woodland within its southern section (Red Hall Wood). Red Hall Nurseries and Roundhay Golf Club are located to the south of the site, with agricultural fields to the east, west and north. The village of shadwell is situated further beyond the north boundary of the site.
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Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	99.86	Main Urban Area	0.14
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	13.14		
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 %	0.30
Nearest train station	Cross Gates
Nearest train station distance (m)	4833.22
Nearest bus stop	11618
Nearest bus stop distance (m)	293.04

Agricultural classification	
Grade	Percent
Grade 2	26.98
Grade 3	9.01
Grade 3b	10.15

Land at Whinmoor Lane Redhall

Site Plan ref: n/a

SHLAA ref: 5162

Grade 3a	53.86
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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 checked="" type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
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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
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3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	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
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4. Preserve the setting and special character of historic towns

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

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

The site is not connected to the existing urban area of Leeds, however the sites southern boundary lies adjacent to a UDP housing allocation, which is an identified housing site in the Site Allocation Plan. The site if developed would constitute a significant incursion into the Green Belt to the north of the main urban area given that only one boundary will be attached to the built up area. The site will also extend beyond the proposed East Leeds Orbital Road which will provide a strong defensible boundary between the urban area and the countryside. In addition the site also juts out westwards into an existing Green Belt wedge (and part green corridor), which cuts into the main conurbation of Leeds at this point. It is therefore considered that the site has high potential to lead to unrestricted sprawl. Furthermore, the site would extend the main urban area of Leeds significantly closer to the small village of Shadwell, which could impact upon the settlements existing rural setting. The site is also considered to contain several key characteristics which means that it performs an important role in safeguarding the countryside from encroachment. Overall the site is considered to have an unacceptable impact on the openness of the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Poor accessibility		2
Access comments		2
No access as a site on its own insufficient Ring Road frontage for widening required as only means of access		
Local network comments		2
Cumulative impact		
Mitigation measures		Total score 6
Highways site support		
No		
Contingent on other sites		
795, 2062		

Highways England			
Impact	Minimal material impact	Network Status	No objection subject to satisfactory mitigation

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Not Supported
Not supported - RED - The central southern section of this site is included within the updated 2014 Leeds Habitat Network because it is Lowland mixed deciduous woodland UK BAP priority habitat. Remove the woodland from the proposed allocation and provide a Biodiversity Buffer adjacent to the woodland and connecting lines of mature trees - to include locally native tree and shrub planting, and provide bat and bird boxes within the remaining site.	

Education comments

Flood Risk
Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.	

Site Details							
Easting	432876	Northing	440624	Site area ha	4.93	SP7	Main Urban Area Extension
HMCA	Outer North East				Ward	Alwoodley	

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

Other land uses - None

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

Description	Triangular shaped scrubland site which lies to the northern edge of the main urban area adjacent to Alwoodley. The site is well defined by significant vegetation to its south and north-west boundaries. The site is sandwiched between residential development to the south and Alwoodley Golf Club to the north. Agricultural land lies to the east of the site beyond Wike Ridge Lane.
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Spatial relationships

UDP Designations		
N32 Greenbelt	99.98	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	% overlap
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
Nearest train station	Cross Gates	
Nearest train station distance (m)	7055.38	
Nearest bus stop	3579	
Nearest bus stop distance (m)	336.07	

Agricultural classification	
Grade	Percent
Grade 3	12.88
Grade 4	87.12

Land at Wike Ridge Lane Slaid Hill

Site Plan ref: n/a

SHLAA ref: 5163

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 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?	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

It is noted that the site is well contained by existing vegetation. However, the site is only connected to the built up area on its southern boundary and would jut out from the existing main urban area, breaching an existing strong defensible boundary which is formed by a tree line. It is therefore considered that the site has high potential to lead to unrestricted sprawl. The site is also considered to play an important role in safeguarding the countryside from encroachment given that it would breach a strong defensible boundary between the urban area and the countryside, contains an area of ecological importance and contains areas of unprotected vegetation. Overall it is considered that the site if developed would have a detrimental impact on the openness of the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor accessibility, primary ed ok

Rank (1-5)

2

Land at Wike Ridge Lane Slaid Hill

Site Plan ref: n/a

SHLAA ref: 5163

Access comments

Access achievable on to Wyke Ridge Lane

4

Local network comments

ok

4

Mitigation measures

Footways required on site frontage, possible speed mitigation

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support Not Supported

Not supported - RED - whole site is in the updated 2014 Leeds Habitat Network. This site is all lowland acid grassland UK BAP priority habitat and forms part of a larger network of acid grassland/heathland sites which span this part of Leeds.

Education comments

Flood Risk

There is a minor watercourse running along the Southern boundary of the site. It should be assumed that there will be no development within 9m of the beck. Surface water flood risk = Low.

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

Utilities

Gas

Electric

Fire and Rescue

Land at Wike Ridge Lane Slaid Hill

Site Plan ref: n/a SHLAA ref: 5163

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of sprawl and safeguarding the countryside from encroachment.

Land at Sandbeck Lane Wetherby

Site Plan ref: HG2-19 SHLAA ref: 5166

Site Details

Easting	440938	Northing	449465	Site area ha	6.28	SP7	Major Settlement Infill
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Manufacturing and Wholesale

Dwellings

Other land uses - None

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

Description

A triangular shaped site which lies to the north-east edge of urban Wetherby. The site is bounded by the A1(M) to the east, Harrogate BC land to the north and industrial premises to the west. Sandbeck Lane runs east-west across the site and splits it into two distinct sections.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	98.91	
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)	15723.48
Nearest bus stop	2951
Nearest bus stop distance (m)	354.85

Agricultural classification	
Grade	Percent
Grade 2	36.99
Grade 3b	13.14
Grade 3a	49.87

Land at Sandbeck Lane Wetherby

Site Plan ref: HG2-19 SHLAA ref: 5166

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Fails C.S standards		1
Access comments		
Access achievable via roundabout stub into site		5
Local network comments		
Impact on A168 between A58 and B1224 and Deighton Rd/Sandbeck Lane needs consideration		4
Mitigation measures		Total score
Subject to T.A		10
Highways site support		
yes with identified 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) - southernmost triangular field may have locally valuable grassland that may need to be retained as part of POS or a biodiversity buffer - and Thistle Broomrape (Protected plant) occurs in this area.	

Land at Sandbeck Lane Wetherby

Site Plan ref: HG2-19 SHLAA ref: 5166

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
15/03206/FU	Residential development of 111 dwellings	A	66
10/00279/OT	Outline Planning Application to layout access and erect business and industrial park development, with offices, research and development units, light industrial units, warehouses with car parking and attenuation pond.	A	68

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Site is a previously undeveloped employment allocation within the UDP and not situated within land defined as Green Belt, as such the principle of development is acceptable. The site is well related to the major settlement of Wetherby and is bounded by the A1(M) to the east and Harrogate Council land to the north.

Site Details							
Easting	435667	Northing	440929	Site area ha	34.58	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield

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	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	Cross Gates
Nearest train station distance (m)	6511.46
Nearest bus stop	4631
Nearest bus stop distance (m)	477.63

Agricultural classification	
Grade	Percent
Grade 3	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

Wood Farm south of Ling Lane Scarcroft

Site Plan ref: n/a

SHLAA ref: 5168

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

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Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

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

Conclusions	
Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Sieved out. Green Belt. Not within the settlement hierarchy	

Nursery at Clifford Moor Road Clifford LS23

Site Plan ref: n/a SHLAA ref: 5198

Site Details

Easting	442338	Northing	444697	Site area ha	1.81	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

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

Vacant building

Vacant land

Neighbouring land uses

Dwellings

Scrap Yard

Agriculture

Other land uses - None

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

Description

Site of a former horticultural nursery located to the northern edge of the village of Clifford. Substantial derelict buildings are present to the northern part of the site. The site has an existing access at the junction of Clifford Moor Road and Rhodes Lane.

Spatial relationships

UDP Designations

N32 Greenbelt	99.83	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	11203.69
Nearest bus stop	5141
Nearest bus stop distance (m)	82.20

Agricultural classification	
Grade	Percent
Grade 2	100

Nursery at Clifford Moor Road Clifford LS23

Site Plan ref: n/a

SHLAA ref: 5198

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	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?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

The site is a brownfield site located within the Green Belt. The existing buildings on the site are predominantly lightweight single storey glasshouses which have a limited impact on the Green Belt. The buildings also only take up approximately 50% of the site. The development of the site for residential development would have a significantly greater impact on the Green Belt than the existing buildings on site. In particular, the development of the site could give the impression of a reduced Green Belt gap between Clifford and Boston Spa, due to its more intensive nature. This could be significant given that the existing Green Belt gap between the settlements is small, whilst clearly retaining the character of the villages as two separate settlements.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Located on edge of Clifford village. Bus service frequency 2/hr. Limited local services, nearest local centre Boston Spa

Rank (1-5)

2

Nursery at Clifford Moor Road Clifford LS23

Site Plan ref: n/a SHLAA ref: 5198

Access comments		
Adequate site frontage to Clifford Moor Road to form suitable site access		5
Local network comments		
Adequate site frontage to Clifford Moor Road to form suitable site access		4
Mitigation measures		Total score
Extend 30mph limit to the north of the site frontage, TRO required		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

Environment Agency
Constraints

LCC	
Ecology support	Supported
Supported (Green)	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Nursery at Clifford Moor Road Clifford LS23

Site Plan ref: n/a SHLAA ref: 5198

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Although the site is part brownfield it falls outside the settlement hierarchy and therefore would have been sieved out at Issues and Options stage. The development of the site for housing would have a significantly greater effect on Green Belt principles than the existing development which is low impact.	

Land adjacent to Mars Hall, Wetherby Road, Scarcroft, Leeds.

Site Plan ref: n/a SHLAA ref: 5240

Site Details

Easting	436509	Northing	442051	Site area ha	1.02	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Managed Forest

Vacant land

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Long narrow site which is situated to the northern edge of Scarcroft village. The site follows the path of a narrow beck to the south boundary. The site contains a significant amount of mature tree cover in particular to the site frontage and rear of the site. The A58 lies to the east of the site. A PROW runs along the north-western edge of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	94.95	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	7607.55
Nearest bus stop	14002
Nearest bus stop distance (m)	122.36

Agricultural classification	
Grade	Percent
Grade 3	100

Land adjacent to Mars Hall, Wetherby Road, Scarcroft, Leeds.

Site Plan ref: n/a

SHLAA ref: 5240

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	Partial
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?	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 enclosed by mature trees. However, the site extends beyond the beck and mature tree line which presently form a strong defensible boundary. The site contains a significant amount of mature trees which are likely to be lost or damaged if the site is developed. Overall the site is considered to have an unacceptable impact on the Green Belt in terms of its potential to lead to unrestricted sprawl and assisting in safeguarding the countryside from encroachment.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Combined bus service frequency 2/hour to Leeds, limited local services

Rank (1-5)

2

Land adjacent to Mars Hall, Wetherby Road, Scarcroft, Leeds.

Site Plan ref: n/a SHLAA ref: 5240

Access comments	Adequate site frontage to A58 Wetherby Road to form suitable access, mitigation measures required. However, the shape of the site may make it difficult to achieve a suitable adopted layout, will require service vehicle turning head.	4
Local network comments	Potential cumulative impact issues	4
Mitigation measures	Right turn Lane, measures to assist pedestrians crossing Wetherby Road	Total score 10
Highways site support	Yes with mitigation	
Contingent on other sites		

Highways England			
Impact	No Material Impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not Supported
Not supported (Red). UK BAP Priority Woodland occurs across the majority of the site, a biodiversity buffer not transferred to private ownership would be required adjacent to this - leaving an unviable sized piece of land.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Land adjacent to Mars Hall, Wetherby Road, Scarcroft, Leeds.

Site Plan ref: n/a SHLAA ref: 5240

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site contains numerous trees which are likely to be adversely affected by its development. The site would also have an unacceptable ecological impact given that UK BAP Priority Woodland occurs across the majority of the site.	

Site Details							
Easting	436431	Northing	441564	Site area ha	1.07	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Vacant land	
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
Small greenfield site which is centrally located within Scarcroft village alongside the A58. The site is currently vacant and overgrown, however it appears to have been previously used as a paddock or agricultural land. The site is surrounded by existing residential development on three sides including a new housing development to the north. Agricultural fields lies to the east of the site beyond a mature tree belt.

Spatial relationships

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

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

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Cross Gates	
Nearest train station distance (m)	7118.71	
Nearest bus stop	7826	
Nearest bus stop distance (m)	49.78	

Agricultural classification	
Grade	Percent
Grade 3	100

Land off A58 Wetherby Road, Scarcroft

Site Plan ref: n/a

SHLAA ref: 5252

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	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 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?	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

Small site which is surrounded by residential development on three sides. The development of site would effectively round off this part of the defined urban area. A strong mature tree line is present to the east side boundary of the site which would also help to contain development. Overall, development of the site is not considered to have an unacceptable impact on the openness or permanence of the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Adequate site frontage to A58 Wetherby Road to form suitable access, mitigation measures required. Ideal solution would be to access the site from the adjacent development Castle Court, which is to be adopted. Need to check there is no ransom strip. This would avoid need for additional access on A58 Wetherby Road

Rank (1-5)

2

Access comments		
Potential cumulative impact issues		4
Local network comments		
Right turn Lane , measures to assist pedestrains crossing Wetherby Road		4
Mitigation measures		Total score
Right turn Lane , measures to assist pedestrains crossing Wetherby Road		10
Highways site support		
Yes with mitigation		
Contingent on other sites		
Ideally access form adjacent development Castle Court		

Highways England			
Impact	No Material Impact	Network Status	No objection

Network Rail

Yorkshire Water
Treatment Works

Environment Agency	
Constraints	Site is located within FZ1. Site is not shown as being at significant risk from surface water flooding.
no comments	

LCC	
Ecology support	Not Supported
Not supported (Red) - most of the site is semi-improved grassland that contributes to the Leeds Habitat Network.	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Land off A58 Wetherby Road, Scarcroft

Site Plan ref: n/a SHLAA ref: 5252

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is considered to have an unacceptable ecological impact given that most of the site is semi-improved grassland that contributes to the Leeds Habitat Network.	

Land north of Hall Park Road, Walton

Site Plan ref: n/a SHLAA ref: 5256

Site Details

Easting	444688	Northing	448101	Site area ha	1.46	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Dwellings

Other land uses - None

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

Description

Greenfield site located to the north eastern edge of Walton village. Large detached properties set within extensive plots lie adjacent to the south-west side boundary of the site along Hall Park Road. Open fields are present beyond the north and east boundaries of the site. The site is designated as UDP Rural Land and is not situated within the Green Belt.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	15031.11
Nearest bus stop	2613
Nearest bus stop distance (m)	823.39

Agricultural classification	
Grade	Percent
Grade 3	100

Land north of Hall Park Road, Walton

Site Plan ref: n/a SHLAA ref: 5256

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		
Isolated location on edge of Walton village. Closest bus stop around 1000m from site with relatively poor bus service (2/hr) to Leeds. Distance from Leeds city centre makes bus travel unattractive.		1
Access comments		
Speed limit changes from 30mph to 60 mph along Hall Park Road site frontage. Unlikley to be sufficient site frontage to achieve required visibility splays		2
Local network comments		
Rural road with poor surface condition, no footways or street lighting - currently unsuitable to serve additional development, significant mitigation works would be required		2
Mitigation measures		Total score
Significant improvements to Hall Park Road would be required in the form of re-surfacing/widening, footways, lighting and drainage		5
Highways site support		
No		
Contingent on other sites		

Highways England			
Impact	No Material Impact	Network Status	No objection

Network Rail

Yorkshire Water
Treatment Works

Environment Agency	
Constraints	Site is located within FZ1. Site is not shown as being at significant risk from surface water flooding. There's a pond and drain located adjacent to the western corner of the site, which may impact the site layout.
on historic landfill	

LCC	
Ecology support	Not Supported
Not Supported (Red) - all of the site lies within the Leeds Habitat Network because of its terrestrial and connectivity value to Great Crested Newts using breeding ponds in the local area.	

Land north of Hall Park Road, Walton

Site Plan ref: n/a SHLAA ref: 5256

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 falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is considered to have an unacceptable ecological impact given that the entire site lies within the Leeds Habitat Network due to its terrestrial and connectivity value to Great Crested Newts using breeding ponds in the local area.

Site Details							
Easting	444620	Northing	447682	Site area ha	15.55	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Wetherby	

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

Other land uses - None

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

Description	
Large greenfield site in agricultural use which currently seperates Walton village from Thorp Arch Trading. Open fields lie directly to the east of the site. The site is designated as UDP Rural Land and is not situated within the Green Belt.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	99.43	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	14609.89
Nearest bus stop	2613
Nearest bus stop distance (m)	420.06

Agricultural classification	
Grade	Percent
Grade 2	73.78
Grade 3	8.66
Urban	17.56

Land to the North of Wighill Lane, Walton

Site Plan ref: n/a

SHLAA ref: 5257

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

Isolated location on edge of Walton village and Thorpe arch trading estate. Relatively poor bus service (2/hr) to Leeds. Distance from Leeds city centre makes bus travel unattractive.

Rank (1-5)

2

Access comments

Adequate site frontage to Wighill Lane to form suitable access, highway mitigation works likely

4

Local network comments

Potential local congestion issues at Thorp Arch and Boston Spa (Boston Spa Bridge), cumulative impact issues. TA required to assess impacts.

3

Mitigation measures

Unknown - to be assessed through TA. Combining with site 1055 may help to fund public transport and highway mitigation measures

Total score

9

Highways site support

yes with mitigation

Contingent on other sites

Ideally needs to be combined with site 1055

Highways England

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
Committed RIS scheme: M1 junction 45 improvement - anticipated construction start 2017. M1 junction 46 - developer scheme to allow the East Leeds Orbital Route (ELOR) to connect into the gyratory at the junction. Highways England West Yorkshire Infrastructure Study (WYIS) shows that additional mitigation will be needed. The following locations identified in the WYIS to require additional mitigation are relevant: M1 junction 47, M1 junction 46 - substantial improvements to the operation of the gyratory. M1 junctions 45 and 46 - additional mainline capacity. A1(M) junction 44. A1(M) junction 45 northbound off-slip.			

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints Site is located within FZ1. Site potentially at risk from surface water flooding - this may impact on the site layout.

No comments

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) - Great Crested Newt breeding pond within the site. Site Requirement "A substantial biodiversity buffer required to the east and north-east of the site together with creation of new amphibian breeding ponds (which can form part of the SUDs requirement through overdeepening of these features). None of this biodiversity buffer to form part of private gardenspace. Security-type fencing may be required for any new ponds created as part of compensation for loss of the existing pond, to prevent public access and introduction of fish or non-native invasive plant species."	
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 falls outside the settlement hierarchy and therefore the location does not align with the spatial development strategy. Consequently the site would have been sieved out at Issues and Options stage. The scale of development would be out of character with the existing small village. Consideration has been given to the possibility of allocating a smaller part of the site to the northern boundary, however this is not considered to overcome the aforementioned concerns.	

Site Details							
Easting	432499	Northing	445125	Site area ha	4.68	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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	
Large square shaped site to the eastern edge of Harewood which is currently in agricultural use. The Harewood Avenue (A659) lies to the south of the site with Malt Kiln Lane a single track road lying to the north. The site lies adjacent to a conservation area and several listed buildings. A Public Right of Way is present across the middle of the site.	

Spatial relationships

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

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input 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)	10053.64	
Nearest bus stop	4158	
Nearest bus stop distance (m)	320.88	

Agricultural classification	
Grade	Percent
Grade 3	100

Harewood Avenue, Harewood

Site Plan ref: n/a

SHLAA ref: 5273

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 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?	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

Large site in relation to the size of the existing village that would represent a significant incursion into the Green Belt and would jut out to the east of the settlement given that it is only connected to the urban area on one side. Development would also not be well contained by existing boundaries. Consequently the development of the site would constitute unrestricted sprawl of the built up area. The site also lies adjacent to a conservation area and numerous listed buildings. Development of the site would likely impact upon the setting and special character of these heritage assets, although mitigation measures could likely reduce this impact. Furthermore, the site is considered to perform an important role in safeguarding the countryside from encroachment. In particular, a PROW is present diagonally across the site which provides access to the open countryside. Overall, the development of the site is considered to have an unacceptable Green Belt impact.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Bus service 36 routes along A61 Harrogate Road and provides service frequency of 4 buses per hour to Leeds. However, the nearest bus stop is slightly in excess of recommended 5 minute walk. Harewood is a very isolated location with no local facilities.

Rank (1-5)

1

Access comments	Access achievable with mitigation works - positioning of access requires careful consideration to achieve junction stagger with Gateways school access opposite and required visibility. Speed limit changes from 30mph to 60mph along site frontage, corresponding visibility requirements 2.4m x 90 and 2.4m x 215m respectively.	4
Local network comments	Congestion during peak periods at A61 Harrogate Road/A659 Harewood Ave. signalised junction. A61 Harrogate Road is one of the most congested radials in Leeds and despite good bus offer sites in Harewood are likely to generate a significant level of car trips (Harewood ward car mode share is highest in Leeds). Likely cumulative impact issues	4
Mitigation measures	Unknown - to be assessed through TA	Total score 9
Highways site support	No	
Contingent on other sites		

Highways England			
Impact	No Material Impact	Network Status	No objection

Network Rail

Yorkshire Water
Treatment Works

Environment Agency	
Constraints	Site is located within FZ1. Site is not shown as being at significant risk from surface water flooding.
No comments	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Harewood Avenue, Harewood

Site Plan ref: n/a SHLAA ref: 5273

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is all considered to have an unacceptable impact on Green Belt principles.	

Site Details							
Easting	432425	Northing	444557	Site area ha	3.75	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	Large greenfield site in agricultural use which lies to the south of Harewood village, detached from the defined urban area. The site contains substantial agricultural buildings and open farmland. The site is presently access by a narrow track to the south of the site. Open countryside lies to the east and south of the site with the Harewood Estate to the west. Playing pitches associated with adjacent Gateways private school lie directly to the north of the site.
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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 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)	9665.36	
Nearest bus stop	4158	
Nearest bus stop distance (m)	585.35	
Agricultural classification		
Grade	Percent	
Grade 3	100	

Harrogate Road, Harewood

Site Plan ref: n/a

SHLAA ref: 5274

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?	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 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?	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?	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

The site is isolated and detached from the urban area of Harewood village. The site extends beyond a mature tree line to the north which forms a strong defensible boundary. As such it is considered that high potential exists to lead to unrestricted sprawl. The site is also considered to perform an important role in safeguarding the countryside from encroachment given that it contain numerous agricultural buildings, some significant trees and extends beyond a strong defensible boundary. Overall development of the site is considered to have an unacceptible impact on the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Bus service 36 routes along A61 Harrogate Road site frontage and provides service frequency of 4 buses per hour to Leeds. However, the current nearest bus stop is in excess of recommended 5 minute walk with no footways or other pedestrain provision. Harewood is a very isolated location with no local facilities.

Rank (1-5)

1

Harrogate Road, Harewood

Site Plan ref: n/a SHLAA ref: 5274

Access comments		
Insufficient site frontage to form suitable access. Speed limit along this section of Harrogate Road is 60mph. Any access should be designed to DMRB standards, visibility spalys of 2.4m x 215m required.	2	
Local network comments		
A61 Harrogate Road is one of the most congested radials in Leeds and despite good bus offer sites in Harewood are likely to generate a significant level of car trips (Harewood ward car mode share is highest in Leeds). Likely cummulative impact issues	4	
Mitigation measures		Total score
Right turn lane, continuous footway along site frontage to A659 Harwood Ave. junction, new bus stop on site frontage. Other requirements may be identified by TA	7	
Highways site support		
No		
Contingent on other sites		

Highways England			
Impact	No Material Impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	Site is located within FZ1. Site is not shown as being at significant risk from surface water flooding.
No comments	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Harrogate Road, Harewood

Site Plan ref: n/a SHLAA ref: 5274

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is not well related to the existing settlement and would have an unacceptable impact on Green Belt principles.	

Site Details							
Easting	432262	Northing	445248	Site area ha	1.6	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description
Greenfield site located to the north-eastern edge of Harewood village. The site does not appear to follow established field boundaries and the land levels drop off significantly beyond the north boundary of the site. The western boundary of the site contains a mature tree line which extends further along Harrogate Road (A61). Malt Kiln Lane is a narrow access road which runs to the south of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	98.69	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	9939.94
Nearest bus stop	2789
Nearest bus stop distance (m)	158.92

Agricultural classification	
Grade	Percent
Grade 3	100

Harrogate Road/Malt Kiln Lane

Site Plan ref: n/a

SHLAA ref: 5275

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 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?	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

The site does not follow established field boundaries and no defensible boundary exists to the north of the site which would contain the development. Consequently it is considered that high potential for unrestricted sprawl exists. The site lies within a conservation area and adjacent to several listed buildings. Development of the site would likely impact upon the setting and special character of these heritage assets, although mitigation measures could likely reduce this impact. Overall, the development of the site is considered to have an unacceptable impact on the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Bus service 36 provides service frequency of 4 buses per hour. Notwithstanding Harewood is a very isolated location with no local facilities.

Rank (1-5)

4

Access comments		
Access achievable with mitigation works - right turn lane required		4
Local network comments		
Congestion at peak periods at A61 Harrogate Road/A659 Harewood Ave. signalised junction. A61 is one of the most congested radials in Leeds and despite good bus offer sites in Harewood are likely to generate a significant level of car trips (Harewood ward		4
Mitigation measures		Total score
Nothing specific identified at this stage		12
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No Material Impact	Network Status	No objection

Network Rail

Yorkshire Water
Treatment Works

Environment Agency	
Constraints	Site is located within FZ1. Site is not shown as being at significant risk from surface water flooding.
No comments	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) - Site Requirement "Biodiversity buffer consisting of semi-improved grassland required along north and east boundary within the site, not to be transferred to private ownership." Development will result in loss of grassland habitat forming part of the Leeds Habitat Network.	

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 falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is not well contained and is considered to have an unacceptable impact on Green Belt principles.	

Site Details							
Easting	439547	Northing	449523	Site area ha	4.12	SP7	Major Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

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	No

Description	
Greenfield site located on the north-western edge of Wetherby. The site is currently in agricultural use, with residential development adjacent to the east boundary of the site. The north and west boundaries of the site form the administrative boundary with Harrogate Borough Council. Ashdale Lane is a narrow single track which lies to the north of the site which links it to the village of Kirk Deighton. The site is currently designated as UDP Rural Land and is not situated within the Green Belt.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	99.34	
N1 Greenspace	0.02	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.01	
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	Cross Gates
Nearest train station distance (m)	15425.79
Nearest bus stop	780
Nearest bus stop distance (m)	149.97

Agricultural classification	
Grade	Percent
Grade 2	67.87
Urban	32.13

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Public transport offer fails to meet Core Strategy accessibility standards (combined bus service frequency 2 buses per hour) availability of local services. Although no obvious pedestrian route from site to bus stops and local services	3

Access comments	
Appears to have no frontage to adpted highway? May be able to access from end of Kings Meadow View - need to confirm exact limit of adoption/site boundary could be a ransom strip	1

Local network comments	
Potential cummulative impact issues - local mitigation likely	4

Mitigation measures	Total score
Nothing specific identified at this stage	8

Highways site support	
Subject to no ransom strip cautions yes with mitigation	

Contingent on other sites	

Highways England

Impact	No Material Impact	Network Status	No objection
No objection.			

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency

Constraints	Site is located within FZ1. Site is not shown as being at significant risk from surface water flooding.
No comments	

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	
Site situated between the main urban area of Wetherby and the administrative boundary of Harrogate Borough Council. The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site appears to have no highway frontage, consequently there are highways concerns regarding the development of the site.	

Site Details							
Easting	441359	Northing	448932	Site area ha	0.57	SP7	Other Rural Infill
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Vacant land	
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
Small area of vacant land (greenfield) adjacent to an existing area of development which includes a cluster of residential properties which were previously associated with the adjacent Young Offenders Institute.The site lies beyond the eastern edge of Wetherby, with the A1(M) in between. Wetherby Racecourse lies directly to the south of the site.

Spatial relationships

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

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

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Garforth
Nearest train station distance (m)	15326.91
Nearest bus stop	4879
Nearest bus stop distance (m)	337.25

Agricultural classification	
Grade	Percent
Grade 3	11.91
Non-agricultural	88.09

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 not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
The site fails all accessibility criteria	1

Access comments	
Insufficient site frontage to form suitable access on to York Road.	2

Local network comments	
Whilst individually a small site, it needs to be developped in conjunction with adjacent sites Ref. 3125 and 1233 total yield circa 1100 units. A development of this size will have implications in Wetherby town centre and the junction of York Road and Deighton Road.	4

Mitigation measures	Total score
Works at site 1233 site frontage. Requirements in Wetherby town centre and wider network to be determined by TA	7

Highways site support	
No	

Contingent on other sites	
Needs to be developed in conjunction with adjacent sites, Site Ref. 3125 and 1233	

Highways England

Impact	No Material Impact	Network Status	No objection

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	The entire site is located within FZ 3A(i) and FZ 2. The source is Sand Beck which runs near to the site. Flood risk can be mitigated by adopting a Sequential approach to the site layout and raising Finished Floor levels.
"Site is located in FZ3/2. Flood Risk Assessment (FRA) will be required to : -Assesses the level of flood risk from all sources and considers overland flood routes,-Accounts for Climate Change, -Provides details of suitable proposed mitigation measures -Considers emergency access and egress in extreme events.- Any FRA must be in accordance with the NPPF Any allocations will need to pass the Sequential and Exception Tests"	

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	Small area of vacant land adjacent to an existing area of development which includes a cluster of residential properties. The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Given that the area adjacent to the site contains significant urbanising features it is not considered that a small residential development will be unduly detrimental to the rural character of the wider area. The site is considered to have reasonable access to services and facilities within Wetherby. Majority of the site is contains significant flood risk. The site is not considered to be suitable for residential development due to these flooding concerns.

Land NE of M1 J 47 between Aberford Rd, M1, Great North Rd

Site Plan ref: n/a SHLAA ref: 5297

Site Details

Easting	442825	Northing	434911	Site area ha	55.71	SP7	Other
HMCA	Outer North East				Ward	Garforth and Swillington/Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

M1 motorway

Other land uses - None

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

Description

Large greenfield site currently in agricultural use which lies to the north eastern edge of Garforth beyond the M1 motorway. The site is detached from the urban area and is wholly surrounded by major roads.

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
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Nearest train station	East Garforth
Nearest train station distance (m)	2249.19
Nearest bus stop	4474
Nearest bus stop distance (m)	804.79

Agricultural classification	
Grade	Percent
Grade 2	8.46
Grade 3b	44.47
Grade 3a	47.07

Land NE of M1 J 47 between Aberford Rd, M1, Great North Rd

Site Plan ref: n/a

SHLAA ref: 5297

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site 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?	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

The site is of significant scale and is detached from the defined urban area. If developed the site would create a large island development within the Green Belt, which extends beyond the M1 motorway which presently creates a strong defensible boundary to the north of Garforth. Given the scale of the site it would also significantly reduce the Green Belt gap between Garforth and Aberford. Consequently, the site is considered to have an unacceptable impact on the Green Belt in terms of unrestricted sprawl, merging of settlements and safeguarding the countryside from encroachment.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Unsustainable location to north of M1. No local facilities and no bus services.

Rank (1-5)

1

Land NE of M1 J 47 between Aberford Rd, M1, Great North Rd

Site Plan ref: n/a SHLAA ref: 5297

Access comments		
Large scale development, will require multiple access points. Sufficient site frontage to provide access on to B1217 Aberford Road, although mitigation works will be required.	4	
Local network comments		
Significant cumulative impact issues, with impacts on M1 Jct 47	4	
Mitigation measures		Total score
unknown - to be assessed through TA		9
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England			
Impact	Major Impact	Network Status	Likely to require significant physical mitigation
Committed RIS schemes: M621 junctions 1-7 improvements - scheme intended to start in the current roads period (2015/16-2019/20). M1/M62 Lofthouse Interchange - scheme to be developed in the current roads period with the objective of commencing construction in the period 2020/21-2024/25. M1 junction 45 improvement - anticipated construction start 2017. M1 junction 46 - developer scheme to allow the East Leeds Orbital Route (ELOR) to connect into the gyratory at the junction. M621 junction 7 - developer funded capacity enhancement schemes – implementation dates to be determined. Highways England West Yorkshire Infrastructure Study (WYIS) shows that additional mitigation will be needed. The following locations identified in the WYIS to require additional mitigation are relevant: M1 junction 47, M1 junction 46 - substantial improvements to the operation of the gyratory. M1 junctions 45 and 46 - additional mainline capacity. M1 junction 44 - southbound offslip and northbound onslip. M621 junction 7 - M621 J7 outbound from Leeds.			

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) - Hook Moor SSSI is only 80m to the east and could be impacted upon by recreational pressure. Liaison with Natural England will be required. Impacts could possibly be mitigated for by a substantial biodiversity buffer to the eastern part of the site. Possible presence of Thistle Broomrape. Site Requirement "Substantial biodiversity buffer required on eastern part of site to be enhanced for Thistle Broomrape, together with off-site enhancements to Hook Moor SSSI to satisfaction of Natural England to offset potential recreational impacts."	

Education comments

Flood Risk

Utilities
Gas

Electric

Land NE of M1 J 47 between Aberford Rd, M1, Great North Rd

Site Plan ref: n/a SHLAA ref: 5297

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 falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is of significant scale and is not well related to Garforth. The site would have an unacceptable impact on the Green Belt. The site was not suggested by a willing landowner, therefore its availability for development is unknown.	

Site Details							
Easting	444257	Northing	447262	Site area ha	6.33	SP7	Other Rural Infill
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics	
Site type	80:20 green/brown
On-site land uses	
Vacant land	
Vacant building	
Neighbouring land uses	
Dwellings	
Manufacturing and Wholesale	

Other land uses - None

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

Description	Significant area of vacant land (greenfield) sandwiched between Thorp Arch Trading Estate, HMP Wealstun and a small area of housing. A small part of the site includes a derelict prison social club. Part of the site also forms former sport pitches associated with the adjacent prison and prison social club.
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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	21.58	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationships		
LCC ownership %	0.00	
Nearest train station	Garforth	
Nearest train station distance (m)	14109.17	
Nearest bus stop	2613	
Nearest bus stop distance (m)	145.19	
Agricultural classification		
Grade	Percent	
Urban	100	

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input 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	Rank (1-5)
Public transport accessibility comments Isolated location on edge of Walton village and Thorpe arch trading estate. Relatively poor bus service (2/hr) to Leeds. Distance from Leeds city centre makes bus travel unattractive.	2
Access comments Adequate site frontage to Street 5 (which is adopted) to form suitable access, highway mitigation works likely	4
Local network comments Potential local congestion issues at Thorp Arch and Boston Spa (Boston Spa Bridge), cumulative impact issues. TA required to assess impacts.	3
Mitigation measures Unknown - to be assessed through TA. Combining with site 1055 may help to fund public transport and highway mitigation measures	Total score 9
Highways site support yes with mitigation	
Contingent on other sites Ideally needs to be combined with site 1055	

Highways England	Impact	No Material Impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	Site is located within FZ1. Site is not shown as being at significant risk from surface water flooding.
No comments	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber).	

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
15/07263/FU	Replacement fencing to part of site boundary	W	100
09/04220/COND	Consent, agreement or approval required by conditions 7, 9, 11 and 16 of Planning Application 08/04763/N1884	SPL	63
09/01532/N1884	Revision to previously approved application 08/04763/N1884 relating to new visitor reception building	A	63

Conclusions
Submission Draft Plan Allocation
Housing allocation
Submission Draft Plan Allocation Conclusion
The site forms an area of vacant land which is situated in between existing residential properties and Thorp Arch Trading Estate. A small part of the site is brownfield and contains former social club which is now derelict. The majority of site is currently protected in the UDP as protected playing pitches. However, the pitches have not be used for a considerable amount of time and now have limited public access. The site is located within a urbanised setting outside of the Green Belt.

SE of A1(M), N of R Wharfe, S of Walton Road, Wetherby

Site Plan ref: n/a SHLAA ref: 5312

Site Details

Easting	441465	Northing	447506	Site area ha	57.85	SP7	Major Settlement Extension
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture
Manufacturing and Wholesale
Water Storage and Treatment
Office
Managed Forest

Other land uses - None

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

Description

The site is formed by a collection of agricultural fields and lies to the south eastern edge of Wetherby, beyond the A1(M). The southern section of the site slopes down towards the River Wharfe at the southern boundary of the site. A collection of commercial uses within a rural setting lies to the north of the site towards Walton Road.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	13908.38
Nearest bus stop	9722
Nearest bus stop distance (m)	764.02

Agricultural classification	
Grade	Percent
Grade 2	13.77
Grade 3	0.6
Grade 3b	62.33

SE of A1(M), N of R Wharfe, S of Walton Road, Wetherby

Site Plan ref: n/a

SHLAA ref: 5312

Grade 3a	23.3
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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 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 not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

The site fails all the accessibility criteria but the size of the site gives some potential for public transport improvements and local services

Rank (1-5)

2

Access comments

Access could be achieved by way of a new junction onto Walton Road

4

Local network comments

Spare capacity in the local network but some impact likely

4

Mitigation measures

None identified to be assessed through TA

Total score

10

Highways site support

Yes with significant mitigation

Contingent on other sites

Full site needs developing to maximise accessibility improvements

Highways England

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
Committed RIS schemes: M621 junctions 1-7 improvements - scheme intended to start in the current roads period (2015/16-2019/20). M1 junction 45 improvement - anticipated construction start 2017. M1 junction 46 - developer scheme to allow the East Leeds Orbital Route (ELOR) to connect into the gyratory at the junction. M621 junction 7 - developer funded capacity enhancement schemes – implementation dates to be determined. Highways England West Yorkshire Infrastructure Study (WYIS) shows that additional mitigation will be needed. The following locations identified in the WYIS to require additional mitigation are relevant: M1 junction 47, A1(M) junction 44. Additional capacity enhancement beyond the area covered by the WYIS may also be needed in some places.			

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints	Approx 95% of the site is located within FZ1. Site is not shown as being at significant risk from surface water flooding. The Southern tip of the site is located in FZ2 and development in this part of the site should be avoided, if possible.
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SE of A1(M), N of R Wharfe, S of Walton Road, Wetherby

Site Plan ref: n/a SHLAA ref: 5312

"Most of the site in FZ1, with the southern tip in FZ2. If development is proposed in FZ2 a Flood Risk Assessment (FRA) will be required to : - Assesses the level of flood risk from all sources and considers overland flood routes,-Accounts for Climate Change, -Provides details of suitable proposed mitigation measures -Considers emergency access and egress in extreme events.- Any FRA must be in accordance with the NPPF
Any allocations will need to pass the Sequential Test"

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	
The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). The site forms an extensive area of land between Wetherby and the River Wharfe which is recognised as being a special landscape area. The area is recognised as having high scenic quality which would be significantly impacted upon if the site was developed. The site is also of a significant scale and does not relate well to the existing settlement of Wetherby. The site is not considered to form the best option for an extension to Wetherby when considered against other reasonable alternatives.	

Becca Hall, Aberford

Site Plan ref: n/a SHLAA ref: 5319

Site Details							
Easting	441339	Northing	438810	Site area ha	296.49	SP7	Other
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	Large collection of agricultural fields located to the west of Becca Hall. The village of Potterton lies to the west of the site with the freestanding settlements of Barwick in Elmet and Aberford to the south-west and south-east respectively. The site and surroundings contains areas of extensive woodland blocks and belts. The site has a frontage onto the A64 which is a key radial route into Leeds. Several historical features are contained within and directly adjacent to the site including Becca Banks scheduled monument, Potterton Hall, Becca Hall, and Potterton Medieval village.
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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 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				

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Garforth
Nearest train station distance (m)	5234.53
Nearest bus stop	10202
Nearest bus stop distance (m)	1392.01

Agricultural classification	
Grade	Percent
Grade 2	80.53
Grade 3	15.45
Non-agricultural	4.02

Becca Hall, Aberford

Site Plan ref: n/a

SHLAA ref: 5319

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

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

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

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
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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 would significantly reduce the green belt gap
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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	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?	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
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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	Significant effect on the setting and special character of historic features
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development of the site would create a significant incursion within the Green Belt and the site currently performs an important role in safeguarding the countryside from encroachment. The site does not contain strong, logical boundaries and as such the new settlement would not have robust defensible boundaries which would help to contain development. Access to the countryside is also available via PROW networks across significant parts of the site. The site and its immediate surroundings contain several important historical features including Becca Banks, Potterton medieval village and the historic settlements of Barwick in Elmet and Aberford. The scale and location of the site would have a significant effect on the setting and special character of these historic features. In particular the impact Becca banks schedule monument would be difficult to mitigate and the medieval village of Potterton would be surrounded and subsumed by the new settlement. Whilst no merging of settlements will occur the site would significantly reduce the Green Belt gap with the neighbouring settlement of Barwick in Elmet. Given the scale of the proposed new development and the lack of a substantial strong boundary it is considered that this gap would be insufficient and harm would occur. Consequently, overall the site is considered to have an unacceptable impact on the openness and permanence of the Green Belt.

Summary of infrastructure provider comments

Becca Hall, Aberford

Site Plan ref: n/a

SHLAA ref: 5319

LCC Highways Comments**Public transport accessibility comments**

The site fails all accessibility criteria. However a development of this size will effectively be a village in its own right and should provide and sustain public transport provision and local services, which should be provided as part of the development.

Rank (1-5)**1****Access comments**

Access could be achieved by way of a new junction onto A64 York Road. A development of this scale will require a number of access points. There are concerns that other than the A64 there is limited site frontage/connectivity to other adopted highway. There is limited site frontage to Potterton Lane

4**Local network comments**

Spare capacity in the local network but significant impact on the local and strategic highway network likely

4**Mitigation measures**

none identified to be assessed through TA

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

Yes with significant mitigation

Contingent on other sites

Full site needs developing to maximise potential to provide public transport and local services

Highways England

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
<p>The proposal is understood to be for 3,000 homes plus ancillary land uses by the end of the Plan period in 2028 with the potential for later expansion to 4,000 or 5,000 homes. Highways England has commented separately on the 3,000 homes proposal. Development of the full site to maximise capacity would have a very much greater adverse traffic impact on the strategic road network. Committed RIS schemes: M621 junctions 1-7 improvements - scheme intended to start in the current roads period (2015/16-2019/20). M1 J39-J42 Smart Motorway scheme completed. M1/M62 Lofthouse Interchange - scheme to be developed in the current roads period with the objective of commencing construction in the period 2020/21-2024/25. M1 junction 45 improvement - anticipated construction start 2017. M62 junction 25 - construction of the M62 J20-J25 Smart Motorway is expected to start by 2020/21. M62/M606 Chain Bar construction to commence 2015/16-2019/20. Interim traffic improvements to M62 junction 26 gyratory under construction. M1 junction 45 - developer scheme to allow the East Leeds Orbital Route (ELOR) to connect into the gyratory at the junction. M621 junction 7: Developer funded capacity enhancement schemes – implementation dates to be determined. Highways England West Yorkshire Infrastructure Study (WYIS) shows that additional mitigation will be needed. The following locations identified in the WYIS to require additional mitigation are relevant: M1 junction 47, M1 junction 46 - substantial improvements to the operation of the gyratory. M1 junctions 45 and 46 - additional mainline capacity. M1 junction 44 - southbound offslip and northbound onslip. M621 junction 7 - M621 J7 outbound from Leeds. A1(M) junction 44. Additional capacity enhancement may be needed at some locations but some of the sections of the strategic road network impacted are beyond the boundary of the WYIS area.</p>			

Network Rail**Yorkshire Water****Treatment Works****Environment Agency**

Constraints	Approx 98% of the site is located within FZ1. The Southern tip of the site is located adjacent to Cock Beck and any building should be located at least 9m away from the centreline of the beck.
<p>Majority of the site is located within FZ1. The southern boundary is along Cock beck which is a Main river. Any works within 8m of the 'top of the bank' of a Main River will require a 'Flood Risk Activity Environmental Permit' from the Environment Agency prior to works commencing. A tertiary river which is an Ordinary Watercourse runs through the site</p> <p>Site is also located on a principal aquifer. SPZ3 is just beyond northern boundary. We request that you consult Yorkshire Water on the proposed site allocations in relation capacity issues with the sewer network.</p>	

LCC**Ecology support** Not Supported

Not supported (Red). This will result in the loss of the western end of Becca Banks LWS, a semi-natural ancient woodland. The development of the site has wider implications for other neighbouring sites from increased levels of air pollution and disturbance including Bramham Park, Saw Wood and Wendel Hill Bank. Increase in people pressure likely to be a problem. The Leeds Habitat Network runs up the Cock Beck and tributary streams

Becca Hall, Aberford

Site Plan ref: n/a SHLAA ref: 5319

including adjacent grassland and woodland - it also includes woodland and parkland within the proposed allocation. All habitat from the LHN would need to be removed from the development area and increased levels of connectivity between woodland blocks. Otter, badger, great crested newt, and bats roost in Becca Hall Farm and Becca Hall. May be other great crested newt issues in the ponds at Potterton - surveys would be required to understand this.

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 of significant scale and forms a potential location for a new settlement with a capacity for up to 4000 dwellings (3000 within the plan period). The development of the site is considered to have an unacceptable impact on several significant heritage assets as well as the surrounding wider historic environment which includes the character of the hamlet of Potterton. The site is situated within a special landscape area and contains some of the highest quality accessible landscape in Leeds. The proposed site is readily visible from key viewpoints from surrounding roads, public footpaths and nearby settlements and would have a significant adverse impact on this sensitive landscape setting. Furthermore, the site is a significant incursion into the Green Belt and would have a substantial impact on Green Belt principles. This impact would be further exacerbated by the future expansion areas which have been requested to be considered for removal from the Green Belt. The site is consequently not considered to form the most appropriate location for a new settlement development when considered against reasonable alternatives.

Site Details							
Easting	433576	Northing	439987	Site area ha	2.6	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	The site is irregular in shape and comprises of two sepertate fields connected by a narrow strip of land.The northern part of the site is a small field which lies adjacent to Shadwell Lane. The southern part of the site is a larger field which slopes significantly down towards a PROW which runs along the southern boundary of the site.
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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
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Nearest train station	Cross Gates
Nearest train station distance (m)	6166.52
Nearest bus stop	14403
Nearest bus stop distance (m)	143.20

Agricultural classification	
Grade	Percent
Grade 3	38.2
Grade 4	61.8

Land at Main Street Shadwell

Site Plan ref: n/a

SHLAA ref: 5341

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?	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?	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

The site is detached from the defined urban area of Shadwell and does not relate well to the existing form of the village. The site has an irregular form and would jut out beyond Main Street which is currently a strong defensible boundary. The site is also not well contained and this sprawl would be clearly visible due to the site exposed location on a slope and adjacent to a PROW. It is therefore considered that high potential to lead to unrestricted sprawl exists and that the site performs an important role in safeguarding the countryside from encroachment. The site is therefore considered to have an unacceptable impact on the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Bus service frequency 3 buses/hr to Leeds. Limited local facilities

Rank (1-5)

Land at Main Street Shadwell

Site Plan ref: n/a SHLAA ref: 5341

Access comments		
Access achievable with mitigation. The smaller portion of the site fronting Shadwell Lane can be accessed directly from Shadwell Lane. The irregular shape of the site creates a pinch point with insufficinet width to enable access to the larger portion of the site to the south.		
Local network comments		
Potential cumulative impact issues		
Mitigation measures		Total score
Extend 30mph limit to the west of the site frontage, TRO required		
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No Material Impact	Network Status	No objection

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC
Ecology support

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Land at Main Street Shadwell

Site Plan ref: n/a SHLAA ref: 5341

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site would have an unacceptable impact on the Green Belt in terms of sprawl and coalescence, as it would significantly reduce the gap between Shadwell and the main urban area of Leeds.	

Site Details							
Easting	436313	Northing	443921	Site area ha	0.76	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	Small rectangular greenfield site in agricultural use which lies to the west side of Bardsey. The site slopes gradually down towards the Keswick Beck which lies beyond the northern edge of the site. Residential properties are situated to the east and south of the site with open fields to the north and west. A small allotment garden is present directly to the south of the site.
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Spatial relationships

UDP Designations	
N32 Greenbelt	100.00
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

% overlap

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

% overlap

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

% overlap

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Cross Gates
Nearest train station distance (m)	9474.97
Nearest bus stop	11711
Nearest bus stop distance (m)	75.96
Agricultural classification	
Grade	Percent
Grade 3	100

Land at Keswick Lane, Bardsey

Site Plan ref: n/a

SHLAA ref: 5361

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

The site is small and abuts development on two sides. The site could be considered to partially round off the settlement if the adjacent two properties to the east were also removed from the Green Belt. However, the site does not follow any logically field boundaries and development would not be well contained. Consequently it is considered, on balance, that high potential for unrestricted sprawl exists. Furthermore, the site would also extend Bardsey closer to East Keswick. The existing gap between the settlements is small and development of the site would narrow the gap to an unacceptable degree. The coalescence impact is not helped by the lack of defensible boundaries or the change in land levels.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Fails to meet Core Strategy guidance, 1 Buses.p.h, primary school in walking distance but narrow footway and unlit road

Rank (1-5)

2

Access comments		
Sufficient frontage available to provide a suitable access on to Keswick Lane, footway required, may be problem		3
Local network comments		
Minimal increase in movement would be expected, unlikely to be material on wider network		4
Mitigation measures		Total score
		9
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
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	
Small site which is well related to the settlement of Bardsey. However,the site boundaries are poorly defined and as a consequence the site will have an unacceptable impact on the Green Belt in particular in relation to unrestricted sprawl and coalescence, in that the development would significantly reduce the Green Belt gap between Bardsey and East Keswick.	

Land at St Johns Farm, Main Street, Aberford

Site Plan ref: n/a SHLAA ref: 5362

Site Details

Easting	443308	Northing	438142	Site area ha	1.44	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

The site is formed by a collection of agricultural buildings to the south of site and a small open field to the north. The site is situated to the north-western edge of Aberford and predominantly lies within land defined as Green Belt. Residential dwelling are situated to the south and east of the site with open agricultural fields to the north and west. The site has an existing access to the east boundary of the site onto Main Street.

Spatial relationships

UDP Designations

N32 Greenbelt	67.97	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
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	Garforth
Nearest train station distance (m)	5242.14
Nearest bus stop	8411
Nearest bus stop distance (m)	145.51

Agricultural classification	
Grade	Percent
Grade 2	100

Land at St Johns Farm, Main Street, Aberford

Site Plan ref: n/a

SHLAA ref: 5362

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

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	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 Green Belt assessment only relates to the western half of the site which lies within land defined as Green Belt. The site is well related to the existing built up area and would partially round-off the settlement. The site is also quite well contained by boundary vegetation. However, given that the site contains several agricultural buildings which add to the countryside character and is also good quality agricultural land it is considered that the site on balance performs an important role in safeguarding the countryside from encroachment.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Fails to meet Core Strategy guidance, 2 Buses.p.h

Rank (1-5)

2

Land at St Johns Farm, Main Street, Aberford

Site Plan ref: n/a SHLAA ref: 5362

Access comments		
Sufficient frontage available to provide a suitable access		5
Local network comments		
Minimal increase in movement would be expected, unlikely to be material on wider network		4
Mitigation measures		Total score
		11
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
Supported (Green) but bats could potentially be using buildings on-site.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Land at St Johns Farm, Main Street, Aberford

Site Plan ref: n/a SHLAA ref: 5362

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Predominantly Green Belt site which lies outside the settlement heirachy and therefore the location does not align with the spatial development strategy. The site is formed by a collection of agricultural buildings and a small open field. The site could possibly support small scale redevelopment for change of use of some the existing buildings and non Green Belt land. However, it is not considered to be a suitable location for a housing allocation due to Green Belt and general sustainability concerns.	

Land at Becca Farm, Main Street, Aberford

Site Plan ref: n/a SHLAA ref: 5363

Site Details

Easting	443164	Northing	437551	Site area ha	1.19	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Small site currently in agricultural use which lies to the western edge of Aberford. The site wraps around a residential area to its north and east boundaries, with open fields present to the west. Part of the site lies within the Aberford conservation area, with the rest lying within the setting of the Conservation Area. Becca Banks ancient monument lies to the south of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	79.82	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	4662.89
Nearest bus stop	4779
Nearest bus stop distance (m)	205.45

Agricultural classification	
Grade	Percent
Grade 3	100

Land at Becca Farm, Main Street, Aberford

Site Plan ref: n/a

SHLAA ref: 5363

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

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

Public transport accessibility comments	Rank (1-5)
Fails to meet Core Strategy guidance, 2 Buses.p.h	2

Access comments	
Access could be taken from Highfield Road, depending on land ownership of the garage court, extent of adopted highway is insufficient. Becca lane is unsuitable to access additional development.	2

Land at Becca Farm, Main Street, Aberford

Site Plan ref: n/a SHLAA ref: 5363

Local network comments		4
Minimal increase in movement would be expected, unlikely to be material on wider network		
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	Not supported
Not supported (Red). Southern boudary includes part of Becca Banks Local Wildlife Site and also a significant line of mature trees along the northern side of the access track from Main Street. This may be a locally important commuting and foraging route for bats, and have importance as linking habitat from nearby roosts. Development would only be acceptable if access was to and from Highfield Road only and the tree line along the southern boundary retained in full together with provision of a biodiversity buffer (not private garden space) - it could form part of the open space. Development could be acceptable on ecological grounds if above concerns are addressed through a Site Requirement for no vehicle access from the southern boundary - subject to Highways approval. Part of Becca Banks (immediately adjacent) is a Scheduled Monument and needs to have any impacts assessed, together with any associated late Iron Age – Romano-British agricultural activity in the area (WYAS should be consulted for further advice on this site).	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Land at Becca Farm, Main Street, Aberford

Site Plan ref: n/a SHLAA ref: 5363

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site which lies outside the settlement heirachy and therefore the location does not align with the spatial development strategy. The site lies both within and adjacent to Aberford conservation area as well as adjacent to a scheduled ancient monument. The development of the site would have an unacceptable impact on these heritage assets. The site is also considered to have an unacceptable impact on the Green Belt.	

Site Details							
Easting	433640	Northing	440165	Site area ha	0.38	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

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

Other land uses - None

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

Description	
Small rectangular site currently in agricultural use which lies to the northern edge of Shadwell. The site is bounded by residential dwellings to the south and west, a golf club car park to the east and a golf course to the north. Holywell Lane is a narrow carriageway which lies to the south of the site.	

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input 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)	6300.30
Nearest bus stop	14403
Nearest bus stop distance (m)	99.26

Agricultural classification	
Grade	Percent
Grade 4	100

Land at Holywell Lane, Shadwell, Leeds

Site Plan ref: n/a

SHLAA ref: 5366

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	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?	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?	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

The site is small in size and contained by development to the east and west (albeit this development is within the defined GB). The site is also enclosed by a golf course to the north and the urban area of Shadwell to the south. Consequently it is considered that low potential of unrestricted sprawl exists. Overall, on balance, the site is considered to have a limited impact on Green Belt aims.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

buses 3ph, ok for local services and primary school.

Rank (1-5)

3

Access comments		
Site can be accessed from Hollywell Lane, widening and footway will be required. Access close to junction would be a problem		3
Local network comments		
Small site will have minimal impact.		4
Mitigation measures		Total score
		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
Supported (Green). Hedgerows exist - such as along roadside and should be retained/enhanced.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Land at Holywell Lane, Shadwell, Leeds

Site Plan ref: n/a SHLAA ref: 5366

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site which lies outside the settlement heirachy and therefore the location does not align with the spatial development strategy.	

Site Details							
Easting	439917	Northing	433891	Site area ha	0.42	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Paddock	
Neighbouring land uses	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Small rectangular site used as a paddock. The site lies to the north of the railway line beyond the northern edge of the Garforth. Nanny Goat Lane is a narrow single track highway which also forms a Public Right of Way. The streetscene is characterised by a mixture of dispersed detached dwellings in substantial plots with fields and paddocks in between.	

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 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		Garforth
Nearest train station distance (m)		784.66
Nearest bus stop		4418
Nearest bus stop distance (m)		432.73
Agricultural classification		
Grade	Percent	
Grade 2	100	

Land at Nanny Goat Lane, Garforth, Leeds

Site Plan ref: n/a

SHLAA ref: 5367

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	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?	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?	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

The site is significantly detached from the existing urban area of Garforth and extends beyond the railway line which forms a strong defensible boundary. The site would create an isolated development which is not well contained or well related to the urban area. Consequently it is considered that high potential to lead to unrestricted sprawl exists.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets accessibility requirements except for public transport (700m)

Rank (1-5)

3

Access comments		1
Site can be accessed from Nanny Goat Lane, however Nanny Goat Lane is a single track road without passing places , visibility at the junction of Barwick Road is grossly substandard, there is a lack of any footway.		
Local network comments		3
Small site will have minimal impact, but Barwick road / Aberford Road junction is at capacity		
Mitigation measures		Total score 7
Highways site support		
No		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). Locally valuable hedgerow along northern boundary that should be retained and incorporated into on-site open space. Brown Hare and Lapwing recorded in the immediate area.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Land at Nanny Goat Lane, Garforth, Leeds

Site Plan ref: n/a SHLAA ref: 5367

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site which does not relate well to the existing urban area and would create an isolated development. The site is significantly detached from the urban area of Garforth and a railway line which creates a strong defensible boundary to the urban area is present in between. Furthermore, the existing streetscene is also characterised by large dwellings set within substantial plots. Housing development would be detrimental to this character as well as Green Belt aims.	

Land at Becca Farm/Highfield Road, Aberford, Leeds

Site Plan ref: n/a SHLAA ref: 5368

Site Details							
Easting	443197	Northing	437676	Site area ha	2.68	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
Greenfield site in agricultural use which lies to the western edge of Aberford. Residential dwellings are located to the east of the site with open fields to the west. The southern part of the site lies within Aberford conservation area with the remainder of the site situated adjacent to the conservation area. Becca Banks ancient monument lies to the south of the site.

Spatial relationships

UDP Designations		
N32 Greenbelt	90.57	% 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	Garforth	
Nearest train station distance (m)	4786.92	
Nearest bus stop	13753	
Nearest bus stop distance (m)	158.03	

Agricultural classification	
Grade	Percent
Grade 2	1.19
Grade 3	98.81

Land at Becca Farm/Highfield Road, Aberford, Leeds

Site Plan ref: n/a

SHLAA ref: 5368

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input 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?	Partial
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
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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	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
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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	Significant effect on the setting and special character of historic features
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Whilst a small part of the site is well related to the settlement form and would effectively round off part of the settlement, the majority of the site would constitute sprawl to the west of Aberford. Whilst boundary treatment is present to the west of the site it is not considered to form particularly strong defensible boundaries. The site also lies partly within and partly adjacent to the Aberford conservation area as well as adjacent to the Becca Banks ancient scheduled monument. The development of the site is not considered to preserve the character of these heritage assets.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Fails to meet Core Strategy guidance, 2 Buses.p.h

Rank (1-5)

2

Land at Becca Farm/Highfield Road, Aberford, Leeds

Site Plan ref: n/a SHLAA ref: 5368

Access comments		
Access could be taken from Highfield Road, depending on land ownership of the garage court, extent of adopted highway is insufficient. Becca lane is unsuitable to access additional development.		2
Local network comments		
Minimal increase in movement would be expected, unlikely to be material on wider network		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	Not supported
Not supported (Red). Southern boudary includes part of Becca Banks Local Wildlife Site and also a significant line of mature trees along the northern side of the access track from Main Street (at the southern end of this allocation). This may be a locally important commuting and foraging route for bats, and have importance as linking habitat from nearby roosts. Development would only be acceptable if access was from Highfield Road and the tree line along the southern boundary retained in full (not used for vehicle access) together with provision of a biodiversity buffer (not private garden space) - it could form part of the open space. Development could be acceptable on ecological grounds if above concerns are addressed through a Site Requirement for no vehicle access from the southern boundary - subject to Highways approval. Part of Becca Banks (immediately adjacent) is a Scheduled Monument and needs to have any impacts assessed, together with any associated late Iron Age – Romano-British agricultural activity in the area (WYAS should be consulted for further advice on this site).	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Land at Becca Farm/Highfield Road, Aberford, Leeds

Site Plan ref: n/a SHLAA ref: 5368

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 lies outside the settlement heirachy and therefore the location does not align with the spatial development strategy. The site lies both within and adjacent to Aberford conservation area as well as adjacent to a scheduled ancient monument. The development of the site would have an unacceptable impact on these heritage assests. The site is also considered to have an unacceptable impact on the Green Belt.	

Land west of Roundhay Park Lane, Shadwell, Leeds

Site Plan ref: n/a SHLAA ref: 5369

Site Details

Easting	432746	Northing	439496	Site area ha	14.02	SP7	Main Urban Area Extension
HMCA	Outer North East				Ward	Alwoodley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Large greenfield site currently in agricultural use located to the north of the Ring Road, adjacent to Alwoodley. The site is bounded by Roundhay Park Lane to the east. A significant tree belt is situated to the south of the site beyond the Ring Road. The site slope significantly down towards the Ring Road. The site is also clearly visible from the highway. A cluster of listed buildings are present beyond the northern boundary of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	99.26	% 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	0.74	% 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 %	2.87
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Nearest train station	Cross Gates
Nearest train station distance (m)	6165.61
Nearest bus stop	2845
Nearest bus stop distance (m)	294.70

Agricultural classification

Grade	Percent
Grade 3	96.51
Urban	0.4
Grade 3b	3.08

Land west of Roundhay Park Lane, Shadwell, Leeds

Site Plan ref: n/a

SHLAA ref: 5369

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?	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?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is located adjacent to the Main Urban Area. The site would extend beyond existing strong defensible boundaries to the Green Belt which are situated to the west and south of the site. Whilst it is acknowledged that the site would partially round off the urban area, a significant amount of residual land would remain to the north. Consequently, the site is not well contained and would constitute unrestricted sprawl. A group of listed buildings are situated to the north of the site, however it is considered that an impact on these could be mitigated through appropriate design.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Fails to meet Core Strategy accessibility standards, 1 bus p.h.

Rank (1-5)

2

Land west of Roundhay Park Lane, Shadwell, Leeds

Site Plan ref: n/a SHLAA ref: 5369

Access comments		
Access from Roundhay Park Lane, not the Ring Road. Improvements will be required.		4
Local network comments		
Impact on Roundhay Park Lane / Outer Ring Road likely to require mitigation works. Cumulative impact elsewhere on Outer Ring Road. Site boundary needs to be compatible with ELOR package of works.		3
Mitigation measures		Total score
		9
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). Open wet ditches, hedgerows and mature trees with pond (towards western part of site). An assessment of bat commuting/foraging will be required and consideration for Great Crested Newts - good terrestrial habitat exists close to western boundary. A substantial biodiversity buffer along the western boundary to include retention of the pond will be required - which could form part of the on-site open space. A biodiversity buffer along the northern boundary will also enhance the east-west links of the Leeds Habitat Network.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Land west of Roundhay Park Lane, Shadwell, Leeds

Site Plan ref: n/a SHLAA ref: 5369

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Large Green Belt site which lies adjacent to the main urban area. Whilst the site would constitute a partial rounding off of the urban area the site would extend beyond strong defensible boundaries to the existing Green Belt and would not be well contained. The site forms an attractive countryside setting to the main urban area which is clearly visible from the adjacent Ring Road due to land level changes. Development of the site would have a negative impact on this landscape character. The site also forms part of a UDP green corridor. Development of the site would be detrimental the function of this green corridor.	

Land at Smithy Lane, Bardsey, Leeds

Site Plan ref: n/a SHLAA ref: 5370

Site Details

Easting	436075	Northing	442756	Site area ha	2.25	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Triangular shaped site located beyond the south-western edge of the built up area of Bardsey. Sproadic clusters of residential dwellings are situated around the edges of the site with agricultural fields in between and further beyond. The site is situated within the Bardsey-Cum-Rigton conservation area.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input 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)	8312.34
Nearest bus stop	1399
Nearest bus stop distance (m)	193.39

Agricultural classification	
Grade	Percent
Grade 3	100

Land at Smithy Lane, Bardsey, Leeds

Site Plan ref: n/a

SHLAA ref: 5370

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?	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 does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	No
Character Conclusion	Significant effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Whilst the adjacent roads would help to contain the development (albeit with some residual land to the south), the site is significantly detached from the built up area of Bardsey and would constitute isolated development with a high potential for unrestricted sprawl. The site is also located within the Bardsey-Cum-Rigton Conservation Area where open fields such as this site are considered to be significant features. Consequently, development of the site would have a detrimental impact on the character and appearance of the conservation area. Highways concerns also exist.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Fails to meet Core Strategy accessibility standards, except for Primary education.

Rank (1-5)

2

Land at Smithy Lane, Bardsey, Leeds

Site Plan ref: n/a SHLAA ref: 5370

Access comments		
Access is possible on to Church Lane, but will require removal of a length of hedgerow to achieve visibility due to the narrow footway.		3
Local network comments		
Church Lane has a narrow carriageway and footway. Wider network impact will be small		3
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). An assessment for foraging bats will be needed, and possible presence of Thistle Broomrape which is known from this area.	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Land at Smithy Lane, Bardsey, Leeds

Site Plan ref: n/a SHLAA ref: 5370

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site which would have been sieved out at Issues and Options stage as it does not relate to the settlement heirarchy and therefore the location does not align with the spatial development strategy. The site would constitute isolated development which would have a detrimental impact on the Green Belt in terms of unrestricted sprawl. The site is located within the Bardsey-Cum-Rigton Conservation Area where open fields such as this site are considered to be important features. Consequently, development of the site would have a detrimntal impact on the character and appearance of the conservation area. Highways concerns also exist.	

Parlington Estate, Aberford (Phase 1)

Site Plan ref: MX2-39 SHLAA ref: 5372

Site Details							
Easting	441620	Northing	436237	Site area ha	114.52	SP7	Other
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Dwellings	
Managed Forest	
Neighbouring land uses	
Agriculture	
Managed Forest	

Other land uses - None

Topography	Flat and sloping	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Large site forms a major part of the former Parlington Estate. The site is located between the settlements of Barwick in Elmet, Aberford and Garforth. The site consists of mainly arable agricultural fields within a rolling landscape. The site has an access from Aberford Road and is located in close proximity to both the A1 and M1 motorways. The majority of the site has no public access with the exception of a couple of PROW's and National Cycle Route 66.
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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	Garforth
Nearest train station distance (m)	2788.90
Nearest bus stop	10202
Nearest bus stop distance (m)	1197.15

Agricultural classification	
Grade	Percent
Grade 2	23.31
Grade 3	1.09
Non-agricultural	0.06
Grade 3b	19.2

Parlington Estate, Aberford (Phase 1)**Site Plan ref: MX2-39 SHLAA ref: 5372**

Grade 3a	56.34
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Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
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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?	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
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4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes

Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development of the site would create an incursion within the Green Belt and the site performs an important role in safeguarding the countryside from encroachment. The site is adjacent to some heritage assets and lies close to Aberford and Barwick which are historic settlements. The site encompasses a well contained landform which is surrounded by mature woodland areas with further scope for significant landscaping works to be incorporated into any development scheme, which will help to assimilate the development and reduce the visual impact from neighbouring historic settlements. The Outer North-East area is already characterised by a pattern of free standing settlements. If developed the new settlement would be situated equi-distance from neighbouring villages of Aberford and Barwick-in-Elmet and is separated from Garforth to the south by the M1. As such no merging of settlements will occur, but it would reduce the greenbelt gap between settlements, but not to a significantly detrimental degree. Whilst it is acknowledged that the site would have an impact on the purposes of Green Belt, Paragraph 82 of the NPPF identifies large scale developments such as new settlements are examples where new Green Belt boundaries could be established in exceptional circumstances.
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Summary of infrastructure provider comments

Parlington Estate, Aberford (Phase 1)

Site Plan ref: MX2-39 SHLAA ref: 5372

LCC Highways Comments

Public transport accessibility comments

The site fails all accessibility criteria. However a development of this size will effectively be a village in its own right and should provide and sustain public transport provision and local services, which should be provided as part of the development

Rank (1-5)

1

Access comments

Access could be achieved by way of a new junction on B1217 Aberford Road. A development of this scale will require a number of access points, there are concerns that the only adopted site frontage is Aberford Road (B1217) which limits access/connectivity opportunities

4

Local network comments

Significant cumulative impact issues on the local and strategic highway network

4

Mitigation measures

none identified - to be assessed through TA

Total score

9

Highways site support

Yes with significant mitigation

Contingent on other sites

Highways England

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
<p>The proposal is understood to be for 1,850 homes plus ancillary land uses by the end of the Plan period in 2028 with the potential for later expansion upto 5,000 homes. Highways England has commented separately on the proposal. Committed RIS schemes: M621 junctions 1-7 improvements - scheme intended to start in the current roads period (2015/16-2019/20). M1 J39-J42 Smart Motorway scheme completed. M1/M62 Lofthouse Interchange - scheme to be developed in the current roads period with the objective of commencing construction in the period 2020/21-2024/25. M1 junction 45 improvement - anticipated construction start 2017. M1 junction 46 - developer scheme to allow the East Leeds Orbital Route (ELOR) to connect into the gyratory at the junction. M621 junction 7 - developer funded capacity enhancement schemes – implementation dates to be determined. Highways England West Yorkshire Infrastructure Study (WYIS) shows that additional mitigation will be needed. The following locations identified in the WYIS to require additional mitigation are relevant: M1 junction 47, M1 junction 46 - substantial improvements to the operation of the gyratory. M1 junctions 45 and 46 - additional mainline capacity. M1 junction 44 - southbound offslip and northbound onslip. M62 J30 - westbound offslip. M62 J30 to 32 - mainline capacity. M621 junction 7 - M621 J7 outbound from Leeds. A1(M) junction 44. Additional capacity enhancement may be needed at some locations but some of the sections of the strategic road network impacted are beyond the boundary of the WYIS area. M62 J27 significant junction capacity enhancement, M62 J28 westbound to Leeds movement capacity. Additional capacity enhancement may be needed in some locations but some of the sections of the strategic road network impacted are beyond the boundary of the WYIS area.</p>			

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints	Site is located within FZ1. Site is not shown as being at significant risk from surface water flooding.
<p>Cock beck (main river) runs along the western boundary of the site. FZ3 areas along Cock Beck. River Crow (ordinary watercourse/culvert) runs through the site with some associated FZ3 areas. Development should be confined to FZ1 areas only. Any works within 8m of the 'top of the bank' of a Main River will require a 'Flood Risk Activity Environmental Permit' from the Environment Agency prior to works commencing.</p> <p>Site is also located on a principal aquifer. We request that you consult Yorkshire Water on the proposed site allocations in relation capacity issues identified with the sewer network.</p>	

LCC

Ecology support

Supported with mitigation

Parlington Hollins SEGI (and part of the Leeds Habitat Network) lies within the proposed allocation and Barwick Banks immediately to the west - both are directly or indirectly threatened by housing development on this site. Otter, badger, and bats associated with Cock Beck and woodland. May be thistle broomrape in adjacent woodland or grassland.

Parlington Estate, Aberford (Phase 1)

Site Plan ref: MX2-39 SHLAA ref: 5372

Education comments

See Infrastructure Background paper

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

It is considered that a significant proportion of the supply of new development (housing and employment) in the Outer North-East HMCA is best achieved through the planning of a purpose built new settlement. The new freestanding settlement could be planned to meet garden village principles and provides a unique opportunity to deliver comprehensive large scale development including high quality new homes, local employment opportunities, new community green spaces and a range of supporting community services and infrastructure within an attractive environment. The allocation of a new settlement as part of the overall portfolio of allocations is considered to represent the best way of achieving sustainable development whilst meeting the identified development needs of the Outer North East HMCA. Phase 1 of a potentially larger settlement will be delivered within the plan period; however the wider site could help to ensure the stable delivery of housing in the longer term.

Site Details							
Easting	436501	Northing	441067	Site area ha	4.78	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Office	
Vacant building	
Neighbouring land uses	
Agriculture	
Outdoor sport facility	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Large brownfield site situated to the southern edge of Scarcroft within land defined as Green Belt. The site contains a 4 storey office building with significant areas of hardstanding. A vacant listed building is also situated within the site. Mature trees line the boundaries of the site. Agricultural land is situated to the east and west of the side with a cricket pitch to the south-west.
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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	Cross Gates
Nearest train station distance (m)	6624.65
Nearest bus stop	9867
Nearest bus stop distance (m)	281.11

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 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 not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Fails CS standards		1
Access comments		
Access from A58 using exisitng access OK		4
Local network comments		
Minimal impact over exisitng use		4
Mitigation measures		Total score
		9
Highways site support		
No		
Contingent on other sites		

Highways England			
Impact	Major impact	Network Status	Likely to require significant physical mitigation

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

This site lies within the Seacroft 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.

This site adjoins the curtilage of Scarcroft Lodge which is a Grade II Listed Building.

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, before allocating this area, there would need to be some assesment of what contribution this currently undeveloped area makes to the significance of this asset and what effect its loss and subsequent development might have upon its significance.

If allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of these assets are not harmed.

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Site is within Seacroft Conservation Area and adjoin the curtilage of Scarcroft Lodge, a Grade II Listed Building. Site is also within the Green Belt. Site is not suitable for office development due to out of centre location. Due to the conservation, heritage and Green Belt constraint, site is unlikely to be suitable or viable to be converted to suit modern general employment uses. This site is now proposed for residential use (see site HG2-26).