#### 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	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 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	

#### **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	6618.14	
Nearest bus s	9867	
Nearest bus stop distance	252.15	

Agricultural classification					
Grade	Percent				
Grade 3	100				

#### Wetherby Road - Scarcroft Lodge, Scarcroft Site Plan ref: HG2-26 SHLAA ref: 15 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? 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? 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?

# 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 seperated (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 openess of the countryside. The site will also help to promote the re-use of brownfield land. On balance, given the sites brownfield nature it is considered to represent a major redevelopment opportunity in the Green Belt, which is not considered to have a unacceptable impact on the openness of the Green Belt. However, the site should not be removed from the Green Belt.

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

Summary of infrastructure provider comments						
LCC Highways Comments						
Public transport accessibility comments	Rank (1-5)					
Half meets Health and Secondaty Ed, No PT or Primary ED	2					

#### Wetherby Road - Scarcroft Lodge, Scarcroft

Site Plan ref: HG2-26 SHLAA ref: 15

Access comments	
Use existing access	
	5
Local network comments	
Minimal impact over existing use	5
	3
	Total score
Mitigation measures	Total score
	12
Highways site support	
Yes	1
Contingent on other sites	
Contingent on other sites	]
Highways England	
Impact Network Status	
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
	/1E Dollay CO
Supported with mitigation (amber) - the western parts of the site include a woodland area that should be retained - see drawing RM applies to UK BAP Priority woodland area. Other mature trees exist across the site and along boundaries that will be worthy of reten	ion.
<u></u>	
Education comments	
Flood Risk	
1 IOOU NISK	
Utilities	
Gas	
Electric	
Fire and Rescue	
Fire and rescue	
Telecoms	

Other
Heritage England

Natural England

#### Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Wetherby Road - Scarcroft Lodge, Scarcroft

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 openess 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 Chai	acteristic	cs						
Site type	Brownfield							
0	N	_						
On-site land	uses - Non	е						
Adjacent la	nd uses - No	ne						
Other land uses - None								
Topograph	V				Landscape			
					•			
Boundarie	S				Road front	NO		
Description								
Description	2030 Iption							

#### Spatial relationships

UDP Designations					
100.00	% overlap				
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0				

## Core Strategy

NASIS HISTORY AND S	0.00	04
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

#### **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	13858.78	
Nearest bus s	8541	
Nearest bus stop distance	1313.14	

Agricultural classification		
Grade Percent		
Grade 2	100	

		Overlaps SSSI
		Overlaps SEGI
		Overlaps LNA
		Overlaps LNR
		Overlaps Conservation Area
		Overlaps Listed Building
	✓	Overlaps N37 SLA
O۷		Overlaps Strat. Employment buffer

1

#### Linton Spring (office building), Sicklinghall Road, Wetherby

Site Plan ref: n/a SHLAA ref: 70

10/05300/FU

Change of use of offices to 4 flats and 4 houses

including side extension

(Amendment to approval 07/04873/FU, 2 additional flats)

Greenbelt assessm	ent not required			
Oreenbert assessin	ent not required			
Summary of infra	astructure provider comments			
Highways England				
Impact	Network Status			
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agen	су			
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			
App Number	Proposal	Decision	% of site	

Α

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	Α	98
11/04196/FU	Change of use, alterations and extension of offices to 1 house and erect detached double garage and store	Α	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 Sickinghall Road and amendments to existing (eastern) access	Α	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	Α	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	Α	98

#### 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	435035	Northing	442127	Site area ha	0.94	SP7	Other	
HMCA	Outer North	East			Ward	Harewood		
Site Cha	racteristic	cs						
Site type	Greenfield							
On-site lan	d uses - Non	ie						
Adjacent la	nd uses - No	one						
Other land	uses - None							
Topograph	ny				Landscape			
Boundarie	S				Road front	No		
Description								

#### Spatial relationships

<b>UDP Designations</b>		
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	<b>✓</b>	

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	7781.83	
Nearest bus s	5693	
Nearest bus stop distance	788.64	

Agricultural classification			
Grade Percent			
Grade 4	100		

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps N37 SLA	<b>✓</b>
Overlaps Strat. Employment buffer	

Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

Blackmoor Lane (120), Bardsey LS17 9DZ

Not allocated for housing

Site Plan ref: n/a	SHLAA ref: 78	
Greenbelt assessment not	required	
Summary of infrastruct	ture provider comments	
Highways England		—
Impact	Network Status	-
Network Rail		_
network Ruii		7
Yorkshire Water		
Treatment Works		
<b>Environment Agency</b>		
Constraints		4
		_
LCC Ecology support		
55 11		
Education comments		
Flood Risk		
Utilities		
Gas		
Electric		_
Licettic		
Fire and Rescue		
Telecoms		$\neg$
		_
Other		
Heritage England		
Natural England		
Conclusions		
	ion.	
Submission Draft Plan Allocati	IUII	

#### Blackmoor Lane (120), Bardsey LS17 9DZ

Site Plan ref: n/a SHLAA ref: 78

Submission Draft Plan Allocation Conclusion

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

#### 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	n 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.

#### Spatial relationships

#### **UDP Designations**

·		J
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**

	0.00	04
Main Urban Area	0.00	% overlap
Major Settlement	100.00	
•	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	
·	•	

#### **Regeneration Areas**

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

LCC ownership	4.32	
Nearest train station	(	Cross Gates
Nearest train station distance	14486.37	
Nearest bus s	8200	
Nearest bus stop distance	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 might need to be lost for visibility splay. Footway provision maybe required along frontage 4 and wider. Local network comments Spare capacity in the local network given the scale of development. Lack of footways on nearside and frontage 5 Total score Mitigation measures Possible footway works 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 Wetherby 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.

**Environment Agency** 

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

Constraints

### Spofforth Hill (land at), Wetherby LS22 6SF

Site Plan ref: n/a SHLAA ref: 361

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Flood Zone 1	
Please Note: any deve	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
are right to deliter de	Total Community to the control of the minigate need not proceed to the control of
Utilities	
Gas	
Electric	
21001110	
	1
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	
COLICIUSIONS	
Submission Draft Plan	
Not allocated for hous	ing
Submission Draft Plan	Allocation Conclusion
	tial 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	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).

% overlap

#### Spatial relationships

#### **UDP Designations**

N32 Greenbelt	0.00
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

#### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	<b>~</b>	

#### **Regeneration Areas**

Inner 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	0.01	
Nearest train station		Garforth
Nearest train station distance	12185.59	
Nearest bus s	14328	
Nearest bus stop distance	(m)	217.35

Agricultural classification					
Grade Percent					
Grade 2	32.84				
Grade 3	67.16				

#### Oaks Lane, Boston Spa

SHLAA ref: 789 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~ ~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **Highways England** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints LCC Supported **Ecology support** Supported **Education comments** Flood Risk **Utilities** Gas Electric Fire and Rescue Telecoms

#### Other

Heritage England

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 ehsignificane of this asset (including its setting) are not likely to be harmed.

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

#### 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	Α	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.

#### Thorner Lane - Oaklands Manor, Scarcroft Site Plan ref: n/a SHLAA ref: 830 **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 Core Strategy** N32 Greenbelt 100.00 % overlap Main Urban Area 0.00 % overlap N34 PAS 0.00 0.00 Major Settlement **RL1 Rural Land** 0.00 Minor Settlement 0.00 N1 Greenspace 0.00 Overlaps Urban Extension **~ N1A Allotments** 0.00 0.00 N5 Open Space Regeneration Areas N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 Inner South RA 0.00 % overlap **CC Shopping Quarter** 0.00 LB Corridor RA 0.00 **UDP City Centre** 0.00 EASEL RA 0.00 S2S6 Town Centre 0.00 Aire Valley RA 0.00 **Proposed Local Centre** 0.00 West Leeds Gateway 0.00 Sch. Ancient Mon. 0.00 Other Spatial Relationships LCC ownership % 0.00 Nearest train station Cross Gates 6850.26 Nearest train station distance (m) Nearest bus stop 1692 Nearest bus stop distance (m) 857.44 Agricultural classification Grade Percent Grade 3 100 Overlaps SSSI Overlaps Public Right of Way **✓** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline

Overlaps Pot. Contamination

Overlaps Minerals Safeguarded

Overlaps Minerals Safeguarded 100m

**~** 

Overlaps Listed Building

Overlaps Strat. Employment buffer

Overlaps N37 SLA

**~** 

**✓** 

Thorner Lane - Oaklands Manor, Scarcroft
Site Plan ref: n/a SHLAA ref: 830

Greenbelt assessment not required

Greenbelt assessment not	equired	
Summary of infrastruct	re provider comments	
Summary of infrastruct	ne provider comments	
Highways England		
Impact	Network Status	
Network Rail		
Yorkshire Water		
Treatment Works		
<b>Environment Agency</b>		
Constraints		
-		
LCC		
Ecology support		
Education comments		
Education comments		
Flood Risk		
FIOOD RISK		
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		
Other		
Heritage England		
Natural England		
Conclusions		
Submission Draft Plan Allocation	n	
Not allocated for housing	•	1

Thorner Lane - Oaklands Manor, Scarcroft
Site Plan ref: n/a SHLAA ref: 830

Submission Draft Plan Allocation Conclusion

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

Site Deta	Site Details							
Easting	433887	Northing	441001	Site area ha	3.84	SP7	Other	
HMCA	Outer North	East			Ward	Harewood		
Site Chai	racteristic	cs						
Site type	Greenfield							
On-site land	On-site land uses - None							
Adjacent la	nd uses - No	one						
Other land uses - None								
Topograph	ıy				Landscape			
Boundarie	S				Road front	No		
Description								

#### Spatial relationships

<b>UDP Designations</b>		
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

0.00	% overlap
0.00	
0.00	
<b>✓</b>	
	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	

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	6978.70	
Nearest bus s	12676	
Nearest bus stop distance	(m)	715.75

Agricultural classification		
Grade	Percent	
Grade 3	100	

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
	Overlaps Conservation Area
	Overlaps Listed Building
✓	Overlaps N37 SLA
	Overlaps Strat. Employment buffer

Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	V
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

Tarn Lane - Brandon Hall LS17

Site Plan ref: n/a SHLAA ref: 1001

Greenbelt assessment not required					
Summary of infrastructure pro	vider comments				
Highways England					
Impact	Network Status				
Network Rail					
Yorkshire Water Treatment Works					
Treatment treme					
<b>Environment Agency</b>					
Constraints					
LCC					
Ecology support					
Education comments					
Flood Risk					
Utilities					
Gas					
Electric					
Listano					
Fire and Rescue					
Telecoms					
Other					
Heritage England		П			
Natural England					
Conclusions					
Submission Draft Plan Allocation					
Not allocated for housing					

#### Tarn Lane - Brandon Hall LS17

Site Plan ref: n/a SHLAA ref: 1001

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	n 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

% overlap

Description

#### Spatial relationships

#### **UDP Designations**

100.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

#### Core Strategy

Main Urban Area	0.00	% overla
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

#### **Regeneration Areas**

Inner 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
Nearest train station	(	Cross Gates
Nearest train station distance	(m)	6034.26
Nearest bus s	top	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area **~** Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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.

Grove Road, Boston Spa

Site Plan ref: HG3-10 SHLAA ref: 1008

#### **Site Details**

Easting	443359	Northing	445027	Site area ha	3.88	SP7	Smaller Settlement Extension
HMCA	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

Topogra	hy Flat	Landscape	Limited Tree Cover
Boundar	es 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.

#### Spatial relationships

#### **UDP Designations**

		1
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	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

#### **Core Strategy**

0.00	% overlap
0.00	
0.02	
<b>✓</b>	
	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	

LCC ownership %		0.00
Nearest train station		Garforth
Nearest train station distance	(m)	11722.64
Nearest bus s	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) No Public Transport but some local services 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 3 Boston Spa sites are taken forward. Visibility at some local junctions is not ideal, but no accident record to speak of. Total score Mitigation measures Footways needed to site frontage and possible road widening. Possible traffic management works on High Street and works to J45 9 if all Boston Spa sites are taken forward Highways site support yes with mitgation 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 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

Planning History	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.	АР	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

Natural England

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	n 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 seperates 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**

99.97	% overlap
0.00	·
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

#### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

#### **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance (	(m)	8327.70
Nearest bus s	top	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		Overlaps Public Right of Way
Overlaps SEGI		Overlaps SFRA Flood Zone
Overlaps LNA		Overlaps EA Flood Zone
Overlaps LNR		Overlaps HSE Major Hazard
Overlaps Conservation Area	<b>✓</b>	Overlaps HSE Gas Pipeline
Overlaps Listed Building		Overlaps Pot. Contamination
Overlaps N37 SLA	✓	Overlaps Minerals Safeguarded
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m

#### **Greenbelt Assessment**

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

Would development lead to/cons	No	
Would development result in an i	No	
Is the site well connected to the	Yes	
Would development round off the	No	
Is there a good existing barrier b and the undeveloped land?	Yes	
Unrestricted Sprawl Conclusion Low potential to lead to unrestrict		ed sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	Yes	
Do features provide bour	daries 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/adjac	nt to conservation area/listed building/historical features?	Yes	
Can developmen	preserve this character?	Yes	
Character Conclu	on 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 and 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 2

#### Wetherby Road (land to west), south of Bardsey

Site Plan ref: n/a SHLAA ref: 1027

A		
Access comments	by Road maybe difficult to achieve due to road alignment	1
visibility onto wether.	ny Road maybe dimicult to achieve due to road angriment	2
Local network comme	nts	
possible spare capacit	y but cumulative issues	4
Mitigation measures		Total score
		8
Highways site support		1
no		
Contingent on other si	ites	
Highways England		
Impact No material i	impact Network Status No objection	
Potential for cumulation	ve 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	
ordinated with Yorksh site. The forthcoming YW's investment. It is into account available	capacity at Wetherby for new development. Development that will connect to the public sewer system needs to hire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forwas a particularly important that sites which represent a 10% or greater increase in population served by the works a sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any plate be possible for the developer to provide contributions. The amount would be determined by a developer funder	I to serve the ard in line with should take anned
Environment Agend	cy	
Constraints		
FZ2 & FZ3 abuts north	h of site. Main river (Collingham Beck) to north of site. See comments in main text of our response	
LCC		
Ecology support	Supported with mitigation	
	ation to protect and enhance the wildlife corridor of Bardsey Beck to the north east. Retain a minimum 20 metre er Voles and bats to consider.	s corridor to
Education comments		
Flood Risk		
Please Note: any deve	Zone 1, There is a risk of flooding from Bardsey and Gill Becks to the North and NE corner of the site. elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC there eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	fore reserves
Utilities		
Gas		
Electric		

# 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

Wetherby Road (land to west), south of Bardsey

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 Det	ails							
Easting	436273	Northing	442111	Site area ha	12.82	SP7	Other Rural Extension	
HMCA	Outer North	n East			Ward	Harewood		
0.1 01					·			
Site Cha	racteristi	cs						
Site type   Greenfield								
On-site land uses - None								
Adjacent land uses - None								
Other land	uses - None							
Topograpl	hy				Landscape			
Boundarie	es				Road front	No		

#### Spatial relationships

Description

<b>UDP Designations</b>		
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 Strateg	у

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regene	ration	<b>Areas</b>
--------	--------	--------------

Inner 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
Nearest train station	(	Cross Gates
Nearest train station distance	(m)	7665.02
Nearest bus s	top	14002
Nearest bus stop distance	(m)	313.64

Agricultural classification		
Grade	Percent	
Grade 3	48.12	
Grade 4	51.88	

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
<b>✓</b>	Overlaps Conservation Area
	Overlaps Listed Building
<b>✓</b>	Overlaps N37 SLA
	Overlaps Strat. Employment buffer

Overlaps Public Right of Way	
Overlaps I ablic Hight of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>~</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

Wetherby Road (land to west), north of Scarcroft

Not allocated for housing

Site Plan ref: n/a SHLAA ref: 1028

Greenbelt assessment not required
Summary of infrastructure provider comments
Highways England Impact Network Status
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 The state of
Heritage England
Natural England
rection England
Conclusions
Submission Draft Plan Allocation

#### Wetherby Road (land to west), north of Scarcroft

Site Plan ref: n/a SHLAA ref: 1028

Submission Draft Plan Allocation Conclusion

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

one Details	Site	<b>Details</b>
-------------	------	----------------

Easting	437292	Northing	439291	Site area ha	1.37	SP7	Other Rural Extension
HMCA	Outer North	n 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**

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

#### Core Strategy

% overlap

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>y</b>	

#### **Regeneration Areas**

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

Agricultural classific	cation
Grade	Percent
Grade 3	100

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps N37 SLA	<b>✓</b>
Overlaps Strat. Employment buffer	

Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

Sandhills (land to east), Thorner

Site Plan ref: n/a SHLAA ref: 1031

Greenbelt assessment no	t required		
Summary of infrastruc	ture provider comments		
Highways England			
Impact	Network Status		
Network Rail			
Yorkshire Water			
Treatment Works			
<b>Environment Agency</b>			
Constraints			
LCC			
Ecology support			
Education comments			
Flood Risk			
Utilities Gas			
Gas			
Flactuic			
Electric			
Fire and Rescue			
Telecoms			
Other			
Heritage England			
Natural England			
J			

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	

# Sandhills (land to east), Thorner

Site Plan ref: n/a SHLAA ref: 1031

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
1/01467/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.

C:1-	Detail	_
<b>SITE</b>	Detail	

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

#### **Site Characteristics**

Site type	Greenfield
Oito typo	Ol collitora

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descr	iption

# Spatial relationships

#### **UDP Designations**

obi besignations	
N32 Greenbelt	0.00
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	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

% overlap

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>y</b>	

# **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	(m)	6244.84
Nearest bus s	5614	
Nearest bus stop distance	(m)	212.14

Agricultural classification		
Grade Percent		
Grade 3	100	

Ove

	Overlaps Public Right of Way
•	Overlaps SFRA Flood Zone
•	Overlaps EA Flood Zone
	Overlaps HSE Major Hazard
	Overlaps HSE Gas Pipeline
•	Overlaps Pot. Contamination
	Overlaps Minerals Safeguarded
Г	Overlaps Minerals Safeguarded 100m

Carr Lane, Thorner, LS14

Site Plan ref: n/a	SHLAA ref: 1040

Greenbelt assessment no	ot required	
Summary of infrastruc	cture 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		
Electric		
Fire and Rescue		
Telecoms		
Other		
Heritage England		
Natural England		
<u> </u>		
Conclusions		
Submission Draft Plan Alloca	ation	1
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	n 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	✓	

% 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

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

Agricultural classification				
Grade Percent				
Grade 2	100			

#### Main Street (north of), Aberford LS25

**Ecology support** 

grassland assemblages

Supported with mitigation

Site Plan ref: n/a SHLAA ref: 1048 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline **~** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 3 Access comments Access could be achieved towards the southern end of the site off Main Street, subject to possible village gateway treatment. 4 Preferred option would be from the track (looks like former A1) to the east, subject to having the ability to create footways and adopt. Local network comments Potential need to provide mitigation / footways to track (to east) considered in access comment. 5 Total score Mitigation measures Gateway feature on Main Street, footways to access road to east 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

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

#### 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 Alloca	tion
Not allocated for housing	
Submission Draft Plan Alloca	tion 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 prefore the location does not align with the spatial development strategy.

Site Plan ref: n/a SHLAA ref: 1055A

#### **Site Details**

Easting	444461	Northing	446326	Site area ha	60.33	SP7	Other
24011119		9		one area na	00.00		C in or
HMCA	Outer North	Fact			Ward	Wetherby	
TIVICA	HMCA Outer North East			vvaru	vvctriciby		

#### **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

% overlap

#### 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.

#### Spatial relationships

#### **UDP Designations**

our besignations	
N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	1.44
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	✓	

% 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

LCC ownership	0.11	
Niconcet tusin station		Caufauth
Nearest train station	Garforth	
Nearest train station distance (	13262.82	
Nearest bus s	4322	
Nearest bus stop distance (	(m)	464.10

Agricultural classification				
Grade	Percent			
Grade 2	3.67			
Grade 3	3.04			
Urban	93.29			

Site Plan ref: n/a SHLAA ref: 1055A

Overlaps SSSI		Overlaps Public Right of Way	$\checkmark$	
Overlaps SEGI	<b>✓</b>	Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building Overlaps N37 SLA		Overlaps Pot. Contamination Overlaps Minerals Safeguarded	<b>✓</b>	
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m	<b>✓</b>	
Overlaps strut. Employment burier		overlaps willierals sureguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Currently v poor access to services - size of	of site offers opportu	unites		1
Access comments				
site of this size likely to require signficant	new access and relie	ef road		3
Local network comments				
dev of this size likely to require relief road	l			_ 3
Mitigation measures				Total score
signiicant mitigation required, relief road a	and public transport	improvements		7
Highways site support				
Yes with mitigation				
Contingent on other sites				
Highways England				
Impact	Network Status			
Network Rail				
<b>Yorkshire Water</b>				
Treatment Works				
<b>Environment Agency</b>				
Constraints				
LCC				
Ecology support				

Site Plan ref: n/a SHLAA ref: 1055A

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage 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

Natural England

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 Plan ref: n/a SHLAA ref: 1055B

#### **Site Details**

Easting	445188	Northing	446342	Site area ha	64.65	SP7	Other
HMCA	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	✓	

% 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

LCC ownership	0.04
Nearest train station	Garforth
Nearest train station distance	13505.32
Nearest bus s	364
Nearest bus stop distance	236.27

Agricultural classification			
Grade Percent			
Grade 3 0.2			
Urban	99.8		

Thorpe Arch Estate, Wetherby LS23 7BJ Site Plan ref: n/a SHLAA ref: 1055B Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **~** Overlaps Listed Building Overlaps Pot. Contamination **~ ~** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **V** 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 signficant new access and relief road 3 Local network comments dev of this size likely to require relief road 3 Total score Mitigation measures 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 Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC

**Ecology support** 

Site Plan ref: n/a SHLAA ref: 1055B **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.

# Main Street (off) - Cricket Field, Shadwell

Site Plan ref: n/a SHLAA ref: 1056

#### **Site Details**

Easting	434139	Northing	440036	Site area ha	1.83	SP7	Other Rural Extension
	.0,			orro ar oa ma		0. /	Other March Extension
HMCA	Outer North	Eact			Ward	Harewood	
TIIVICA	Outer North	Lasi			vvaru	i iai ewoou	

#### **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.

#### Spatial relationships

#### **UDP Designations**

oz. zoo.ga		
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	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	
S2S6 Town Centre Proposed Local Centre	0.00	

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

# **Regeneration Areas**

Inner 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	0.01	
Nearest train station	(	Cross Gates
Nearest train station distance	5987.22	
Nearest bus s	8117	
Nearest bus stop distance	175.53	

Agricultural classification		
Grade	Percent	
Grade 3	100	

# Site Plan ref: n/a SHLAA ref: 1056 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps N37 SLA **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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. Slaid Hill local centre only just beyond an acceptable walk. Bus services 3 but not to CS standard (20minute frequency quite good for ONE) Access comments It is assumed that the site has a boundary with Cricketers View? If so access could be achieved along this frontage. Vegetation 4 would be affected by the opening and creation of a designated route. Local network comments Strictly speaking a section Cricketers View would not comply with the SDG due to lack of a continuous designated route. Therefore 4 need to provide mitigation / designated route (where possible) to existing shared surface and/or separate pedestrian link to Main Street via track (to west). Total score Mitigation measures 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

Main Street (off) - Cricket Field, Shadwell

protected from development.

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

#### Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Main Street (off) - Cricket Field, Shadwell

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	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

% overlap

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**

97.23
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	2.77	
Overlaps Urban Extension		
Overlaps or barr Exterision	<b>✓</b>	

% 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

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	3225.29	
Nearest bus s	6568	
Nearest bus stop distance	(m)	190.11

Agricultural classification			
Grade Percent			
Grade 3	9.74		
Grade 3b	90.26		

Site Plan ref: n/a SHLAA ref: 1057	
Site Flairiei. II/a Sillan iei. 1037	
Overlaps SSSI	Overlaps Public Right of Way
Overlaps SEGI	Overlaps SFRA Flood Zone
Overlaps LNA	Overlaps EA Flood Zone
Overlaps LNR	Overlaps HSE Major Hazard
Overlaps Conservation Area	Overlaps HSE Gas Pipeline
Overlaps Listed Building	Overlaps Pot. Contamination
Overlaps N37 SLA	Overlaps Minerals Safeguarded
Overlaps Strat. Employment buffer	Overlaps Minerals Safeguarded 100m
Greenbelt Assessment	
1. Check the unrestricted sprawl of large built up areas	s
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 are and the undeveloped land?	ea Yes
Unrestricted Sprawl Conclusion High potential to lead to unre	estricted sprawl
2. Prevent neighbouring towns from merging	
Would development lead to physical connection of settlements	s? No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion No merging of settlements	
3. Assist in safeguarding the countryside from encroac	chment
Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	
Areas of protected/unprotected woodland/trees/hedgerows?	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	
Site does not perform an important	troic in suregulating from enclosed intent
4. Preserve the setting and special character of histori	ic towns
Site within/adjacent to conservation area/listed building/histor	rical features? No
Can development preserve this character?	
Character Conclusion No effect on the setting and special cha	racter of historic features
Overall Conclusion from assessment against all 4 purpocharacteristics of openness and permanence	oses of green belt and essential
	mer railway line now disused which forms a well-defined western edge of scholes and e site would jut out from this characteristic settlement form and constitute high

# Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments Core Strategy not fully met but some local services 3

# Scholes Lane, Scholes

Site Plan ref: n/a SHLAA ref: 1057

Access comments		
	at need to be lost for visibility splay. Footway may need to widened along frontage.	
	· · · · · · · · · · · · · · · · · · ·	4
Local network comments		
Spare capacity for this scale of dev	velopment.	
		<b>5</b>
Mitigation measures		Total score
Footway widening along frontage		
		12
Highways site support		1
yes with mitigation		
Contingent on other sites		1
no		
Highways England		
Impact No material impact	Network Status No objection	
n/a	,	
Network Rail		
Yorkshire Water		
Treatment Works Knostrop		
co-ordinated with Yorkshire Water' the site. The forthcoming AMP(6) with YW's investment. It is particul take into account available sewerage	arge works which serve the bulk of Leeds. Development that will connect to the public sewer system is Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provicted will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought for larly important that sites which represent a 10% or greater increase in population served by the worge and WwTW capacity. If a developer wants to bring a site forward before YW have completed ar	ded to serve orward in line orks should ny planned
improvements it may be possible for study.	for the developer to provide contributions. The amount would be determined by a developer funde	d feasibility
<b>Environment Agency</b>		
Constraints		
FZ1 under 1 ha. See comments in	main text of our response.	
LCC		
Ecology support Supported		
Supported		
Education comments		
Flood Risk		
Please Note: any development has	ning along the boundary to the North spotential potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC there ributions for such sites, to mitigate flood risk, elsewhere in the catchment.	fore reserves
Utilities		
Gas		
Electric		
Licetife		

#### 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	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	<b>~</b>	

% 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

LCC ownership	0.00
Nearest train station	Cross Gates
Nearest train station distance	2643.46
Nearest bus s	8060
Nearest bus stop distance	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA **~** Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Total score Mitigation measures Needs access to adopted highway 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** 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.

<b>Environment Agence</b>	y
Constraints	
FZ1 over 1 ha. See co	mments 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

|--|

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	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

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

% overlap

#### 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**

99.90
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.10	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	13895.07	
Nearest bus s	12309	
Nearest bus stop distance	(m)	210.03

Agricultural classification				
Grade Percent				
Grade 3	59.8			
Urban	40.2			

4

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

# Linton Lane - Cragg Hall Farm, Wetherby LS22

Site Plan ref: n/a SHLAA ref: 1070

Local network comments	3						
No footway provision on	the site frontage	. New footway upto	Avon Garth wo	uld be required.			
							4
Mitigation measures							Total score
Visibilty splay and footwa	ay works						10
High ways aits a man ant							
Highways site support yes							
J = 0							
Contingent on other sites							
no but potential benefits							
Highways England							
Impact No material imp	nact	Network Status	no objection				
n/a		Network Status	no objection				
11/4							
Network Rail							
Yorkshire Water							
	/etherby						
There is very limited cap ordinated with Yorkshire	acity at Wetherby	y for new developme	ent. Developmei MP) to ensure t	nt that will conne	ect to the public sev	ver system needs to	o be co-
site. The forthcoming A							
YW's investment. It is pa	articularly importa	ant that sites which	represent a 10%	6 or greater incre	ease in population s	served by the works	should take
into account available se							
improvements it may be	possible for the	developer to provide	contributions.	The amount wou	uld be determined b	by a developer fund	ed feasibility
study.							
<b>Environment Agency</b>							
Constraints							
FZ2 small part to east of	site. See comm	ents in main text of	our response.				
LCC							
Ecology support S	upported						
Supported							
Education comments							
Flood Risk							
Predominantly Flood Zor	ne 1 Part of site	along Eastern houng	lary is in Flood 7	one 2 - River W	harfe		
Please Note: any develop	pment has potent	tial to increase flood	risk elsewhere,	particularly deve	elopment of 'greenf	ield' sites. LCC ther	efore reserves
the right to ask for deve	loper contribution	ns for such sites, to	mitigate flood ri	sk, elsewhere in	the catchment.		
Utilities							
Gas							
Electric							
Fire and Rescue							
Telecoms							
TOICCOTTIS							

# 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	Α	95
11/04020/COND	Consent, agreement or approval required by conditions 4, 8, 9 and 13 of Planning Application 10/04438/FU	Α	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	Α	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

% overlap

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	n East			Ward	Harewood	-

#### **Site Characteristics**

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topograph	/	Landscape	
Boundaries		Road front	No

Description

# Spatial relationships

# **UDP Designations**

100.00 0.00 0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

# Core Strategy

		1
Main Urban Are	a 0.00	% overlap
Major Settleme	nt 0.00	
Minor Settleme	nt 0.00	
verlaps Urban Extensio	n 🗸	-

# **Regeneration Areas**

Inner 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
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 Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps LNA Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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

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u	u		•	ш	431	w	113

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

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

#### York Road - Homecroft, Scholes LS15 4NF

Site Plan ref: n/a SHLAA ref: 1089

Site		

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

#### **Site Characteristics**

Site type Brownfield

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 industial/storage uses on this part of York Road.

#### Spatial relationships

#### UDP Designations

obe besignations		
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	<b>✓</b>	

% 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

LCC ownership	0.00	
Nearest train station C		Cross Gates
Nearest train station distance (m)		4119.18
Nearest bus s	9233	
Nearest bus stop distance	(m)	122.06

Agricultural classification		
Grade	Percent	
Grade 3	100	

# Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments No Public Transport and very limited sevices Rank (1-5)

#### York Road - Homecroft, Scholes LS15 4NF

Site Plan ref: n/a SHLAA ref: 1089

Access comments		
	a B class development. Ghost Island required.	
		4
Local network comme	s scale of development, but ghost Island and footway improvements to A64 required.	
opare supusity for time	- Social di dotto opinioni, sui ginotti orana ana isottiaj improtoniono to no i roquiroa.	4
Mitigation measures		Total score
Ghost Island and foot	tway improvements to A64 required.	10
Highways site support		
yes with mitigation, g	given the fall back position.	
Contingent on other sino	ites	
Highways England		
Impact No material	impact Network Status No objection	
n/a		
Network Rail		
110tWork Run		
Yorkshire Water		
Treatment Works	Knostrop  Which serve the bulk of Leeds. Development that will connect to the public sewer system.	noodo to bo
co-ordinated with Yor the site. The forthcor with YW's investment take into account avail	rkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provide ming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward. It is particularly important that sites which represent a 10% or greater increase in population served by the workailable sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any be possible for the developer to provide contributions. The amount would be determined by a developer funded for the developer to provide contributions.	d to serve vard in line ks should planned
Environment Agend	CV	
Constraints		
FZ1 over 1 ha. See co	comments in main text of our response.	
LCC	Supported	
Ecology support Supported	Supported	
Сарронов		
Education comments		
Flood Risk		
Please Note: any deve	is a drain running along the boundary to the East elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefor eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	re reserves
and right to dak for de	2000-200 Communication of Substitution, to managere mode many observations in the determinant.	
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	Α	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	HMCA Outer North East		Ward	Cross Gates	s 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**

99.99	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
1.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0

# **Core Strategy**

Main Urban Area	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.01	
Overlaps Urban Extension	<b>V</b>	'
	_	

% 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

LCC ownership	53.60	
Nearest train station	Cross Gates	
Nearest train station distance (m)		2481.82
Nearest bus s	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			Overlaps Public Right of Way		✓
Overlaps SEGI	<b>✓</b>		Overlaps SFRA Flo	ood Zone	✓
Overlaps LNA	✓		Overlaps EA Flo	ood Zone	$\checkmark$
Overlaps LNR			Overlaps HSE Majo	r Hazard	
Overlaps Conservation Area	<b>✓</b>		Overlaps HSE Gas	Pipeline	✓
Overlaps Listed Building			Overlaps Pot. Contain	mination	<b>✓</b>
Overlaps N37 SLA		C	Overlaps Minerals Safe	eguarded	
Overlaps Strat. Employment buffer		Overlap	s Minerals Safeguarde	ed 100m	
Greenbelt Assessment					
1. Check the unrestricted sprawl of la	arge built up ar	reas			
Would development lead to/constitute rible	oon development	?	No		
Would development result in an isolated d	evelopment?		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 that and the undeveloped land?	ne existing urban	area	Yes		
Unrestricted Sprawl Conclusion High pot	ential to lead to ι	unrestricte	ed sprawl		

### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		Yes		
	Do features provide bound	daries 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, con-	ld 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 section 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 Rank (1-5) Whole Site (1094A and 1094B) is an extremely large site that has very limited coverage of Public Transport and local services 1

### Red Hall Lane and Manston Lane (between)

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

Accocc	commonte

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

### 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

Knostrop

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

### **Environment Agency**

Constraints

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

### LCC

**Ecology support** 

Education comments

### Flood Risk

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

## 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

Red Hall Lane and Manston Lane (between)

Very large Green Belt site. Development of the site would not be acceptable in Green Belt terms as it would result in significant sprawl, coalesence 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	MCA Outer North East		Ward	Harewood			

### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topogra	hy Flat	Landscape	Limited Tree Cover
Boundar	es 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.

### Spatial relationships

### **UDP Designations**

100.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0

### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

### **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	9791.16	
Nearest bus s	3457	
Nearest bus stop distance	(m)	282.80

Agricultural classification		
Grade Percent		
Grade 3	100	

### Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments 2 buses per hour, 40% primary 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 comme	nts												
possible spare capacit	y but cumulative issues											_	
												4	
											_		_
Mitigation measures											10	tal so	ore
												11	
												• •	
Highways site support													
no													
Contingent on other s	tes												
Highways England													
Impact No material	mpact Netv	vork Status	No obje	ction									
Potential for cumulati	ve impact in combination	n with other sites	s. If site	still includ	ded at ne	xt sift as:	sess as p	art of We	etherby o	cluster.			
	1												
Network Rail													
Yorkshire Water	1												
Treatment Works	Wetherby												
	capacity at Wetherby for	new developme	ent. Deve	lopment t	hat will c	onnect to	o the pub	lic sewer	svstem	needs to b	oe co-		
ordinated with Yorksh	ire Water's Asset Manag	ement Plans (All	MP) to en	sure the r	ecessary	infrastru	ucture and	d capacit	y can be	provided t	to ser	ve th	
	AMP(6) will run from A												th
	particularly important the sewerage and WwTW c											таке	
	be possible for the deve											bility	
study.													
Environment Agend	ev .												
Constraints													
	to north of site, Main rive	er (Collinhambe	eck) runs a	alona site	boundary	v. See co	mments i	n main t	ext of ou	ır response	خ.		
122 d 120 smail part			ory runs c	along site	bouriaur j	y. 000 00							
LCC													
Ecology support	Supported with mitigati	on											
	ation to protect and enha e-clawed Crayfish to con		corridor o	of the Bar	dsey Beck	k. Retain	a corrido	or of min	mum 20	) metres fro	om th	ne bed	ck.
	]												
Education comments													
Flood Risk													
	Zone 1. Parts of site in F									00.11			
	elopment has potential to veloper contributions for								' sites. L	.CC therefo	ore re	serve	S 
Utilities	1												
Gas													
Gus													
	-												
Electric													
Fire and Rescue	1												
THE AND RESCUE													

## 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

First Avenue (land west of), Bardsey

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.

Green Lane (land east of), Boston Spa LS23

Site Plan ref: n/a SHLAA ref: 1107

### **Site Details**

Easting	443767	Northing	444952	Site area ha	9.47	SP7	Smaller Settlement Extension
HMCA	Outer North	n 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 predominantley 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 gentley 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	<b>✓</b>	

### **Regeneration Areas**

Inner 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	
Nearest train station		Garforth
Nearest train station distance	11751.08	
Nearest bus s	1296	
Nearest bus stop distance	197.62	

Agricultural classification					
Grade	Percent				
Grade 2	57.53				
Grade 3	42.47				

### 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 countyside 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.

Rank (1-5)
1

### Green Lane (land east of), Boston Spa LS23

Site Plan ref: n/a SHLAA ref: 1107

Accocc	commonte

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

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

## 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

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.

Green Lane (land east of), Boston Spa LS23

Submission Draft Plan Allocation Conclusion

Site Plan ref: n/a SHLAA ref: 1108

### **Site Details**

Easting	442577	Northing	444372	Site area ha	0.63	SP7	Other Rural Extension
HMCA	Outer North	n 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**

4		
% overlap	98.16	N32 Greenbelt
	0.00	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.

### **Core Strategy**

0.00	% overlap
0.00	
0.00	
<b>✓</b>	
	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	

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

### Willow Lane (land west of), Clifford LS23 Site Plan ref: n/a SHLAA ref: 1108 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Total score Mitigation measures 5 Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints

LCC
Ecology support Supported
Supported (Green)

# SHE Plan ref: n/a SHLAA ref: 1108 Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other Heritage England Natural England Conclusions

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.

Willow Lane (land west of), Clifford LS23

Submission Draft Plan Allocation Not allocated for housing

Submission Draft Plan Allocation Conclusion

Topography	Landscape		
Boundaries	Road front	No	

### Spatial relationships

Adjacent land uses - None

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	<b>✓</b>	

|--|

Inner 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
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 Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	
	Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded

Cinder Lane (land west of), Clifford, LS23
Site Plan ref: n/a SHLAA ref: 1109

Greenbelt assessment not requ	ired	
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 bousing		

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.

### Trip Lane (land at), Linton

Site Plan ref: n/a SHLAA ref: 1121

### **Site Details**

Easting	438668	Northing	446711	Site area ha	2.11	SP7	Other Rural Extension
HMCA	A 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

% overlap

### 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.

### 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

### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	
	_	

% 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

LCC ownership	0.00	
Nearest train station		Cross Gates
Nearest train station distance (		12494.20
Nearest bus s	top	6144
Nearest bus stop distance (	(m)	283.45

Agricultural classification			
Grade Percent			
Grade 3	100		

### Trip Lane (land at), Linton

**Ecology support** 

Supported

Supported (Green). Linton Common SSSI within 200m. Consideration for Thistle Broomrape required.

Site Plan ref: n/a SHLAA ref: 1121 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **~** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 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 1 Local network comments The local network is substandard, single track and no footway provision. Also unadopted. 1 Total score Mitigation measures 4 Highways site support Contingent on other sites **Highways England** Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC

### Trip Lane (land at), Linton

SHLAA ref: 1121

Site Plan ref: n/a

Education comments
Flood Risk
Utilities
Gas
Electric
Fire and Rescue
The did rescue
Telecoms
Other
Heritage England
Natural England
Conclusions
Conclusions
Submission Draft Plan Allocation
Not allocated for housing
9

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	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	<b>✓</b>	

### **Regeneration Areas**

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

LCC ownership	0.00	
Nearest train station	st 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)

Ecology support

Supported (Green)

Supported

Site Plan ref: n/a SHLAA ref: 1130 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area **V** Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **~** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m 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 Total score Mitigation measures 4 Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC

### 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 Alloca	tion	
Not allocated for housing	11011	
Two anocated for flousing		
0 1 1 1 5 6 51 111		

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.

### Field Lane (south of), Aberford

Site Plan ref: n/a SHLAA ref: 1131

Site	Deta	ils

Easting	443496	Northing	437587	Site area ha	0.81	SP7	Other Rural Extension
HMCA	Outer North	n 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 bounderies.

### 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	<b>✓</b>	

### **Regeneration Areas**

0.00	% overla
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

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

Agricultural classification					
Grade	Percent				
Grade 3	100				

### Field Lane (south of), Aberford

Site Plan ref: n/a SHLAA ref: 1131

Overlaps SSSI Overlaps Public Right of Way	
Overlaps SEGI	
Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline □	
Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps N37 SLA Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
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
Thingation mouseres	
	6
Highways site support	
no	
Contingent on other sites	
Highways England	
Impact Network Status	
Network Rail	
Network Rail	
Yorkshire Water	
Treatment Works	
Heathert works	
Environment Agency	
Constraints	
LCC	
Ecology support Supported	
Supported (Green)	

### Field Lane (south of), Aberford

Site Plan ref: n/a SHLAA ref: 1131

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.

### Lotherton Lane (land south of)

Site Plan ref: n/a SHLAA ref: 1132

### **Site Details**

Easting	443417	Northing	436820	Site area ha	0.4	SP7	Other Rural Extension
HMCA	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.

### 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 0.00 S2S6 Town Centre **Proposed Local Centre** 0.00 Sch. Ancient Mon. 0.00

### **Core Strategy**

Main Urban Area	0.00	% overla
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

Inner 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	
Nearest train station	Ea	ist Garforth
Nearest train station distance	(m)	4203.69
Nearest bus s	8198	
Nearest bus stop distance	(m)	77.12

Agricultural classification					
Grade Percent					
Grade 3	100				

### Lotherton Lane (land south of)

N39B.

Site Plan ref: n/a SHLAA ref: 1132 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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? Is there 3rd party land between site and Lotherton Lane? Assuming no 3rd party land, access 1 could be achived but visibilty splay would have a significant impact of the frontage hedgerow and trees. Local network comments Acceptable for small development. Footway improvement required to site frontage. 5 Total score Mitigation measures 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 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

### Lotherton Lane (land south of)

Site Plan ref: n/a SHLAA ref: 1132 **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 Plan ref: n/a SHLAA ref: 1134

### **Site Details**

Easting	440326	Northing	437502	Site area ha	6.25	SP7	Smaller Settlement Extension
HMCA	IMCA 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.

### Spatial relationships

### **UDP Designations**

99.88	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0

### **Core Strategy**

	_
Main Urban Area 0.0	0 % overlap
Major Settlement 0.0	0
Minor Settlement 0.1.	2
verlaps Urban Extension	_

### **Regeneration Areas**

Inner 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
Nearest train station	Garforth
Nearest train station distance	3894.70
Nearest bus s	7355
Nearest bus stop distance (	267.50

Agricultural classification			
Grade Percent			
Grade 2	100		

Site Plan ref: n/a	SHLAA ref: 1134			
Overlaps Overlaps Overlaps Overlaps Overlaps Overlaps Conservation Overlaps Listed Bu Overlaps Strat. Employment by	SEGI SENA SENA SENA SENA SENA SENA SENA SENA	Overla Overlap Overlap Overlaps Overlaps M	Public Right of Wa aps SFRA Flood Zon erlaps EA Flood Zon os HSE Major Hazar aps HSE Gas Pipelin s Pot. Contaminatio Minerals Safeguarde s Safeguarded 100r	e
Greenbelt Assessment				
1. Check the unrestricted spray	wl of large built up areas			
Would development lead to/constit	ute ribbon development?	No		
Would development result in an iso	lated development?	No		
Is the site well connected to the bu	ilt up area?	No		
Would development round off the s	settlement?	No		
Is there a good existing barrier beta and the undeveloped land?	ween the existing urban area	No		
Unrestricted Sprawl Conclusion H	igh potential to lead to unrestrict	ted sprawl		
2. Prevent neighbouring towns Would development lead to physica Do features provide boundaries to	al connection of settlements?	No No		
Coalescence Conclusion No mergi	ing but there is no defensible boo	undary		
3. Assist in safeguarding the constrong defensible boundary between Does the site provide access to the Does the site include local/national Areas of protected/unprotected wo Site includes Grade 1, Grade 2 or	en site and urban area countryside nature conservation areas? odland/trees/hedgerows?	No No No		
Does the site contain buildings	irade sa agriculturar land:	Yes		
Are these buildings used for agricul	Itural nurnosos?	No		
Encroachment Conclusion Site doe		No in safegua	rding from encrose	ament
4. Preserve the setting and spe			rung nom encroad	ment
Site within/adjacent to conservation	n area/listed building/historical fo	eatures?	Yes	
Can development preserve this cha	racter?		Yes	
Character Conclusion   Marginal effe	ect on the setting & special chara	acter, could	be mitigated again	st 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 contitute 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

Cummary of mindotal operation comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Core Strategy not fully met. Some local services. Lack of nearside footways	3
	3

Site Plan ref: n/a SHLAA ref: 1134

Local network comments Spare capacity in the focal network but some impact likely. Lack of footways towards village centre  A  Midigation measures  Local traffic management measures maybe necessary and fontway provision.  111  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 duster.  Network Rail  Yorkshire Water  Treatment Works   Barwick in Elmet  There is capacity of will run from april 2015 to March 200. Plensing is one method used to ensure site are brought forward in line with YVs 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 severage and WVYT (vaperty). If a development set forward in line with YVs 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 severage and WVTV (vaperty). If a development with the amount would be determined by a developer funded feasibility study.  Environment Agency  Constraints  Lice C  Environments  Finand Risk  Roud Zone 1  Roud Zone 2  Roud Zone 1  Roud Zone 1  Roud Zone 1  Roud Zone 2  Roud Zone 1  Roud Zone 1  Roud Zone 2  Roud Zone 1  Roud Zone 1  Roud Zone 2  Roud Zone 1  Roud Zone 1  Roud Zone 1  Roud Zone 2  Roud Zone 2  Roud Zone 1  Roud Zone 2  Roud Zone 1  Roud Zone 2  Roud Zone 2  Roud Zone 2  Roud Zone 2  Roud Zone 1  Roud Zone 2  Roud Zone 3  Roud Zone 2  R	Access comments					
Lacal network comments Spare capacity in the local network but some impact likely. Lack of footways towards village centre  Total score  Miligation measures Local traffic management measures maybe necessary and footway provision.  It is impact to management measures maybe necessary and footway provision.  It is impact to management measures maybe necessary and footway provision.  It is impact to make the management measures maybe necessary and footway provision.  It is impact to make the management measures maybe necessary and footway provision.  It is impact to make the management measures maybe necessary and footway provision.  It is impact to make the management of t		perford Road				
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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	Flood Risk					
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						
Utilities Gas	Please Note: any dev		fore reserves			
Gas	the right to ask for de	eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.				
Gas	Hilities					
Electric	Cus					
Electric						
	Electric					

Site Plan ref: n/a	SHLAA rei: 1134		
Fire and Rescue			
Telecoms			
Other			
Heritage England			
Natural England			
Conclusions			
Submission Draft Plan Allocati	on		

### Submission Draft Plan Allocation Conclusion

Not allocated for housing

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	n East			Ward	rd Harewood	

### **Site Characteristics**

Site type Greenfield

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	
rlaps Urban Extension	

% 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

LCC ownership %		0.00
Nearest train station		Cross Gates
Nearest train station distance		3175.29
Nearest bus s	top	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 Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded aps Minerals Safeguarded 100m
Greenbelt Assessment	
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 No
	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 unrestrict	ted sprawl
Prevent neighbouring towns from merging  Would development lead to physical connection of settlements?  Do features provide boundaries to contain the development?  Coalescence Conclusion No merging but would significantly reduced.	No No e the green belt gap
3. Assist in safeguarding the countryside from encroachme	ent
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 safeg	guarding from encroachment
4. Preserve the setting and special character of historic tow	wns
Site within/adjacent to conservation area/listed building/historical fe	
Can development preserve this character?	Yes
	acter, could be mitigated against through appropriate detailed design
Overall Conclusion from assessment against all 4 purposes characteristics of openness and permanence  Site relates poorly to the existing urban area and would jut out into	o the open countryside. The site would adjoin the East Leeds Extension to its
west boundary and would represent significant sprawl which is no	it well contained. The site would also breach the proposed East Leeds Orbital me main urban area and the Green Belt. In addition the site would also

### Summary of infrastructure provider comments

urban areas from appearing to merge.

· · · · · · · · · · · · · · · · · · ·	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Core Strategy not fully met and limited local services. Extra footway needed on Scholes	Lane <b>2</b>

significantly reduce the Green Belt gap between the urban conurbation of Leeds and Scholes, to an unacceptable level to prevent the two separate

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

Site Plan ref: n/a SHLAA ref: 1139

Electric

Access comm	nents				
A64 unless it	also invo		sting Morwick Ha	otway would need to be created along this frontage. No access from II access. If Morwick Hall could also be served from Scholes Lane, ve.	4
Local networ	k commei	nts			
Extra footwa	y required	I to Scholes Lane. Sign	alisation of Schol	les Lane / A64	4
Mitigation me	acurac				Total score
		I to Scholes Lane. Sign	aalisation of Schol	les Lane / A64	10
Highways site	e support				
	there are			could contribute to improved local services and PT. A reduced site be acceptable.	
Highways I	ngland				
<u> </u>	material i	'	work Status	No objection	
Potential for	cumulativ	ve impact in combinatio	n with other sites	s. If site still included at next sift assess as part of East Leeds cluster.	
Network Ra	ail				
Yorkshire V	Vater				
Treatment W		Knostrop			
co-ordinated the site. The with YW's in take into acc	with York forthconvestment. ount avail	sshire Water's Asset Ma ning AMP(6) will run fro It is particularly impor lable sewerage and Ww	anagement Plans om April 2015 to tant that sites wh vTW capacity. If a	bulk of Leeds. Development that will connect to the public sewer system (AMP) to ensure the necessary infrastructure and capacity can be proviously as the provious March 2020. Phasing is one method used to ensure sites are brought for hich represent a 10% or greater increase in population served by the work adveloper wants to bring a site forward before YW have completed an contributions. The amount would be determined by a developer funder	ded to serve brward in line orks should by planned
Environme	nt Agend	<b>Ey</b>			
Constraints					
FZ1 over 1 h	a. See co	mments in main text o	f our response.		
LCC					
Ecology supp		Not supported			
Not supporte also valuable		No designated sites bu	t there is valuable	e parkland habitat south and west of Morwick Hall. Dead wood habitat a	and hedgerows
Education co	mments				
Flood Risk					
Please Note:	any deve	lopment has potential t	to increase flood	d a public foul sewer serving Morwick Hall. risk elsewhere, particularly development of 'greenfield' sites. LCC therei nitigate flood risk, elsewhere in the catchment.	fore reserves
			·	-	
Utilities					
Gas					

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

SHLAA ref: 1139

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

## Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

## 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	HMCA Outer North East					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.

## 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	<b>~</b>	

## **Regeneration Areas**

Inner 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
Nearest train station	Cross Gates
Nearest train station distance	9499.91
Nearest bus s	11962
Nearest bus stop distance	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? Nο 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? 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 Nο Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? Nο 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? 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? 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	Rank (1-5)
2buses per hour, 100% primary - very small site	3

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

Site Plan ref: HG2-24 SHLAA ref: 1153

0							
Access comments site frontage should accommodate visibility onto Keswick Lane							
site fro	ntage snould a	ccommodate visibil	ity onto Keswick Lan		5		
	etwork comme						
spare c	apacity but cur	mulative issues			4		
					4		
Mitigati	on measures				Total score		
Yes							
					12		
Highwa	ys site support	t					
yes							
Contino	jent on other s	ites					
	,						
Highw	ays England						
Impact	No material	impact	Network Status	No objection			
n/a							
		1					
Netwo	ork Rail						
Yorks	nire Water						
Treatm	ent Works	Wetherby					
There i	s very limited	capacity at Wetherb	y for new developme	nt. Development that will connect to the public	sewer system needs to be co-		
ordinat	ed with Yorksh	nire Water's Asset M	Management Plans (A	IP) to ensure the necessary infrastructure and ca	apacity can be provided to serve the		
				th 2020. Phasing is one method used to ensure sepresent a 10% or greater increase in population			
into ac	rount available	s particularly import sewerage and Ww	TW capacity. If a dev	eloper wants to bring a site forward before YW l	nave completed any planned		
				contributions. The amount would be determined			
study.							
Enviro	nment Agen	су					
Constra	ints						
FZ1 un	der 1 ha. See	comments in main	text of our response.				
		=					
LCC							
Ecology	/ support	Supported					
Suppor	ted						
Educati	on comments	1					
Ludodii	011 0011111101110						
Flood F	lisk						
Flood 2	Zone 1						
		elopment has poten	itial to increase flood	isk elsewhere, particularly development of 'gree	enfield' sites. LCC therefore reserves		
the rig	nt to ask for de	eveloper contributio	ns for such sites, to	itigate flood risk, elsewhere in the catchment.			
Utilitie							
Utilitie	es						
Gas	es						
	es						
Gas							

## 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					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

Topograph	y Flat	Landscape	Limited Tree Cover
Boundarie	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	<b>✓</b>	

% 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

LCC ownership	0.00	
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		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure prov	vider comment:	s		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Core Strategy not fully met but some loc	al services. Not clea	ar if there is pedestrian access to High S	treet?	
,		g		4
Access comments				
No frontage to adopted highway. Needs	access from adjace	nt land.		
				1
Local network comments				
Could be cumulative issues on High Stree	et and J45 if other E	Boston Spa sites are taken forward.		4
Mitigation measures				Total score
Possible traffic management works on Hi	gh Street and work	s to J45 if all Boston Spa sites are taken	n forward	9
Highways site support				
yes subject to access				
Contingent on other sites				_
Highways England				
Impact No Material Impact	Network Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Thorp Arch				
There is no capacity at Thorp Arch for no Yorkshire Water's Asset Management Plate forthcoming AMP(6) will run from April 2 investment. It is particularly important the account available sewerage and WwTW improvements it may be possible for the study	ans (AMP) to ensure 2015 to March 2020 nat sites which repr capacity. If a develo	e the necessary infrastructure and capaci Phasing is one method used to ensure esent a 10% or greater increase in popu oper wants to bring a site forward before	ity can be provided to serve the sites are brought forward in line plation served by the works should the two the two that the two the two that the two that the two two the two two the two two two two two the two	site. The with YW's Id take into ed
Environment Agency				
Constraints				
F71 over 1 ha. See comments in main te	vt of our response			

## Church Street, Boston Spa

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

LCC	
Ecology support	Supported
Supported	
Education comments	
EL 1811	
Flood Risk	
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
E: 15	1
Fire and Rescue	
Telecoms	
Other	
Heritage England	
	e Boston Spa and Thorpe Arch Conservation Area. When originally designated, it is presumed that this open area was
	n important contribution to the character or appearance of the Conservation Area. Therefore, it its loss and subsequent development would result in harm to that part of the designated area.
	the Council to preserve or enhance the character or appearance of its Conservation Areas, there will need to be some
assessment of what co	ontribution this plot of land makes to the character of the Conservation Area. If this area does make an important contribution
	e Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be se within the Boston Spa and Thorpe Arch Conservation Area. When originally designated, it is presumed that this open area
was	wallin the bester opa and morpe have bester and have a whole originally designated, it is presumed that this open area
	n important contribution to the character or appearance of the Conservation Area. Therefore, it its loss and subsequent development would result in harm to that part of the designated area.
	the Council to preserve or enhance the character or appearance of its Conservation Areas, there will need to be some
assessment of what co	ontribution 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 acceptable.	e Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be
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

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**

		3
% overlap	99.23	N32 Greenbelt
	0.00	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.

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.77	
Overlaps Urban Extension	<b>V</b>	

## **Regeneration Areas**

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

LCC ownership '	% 0.03
Nearest train station	Garforth
Nearest train station distance (n	n) 10088.01
Nearest bus sto	p 8604
Nearest bus stop distance (n	n) 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 Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **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? Nο 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 Yes and the undeveloped land? 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

## 4. Preserve the setting and special character of historic towns

Are these buildings used for agricultural purposes?

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 historia	features

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

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

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	Rank (1-5)
Core Strategy not fully met. Some local services. Nearside footways may need to be widened.	3

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

Site Plan ref: n/a SHLAA ref: 1155

A		
Access comments	lifford Road can accommodate an access. Second access would be desirable given size of development,	
possible ghost island	inford Road carraccommodate air access. Second access would be desirable given size or development,	4
Local network comme	pate	
	local network but some impact likely. Development large relative to existing settlement.	
spare dapasity in the	local network but some impact interfy. Development large rolative to existing section of the	4
Mitigation measures		Total score
Possible traffic manag	gement measures required and ghost island	11
		11
Highways sits suppor		
Highways site suppor yes	t .	
,		
Contingent on other s	ites	
no		
Highways England		
Impact No material		
<u> </u>	ive impact in combination with other sites. If site still included at next sift assess as part of Wetherby cluster.	
Network Rail		
Yorkshire Water	]	
	Thorn Arch	
There is no capacity of	Thorp Arch  Thorp Arch for new development. Development that will connect to the public sewer system needs to be co-c	ardinated with
Yorkshire Water's Ass	set Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the si	te. The
	will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line v	
	icularly important that sites which represent a 10% or greater increase in population served by the works should verage 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 funder	
study.		
<b>Environment Agen</b>	су	
Constraints		
FZ1 over 1 ha. See c	omments in main text of our response.	
LCC		
Ecology support	Supported	
Supported		
	1	
Education comments		
Flood Risk		
	s a public surface water sewer in the SE corner of the site and a small section of culvert in the North of the site.	
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therei eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	fore reserves
and right to ask for de	oreign continuations for such sites, to minigate nood har, discurred in the edicilinent.	
Utilities		
Gas		
Floatria		
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 Alloca	tion	
Not allocated for housing		
0   1   1   1   1   1   1   1   1   1		

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.

## Bramham Road (land to east of), Clifford

Site Plan ref: n/a SHLAA ref: 1156

## **Site Details**

Easting	442808	Northing	444115	Site area ha	3.98	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 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.

## Spatial relationships

## **UDP Designations**

<b>g</b>		J
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	

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

## Regeneration Areas

Inner 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
Nearest train station		Garforth
Nearest train station distance (m)		10712.40
Nearest bus stop		8148
Nearest bus stop distance (m)		179.16

Agricultural classification		
Grade Percent		
Grade 2	100	

## Bramham Road (land to east of), Clifford Site Plan ref: n/a SHLAA ref: 1156 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~ ~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Bramham Road with possible traffic management. Headrows may be affected. 4 Local network comments Possible traffic management to Bramham Road 5 Total score Mitigation measures 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**

Ecology support
Supported with mitigation
Supported with mitigation (Amber). A significant line of mature trees run east-west through the site.

Constraints

## 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**

443134	Northing	444092	Site area ha	1.28	SP7	Other Rural Extension
Outer North	Fact			Ward.	Metherhy	
Outer North	Last			vvalu	vvctriciby	
	443134 Outer North	443134 Northing Outer North East	3	3	3	

## **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**

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	<b>✓</b>	

## **Regeneration Areas**

Inner 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
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 Public Right of Way Overlaps SSSI Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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. 4 Footway required where possible to link into the limited existing provision. Local network comments The local network while adopted is substandard. Only a very limited number units could be justified. 1 Total score Mitigation measures 8 Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water**

## **Environment Agency**

Constraints

LCC

**Ecology support** 

Treatment Works

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	
T .	
Telecoms	
Other	
Heritage England	
110111191 -11911111	
Natural England	
3	

## 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**

- ··	110011		444707	611	4.05	007	011 5 15 1 1
Easting	442816	Northing	444736	Site area ha	1.05	SP7	Other Rural Extension
HMCA	HMCA Outer North East			Ward	Wetherby		

## **Site Characteristics**

Site type Greenfield

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**

ODI 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**

0.00	% overlap
0.00	
0.00	
✓	
	0.00

% 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

LCC ownership	0.00	
Nearest train station		Garforth
Nearest train station distance	11323.09	
Nearest bus s	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Boston Road with possible traffic management / gateway. Headrows may be affected by vis splay or 4 localised widening. Local network comments Possible traffic management and minor widening to Boston Road 5 Total score Mitigation measures 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**

LCC

Ecology support Supported with mitigation

Supported with mitigation (Amber) - some semi-improved grassland on-site that will need to be assessed.

Constraints

## Site Plan ref: n/a SHLAA ref: 1158 Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other Heritage England

## Conclusions

Natural England

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Boston Road (land to west of), Clifford LS23

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	<b>✓</b>	

## **Regeneration Areas**

Inner 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
Nearest train station		Garforth
Nearest train station distance	(m)	4183.34
Nearest bus s	top	12845
Nearest bus stop distance	(m)	247.82

Agricultural classification			
Grade	Percent		
Grade 2	100		

## Parlington Drive (west of), Aberford LS25 Site Plan ref: n/a SHLAA ref: 1161 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **~** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m 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. 3 Access comments No frontage with adopted highway. 1 Local network comments Parlington Drive unadopted and unsuitable 1 Total score Mitigation measures 5 Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints

 LCC

 Ecology support
 Supported with mitigation

 Supported with mitigation (Amber). 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

## Conclusions

Natural England

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Parlington Drive (west of), Aberford LS25

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.

## Parlington Drive (east of), Aberford, LS25

Site Plan ref: n/a SHLAA ref: 1162

## **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.

## Spatial relationships

## **UDP Designations**

100.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

## **Regeneration Areas**

Inner 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
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	

## Parlington Drive (east of), Aberford, LS25 Site Plan ref: n/a SHLAA ref: 1162 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area **V** Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **~** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m 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 Unsuitable 1 Total score Mitigation measures 4 Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints

LCC

Ecology support Supported with mitigation

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

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

## Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Parlington Drive (east of), Aberford, LS25

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

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 0.00 **UDP City Centre** 0.00 S2S6 Town Centre **Proposed Local Centre** 0.00 Sch. Ancient Mon. 0.00

## **Core Strategy**

Main Urban Area	0.00	% overla
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

## **Regeneration Areas**

Inner 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
Nearest train station	Garforth
Nearest train station distance	4129.72
Nearest bus s	3147
Nearest bus stop distance	110.07

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

## Main Street - Beckside, Aberford LS25

Site Plan ref: n/a SHLAA ref: 1163

-				
Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area	<b>✓</b>	Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA	<b>✓</b>	Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Crosmon assessment not required				
Summary of infrastructure provi	ider commen	nts		
<b>LCC Highways Comments</b>				
Public transport accessibility comments				Rank (1-5)
Primary school, GP and local shop within a	acceptable walk.	Bus services but not to CS standard and I	beyond acceptable walk	
				2
Access comments				
Apparent frontage with Beckside.				
				5
Local network comments				
Parlington Lane unadopted and unsuitable Street looks slightly restricted so the scale		ppears acceptable for a small level of deve	elopment. Visibility at Main	3
Street looks slightly restricted so the scale	s or development	t would fleed to be small.		3
				Total score
Mitigation measures				Total score
				10
Highways site support				
yes for small scale development				7
,				
Contingent on other sites				
Contingent on other sites				7
Highways England				
Impact	Network Status			
National Dail				
Network Rail				
Yorkshire Water				
Treatment Works				
<b>Environment Agency</b>				
Constraints				
100				
LCC				
Ecology support Supported with mi				
Supported with mitigation (Amber). Parts bankside vegetation.	of the Leeds Ha	bitat Network form the entire north bound	ary - an open water course with	associated

## Main Street - Beckside, Aberford LS25

Site Plan ref: n/a

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

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	n 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	% 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	<b>~</b>	

## **Regeneration Areas**

Inner 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	
Nearest train station	Garforth	
Nearest train station distance	3086.29	
Nearest bus s	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 Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline ~ Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? 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? 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? 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. Consequentley 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	R	Rank (1-	5)			
Core Strategy not fully met. Some local services. Lack of nearside footways		2				
		_				

## Richmondfield Lane (land at) - Long Lane LS15

Site Plan ref: n/a SHLAA ref: 1164

Access comments		
Access can be phyical development	ly accommodated but no frontage with the public highway. Only one point of access for a fairly big	1
Local network comme		
Spare capacity in the	local network but some impact likely.	4
Mitigation measures		Total score
possible mitigation re	quired on Richmondfield Lane / Ave and Long Lane	7
Highways site support		
no		
Contingent on other s	ites	
no		
Highways England		
Impact No material		
Potential for cumulati	ve 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	
with Yorkshire Water' forthcoming AMP(6) v investment. It is parti account available sew	arwick in Elmet for new development. Development that will connect to the public sewer system needs to be co s Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line would culture important that sites which represent a 10% or greater increase in population served by the works should verage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned be possible for the developer to provide contributions. The amount would be determined by a developer funded	he site. The vith YW's take into
Environment Agen		
Constraints		
	omments in main text of our response.	
LCC		
Ecology support	Supported with mitigation	
	ation to protect and enhance Long Lane Beck and adjacent marsh/wet grassland/trees through providing a minim of the beck. Otters and Badgers to consider.	num 20 metre
Education comments		
Flood Risk		
Flood Zone 1. Parts o Please Note: any deve	f site may be at risk of flooding from Longlane Beck. There is a combined public sewer running across the NE limelopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefoleoper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Utilities		
Gas		
Electric		

## 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

Richmondfield Lane (land at) - Long Lane LS15

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.

## Barwick Road (land north of), Garforth

Site Plan ref: n/a SHLAA ref: 1165

## **Site Details**

Easting	440606	Northing	434293	Site area ha	9.66	SP7	Major Settlement Extension
HMCA	Outer North	n 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**

<b>3</b>		
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	<b>✓</b>	

## **Regeneration Areas**

Inner 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
Nearest train station	Nearest train station Garfort	
Nearest train station distance	(m)	673.37
Nearest bus s	top	4418
Nearest bus stop distance	(m)	430.07

Agricultural classifi	cation
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 Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline ~ Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? 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 Yes and the undeveloped land? 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? 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 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	Total score
The cumulative impact on capacity of local network with other large nearby sites needs to be considered, local physical constraint would also need to be addressed	<b>8</b>
Highways site support	
No	
Contingent on other sites	

### **Highways England**

Impact	No material impact	Network Status	no objection
Potentia	I for cumulative impact in combin	ation with other sites	s. 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	n East			Ward	Wetherby	

### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Agriculture

Cemetry

Other land uses - None

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

% overlap

### 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 cemetry to the south. A narrow access off Chapel Lane exists

### Spatial relationships

### **UDP Designations**

6.01
81.82
0.00
1.20
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

Inner 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	
Nearest train station		Garforth
Nearest train station distance	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 Overlaps Public Right of Way	
Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Minerals Safeguarded	
Overlaps LNR Overlaps HSE Major Hazard	
Overlaps Conservation Area  Overlaps HSE Gas Pipeline	
Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps N37 SLA Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
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	Traine (1 3)
INO PT, THEELS OTHER C.5 STAIRDARDS	3
Access comments	
Access comments Access on to Chapel Lane OK for small development	
Access on to Chaper Lane Ok for Small development	3
Local network comments	
small site, little impact	
Small site, little impact	4
Mitigation measures	Total score
ivitigation measures	
	10
Highways site support	
yes	
Contingent on other sites	
Contingent on other sites	
Highways England	
Impact Network Status	
Network Rail	
Network Raii	
Yorkshire Water	
Treatment Works	
Tredunish 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

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### 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	n 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

То	pography	Flat	Landscape	No Tree Cover
Вс	oundaries	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.

% overlap

### Spatial relationships

### **UDP Designations**

N32 Greenbelt	91.98
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**

0.00	% overlap
0.00	
0.00	
<b>~</b>	
	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	

LCC ownership	12.11	
Nearest train station	Cross Gates	
Nearest train station distance	7325.67	
Nearest bus s	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 There is a long frontage with Syke Lane that would allow an access to be created. The opening and visibility splay would impact on 4 the boundary hedgerows. The road is narrow and localised widening may be required further impacting on hedgerows. Local network comments Local immediate road network is rural without pedestrian provision which would be problematic for a site of this size. 1 Total score Mitigation measures 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.

Site Plan ref: n/a SHLAA ref: 1226

### **Site Details**

Easting	440024	Northing	434005	Site area ha	17.41	SP7	Major Settlement Extension
HMCA	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 boundaryof the site. Some low density, sporadic residential properties and stanbles 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 0.00 **UDP City Centre** 

0.00

0.00

0.00

### **Core Strategy**

Main Urban Area	0.00	% overla
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

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

### Other Spatial Relationships

S2S6 Town Centre
Proposed Local Centre

Sch. Ancient Mon.

LCC ownership %	0.00
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		

Site Plan ref: n/a SHLAA ref: 1226	
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer Overlaps Overlaps	Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded claps Minerals Safeguarded 100m
Greenbelt Assessment	
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 unrestrict	cted sprawl
Prevent neighbouring towns from merging  Would development lead to physical connection of settlements?  Do features provide boundaries to contain the development?	No Yes
Coalescence Conclusion No merging of settlements	res
3. Assist in safeguarding the countryside from encroachm 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?	Yes No 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 safe	guarding from encroachment
4. Preserve the setting and special character of historic to	owns
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 charact	er of historic features
Overall Conclusion from assessment against all 4 purpose characteristics of openness and permanence	s of green belt and essential
	hysically detached from the urban area of Garforth. As such a high potential for off the settlement if developed with the other cluster of sites to the north of a in safeguarding the countryside from encroachment.

### Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments Rank (1-5) Poor footway connection into Garforth Town Centre with little scope for mitigation due to restriction under nearby railway bridge 3

Site Plan ref: n/a SHLAA ref: 1226

Arress.	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 cummulative capacity/congestion issues on wider network

2

### Mitigation measures

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

Total score

### 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 capacityat 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.

Site Plan ref: n/a	SHLAA ref: 1226
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
effects of housing and	East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational nctional 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 instistute 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 0.00 CC Shopping Quarter 0.00 **UDP City Centre** 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	✓	

### **Regeneration Areas**

Inner 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
Nearest train station	Garforth
Nearest train station distance	15771.32
Nearest bus s	4879
Nearest bus stop distance	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			
Grade 3a	3.30			
	Overlaps SSSI	Overlaps Public Right		
	Overlaps SEGI	Overlaps SFRA Flo		
	Overlaps LNA	Overlaps EA Flo		
	Overlaps LNR Overlaps HSE Major Hazard			
	s Conservation Area	Overlaps HSE Gas		
Ove	erlaps Listed Building	Overlaps Pot. Contar		
	Overlaps N37 SLA	Overlaps Minerals Safe		
Overlaps Strat.	. Employment buffer	Overlaps Minerals Safeguarde	ed 100m	
Greenbelt assessr	ment not required			
Summary of inf	rastructure prov	ler comments		
	_			
LCC Highways Cor			Doub (4.5)	
Public transport acce			Rank (1-5)	
	accessibility criteria b Wetherby cannot be	t the size of this and the adjacent site give some	e potential for new PT and local services.	
severance issues to	Wetherby Carriot be	solved triough.	2	
Access comments				
Access is required or	n to York Road and R	ecourse Approach B1224 with links between the		
			4	
Local network comm				
The site will have a	significant impact on	etherby.	3	
			3	
Mitigation measures			Total score	
Works at site frontage	ge			
			9	
Highways site suppo	ort			
Yes with mitigation				
Contingent on other	sites			
<u> </u>				
Highways Englan	d			
Impact Major Impa	act	letwork Status Likely to require significant	physical mitigation	
Potential for cumula	ntive impact in combin	tion with other sites. If site still included at next	t 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

Fnvi	ironme	ant A	vanen
		JIIL M	uencv

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	n East			Ward	Wetherby	

### **Site Characteristics**

Site type Greenfield

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

% overlap

### Description

Agricultural fields to the west of Thorp Arch village. Bounded by Dowkell Lane to the north and Church Causewal 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**

0.00
0.00
100.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

### Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Garforth
Nearest train station distance (	12897.62	
Nearest bus st	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 Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 4 visibility splay would impact on the boundary hedgerows. These roads are narrow and localised widening may be required further impacting on hedgerows. 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 1 scale of site / development on its own would cause concerns at the bridge. Total score Mitigation measures 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 (Green)

Supported

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

### Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Dowkell Lane (land south of), Thorp Arch LS22

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**

						1	
Easting	443528	Northing	446096	Site area ha	4.88	SP7	Other Rural Extension
HMCA	Outer North	Eact			Ward	Wetherby	
TIIVICA	Outer North	Last			vvaru	Wellielby	

### **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

% overlap

### 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**

- J	
N32 Greenbelt	0.00
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	<b>~</b>	

### **Regeneration Areas**

Inner 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
Nearest train station	Garforth
Nearest train station distance (r	n) 12801.53
Nearest bus sto	p 5069
Nearest bus stop distance (r	n) 218.08

Agricultural classification			
Grade Percent			
Grade 2	100		

### Site Plan ref: n/a SHLAA ref: 1240 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 4 visibility splay would impact on the boundary hedgerows. These roads are narrow and localised widening may be required further impacting on hedgerows. 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 1 scale of site / development on its own would cause concerns at the bridge. Total score Mitigation measures 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

Church Causeway (land north of), Thorp Arch

**Ecology support** 

Supported (Green)

Supported

### Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms

### Conclusions

Heritage England

Natural England

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Church Causeway (land north of), Thorp Arch

Sieved out at Issues and Options stage. Rural Land (RL1) within the UDP (proposed to be desginated 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.

### Walton Road (land at), Thorp Arch LS22

Site Plan ref: n/a SHLAA ref: 1241

### **Site Details**

Easting	443849	Northing	446815	Site area ha	8.86	SP7	Other Rural Extension
HMCA	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.

### 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 0.00 CC Shopping Quarter **UDP City Centre** 0.00 0.00 S2S6 Town Centre 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	<b>V</b>	

% 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

LCC ownership %	0.00
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		

### Walton Road (land at), Thorp Arch LS22 Site Plan ref: n/a SHLAA ref: 1241 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 2 potentially on Walton Wetherby Road Total score Mitigation measures Signals etc. TA is required to assess the impacts. Combining with site 1055 might help to fund public transport and highway 8 mitigation. 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 disued railway (LNA). Badgers to consider.

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

### Conclusions

Natural England

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Walton Road (land at), Thorp Arch LS22

Sieved out at Issues and Options stage. Rural Land (RL1) within the UDP (proposed to be desginated 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.

### Leeds Road, Collingham LS22

Site Plan ref: n/a SHLAA ref: 1251

### **Site Details**

Easting	437852	Northing	445449	Site area ha	4.47	SP7	Smaller Settlement Extension
HMCA	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**

vorlon
verlap

### **Core Strategy**

	_
Main Urban Area 0.0	0 % overlap
Major Settlement 0.0	0
Minor Settlement 0.4	4
erlaps Urban Extension	_

### **Regeneration Areas**

Inner 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
Nearest train station	Cross Gates
Nearest train station distance	11113.38
Nearest bus s	12843
Nearest bus stop distance	257.72

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

Site within/adjacent to conservation area/listed build	ding/historical features? No
Can development preserve this character?	
Character Conclusion No effect on the setting and s	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.

summary of infrastructure provide	comments	
LCC Highways Comments		
Public transport accessibility comments	F	Rank (1-5)
40% primary & primary health		2

Access comments Requires development of adjacent site for access 3

### Leeds Road, Collingham LS22

Site Plan ref: n/a SHLAA ref: 1251

Local network commo				
Spare capacity but cu	imulitive issues			4
Mitigation measures				Total score
J				9
Highways site suppor	t			_
no				
Contingent on other s	sites			7
Impact No material		letwork Status	No objection	
111111			s. If site still included at next sift assess as part of Wetherby cluster.	
		0 31163	s.i. siii maada at nort siit assess as part or welliarby duster.	
Network Rail				
Yorkshire Water				
Treatment Works	Wetherby			
YW's investment. It i into account available	s particularly importar e sewerage and WwTV	nt that sites which re W capacity. If a deve	ch 2020. Phasing is one method used to ensure sites are brought forw epresent a 10% or greater increase in population served by the works eloper wants to bring a site forward before YW have completed any p contributions. The amount would be determined by a developer fund	should take lanned
<b>Environment Ager</b>	псу			
Constraints				
Part of site is in func response	tional flood plan (FZ3b	o), FZ3 and FZ2. Co	ollingham Beck runs along the south of the site. See comments in ma	in text of our
LCC				
Ecology support	Supported with mitig	gation		
	ation to retain a wildli sh and bats to consider		le Collingham Beck and trees - minimum 20 metres from bank of the k	oeck. Otters,
Education comments				
Flood Risk				
Please Note: any dev	elopment has potentia	al to increase flood	d 3 adjacent to Collingham Beck. risk elsewhere, particularly development of 'greenfield' sites. LCC ther nitigate flood risk, elsewhere in the catchment.	efore reserves
Utilities				
Gas				
Electric				
Fire and Rescue				

### Leeds Road, Collingham LS22

Site Plan ref: n/a SHLAA ref: 1251

elecoms			
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.

### Northgate Lane, Linton LS22

Site Plan ref: n/a SHLAA ref: 1252

### **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.

% overlap

### Spatial relationships

### **UDP Designations**

99.97
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

### **Regeneration Areas**

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

LCC ownership %		0.00
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	

### Northgate Lane, Linton LS22

Site Plan ref: n/a SHLAA ref: 1252

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
Overlaps N37 SLA	✓	Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	ider commen	ts		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
No local services. Bus services not to CS	standard and no	t within acceptable walk		
No local services. Bus services flot to os	Staridard and no	Within acceptable walk		1
Access comments				
Access could be achieved off Northgate La	ane but headrows	s could be affected by opening and vis spl	ay.	
3		3 1 3 1	,	5
Local network comments				
The local network while adopted is substa	ndard, single tra	ck and no footway provision.		
				<b>— 1</b>
Mitigation measures				Total score
				_
				7
Highways site support				1
no				
				I
Contingent on other sites				ı
Highways England				
Impact	Network Status			
Network Rail				
Yorkshire Water				
Treatment Works				
Treatment Works				
<b>Environment Agency</b>				
Constraints				
SOLICI MILITED				
LCC				
Ecology support Not supported				
Not supported (Red). Scrub and possible	calcareous grassl	and that may meet West Yorkshire Local	Wildlife Site Criteria and therefore	should be
protected as per Policy G8.				

### Northgate Lane, Linton LS22

Site Plan ref: n/a SHLAA ref: 1252 **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

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**

· 3 · · · ·		1
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	
S2S6 Town Centre Proposed Local Centre	0.00	

### **Core Strategy**

Main Urban Area	1.58	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

Inner South RA	0.00	% overlap
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	
Nearest train station	(	Cross Gates
Nearest train station distance (m)		6434.66
Nearest bus stop		2109

143.84

Agricultural classification		
Grade Percent		
Urban	100	

Nearest bus stop distance (m)

### Roundhay Park Lane, Sandy Lodge (site of) LS17 8AS Site Plan ref: n/a SHLAA ref: 1262 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? 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? 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	2
	3
Access comments	
Limited frontages with highway	E
	5

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

Site Plan ref: n/a SHLAA ref: 1262

Local network com	ments								
Spare capacity	nont3								
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,									4
Mitigation measure	S								Total score
									12
									12
I limbuusus sits suusu									
Highways site supp	OFT								7
<b>J</b>									
Contingent on othe	r sites								
ooningen en ene	31103								]
Highways Englar	nd								
Impact No materi	al impact	Network Status	No objection						
n/a			-						
N									
Network Rail									
Yorkshire Water									
Treatment Works	Knostrop								
	Low Level are large w								
	orkshire Water's Asse								
with YW's investment	coming AMP(6) will ru ent. It is particularly im	n from April 2015 to aportant that sites wi	March 2020. Pr hich represent a	nasing is one a 10% or gre	e metnod eater incre	used to ens ease in pop	sure sites a ulation serv	re prougnt to ved by the w	orward in line orks should
take into account a	vailable sewerage and	WwTW capacity. If	a developer wa	nts to bring	a site forv	ward before	YW have	completed ar	ny planned
improvements it m study.	ay be possible for the	developer to provide	contributions.	The amoun	nt would be	e determine	ed by a dev	eloper funde	ed feasibility
study.									
Environment Age	ency								
Constraints									
FZ1 over 1 ha. See	e comments in main te	xt of our response.							
LCC									
Ecology support	Supported								
Supported	Supported								
Supported									
Education commen	ts								
Flood Risk									
	o oro public covers wi	thin parts of the site							
	e are public sewers wi evelopment has poten			particularly	, developm	nent of 'gre	enfield' site	es. LCC there	efore reserves
the right to ask for	developer contribution	ns for such sites, to r	mitigate flood ri	isk, elsewhe	ere in the c	atchment.			
Utilities									
Gas									
Electric									
Fire and Rescue									
rire and Rescue									
Telecoms									

### Other Heritage England Natural England

### Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

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

SHLAA ref: 1262

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.

### Rakehill Road (land off), Scholes, LS15

Site Plan ref: n/a SHLAA ref: 1271

### **Site Details**

Easting	438288	Northing	437439	Site area ha	112.35	SP7	Smaller Settlement Extension
HMCA	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 industial/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	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

### **Core Strategy**

0.00	% overlap
0.00	
0.02	
<b>✓</b>	
	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	

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	3601.48	
Nearest bus s	5663	
Nearest bus stop distance	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 Si	HLAA ref: 1271
-----------------------	----------------

Overlaps SSSI	Overlaps Public Right of Way	•
Overlaps SEGI	Overlaps SFRA Flood Zone	[
Overlaps LNA	Overlaps EA Flood Zone	
Overlaps LNR	Overlaps HSE Major Hazard	
Overlaps Conservation Area	Overlaps HSE Gas Pipeline	•
Overlaps Listed Building	Overlaps Pot. Contamination	•
Overlaps N37 SLA	Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer	Overlaps Minerals Safeguarded 100m	

## **Greenbelt Assessment**

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

•	•	
Would development lead to/cons	titute ribbon development?	No
Would development result in an i	solated 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 unrestrict		ted 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 build	ding/historical features? No
Can development preserve this character?	
Character Conclusion No effect on the setting and s	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

Rank (1-5)

## Rakehill Road (land off), Scholes, LS15

Site Plan ref: n/a SHLAA ref: 1271

Site Plairier: 117	a SHLAATEI: 1271	
Access comments		
Site has long frontage	es with adopted highway however numerous access points would be required for a site of this size. Access to e does not appear possible. Integrating the site with Scholes is likely to be dependant on site 2134 via Rakehill	2
Local network comme	ents unlikely to be adequate.	
The local network is u	arilikely to be adequate.	1
Mitigation measures		Total score
Mitigation would be re PT and other local ser	required but not acheivable. The size of the site and linkage with other allocations offers the potential for new ervices	4
Highways site support	rt	
no		
Contingent on other s		
	re lots of other sites around Scholes that could contribute to improved local services and PT. A reduced site ned with adjacent but amended sites maybe acceptable.	
Highways England		
Impact Major impact		
	tive impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.	
Network Rail		
THE CONTRICTION OF THE CONTRICTI		
VII		
Yorkshire Water	Magatran	
Treatment Works	Knostrop  www. Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system	poods to be
co-ordinated with Yor the site. The forthcor with YW's investment take into account avail	ow Level are large works which salve the bulk of Leeds. Development that will collined to the public sewer system riskshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provide oming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward. It is particularly important that sites which represent a 10% or greater increase in population served by the worlailable sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any be possible for the developer to provide contributions. The amount would be determined by a developer funded	ed to serve ward in line ks should planned
Environment Agend	псу	
Constraints		
FZ1 over 1 ha. See co	comments in main text of our response.	
LCC		
Ecology support	Supported with mitigation	
05 11	pation to retain a wildlife corridor alongside Rake Beck - minimum 20 metres from each bank of the beck. Bats to co	onsider.
Education comments		
Flood Risk		
Please Note: any deve	is a risk of flooding from Rake beck and another of other minor watercourses within the site. /elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefo eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	re reserves
Utilities		
Gas		
Electric		

# 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

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.

Rakehill Road (land off), Scholes, LS15

Submission Draft Plan Allocation Conclusion

Site Details							
Easting	434181	Northing	439398	Site area ha	3.22	SP7	Other Rural Extension

Ward

Harewood

## **Site Characteristics**

HMCA

Site type Greenfield

Outer North East

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

% overlap

Description

## 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

Cara	Strategy
COLE	Suateuv

Main Urban Area 0.00 % overla  Major Settlement 0.00  Minor Settlement 0.00  Overlans Urban Extension			
Minor Settlement 0.00	Main Urban Area	0.00	% overlap
	Major Settlement	0.00	
Overlans Urban Extension	Minor Settlement	0.00	
Overlaps orbait Extension	Overlaps Urban Extension	<b>✓</b>	

## **Regeneration Areas**

Inner 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
	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 Public Right of Way	V
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	
	Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded

Colliers Lane (land off), Shadwell, LS17

Site Plan ref: n/a	SHLAA ref: 1286

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
Ecology support
Education comments
Flood Risk
Utilities
Gas
Electric
Fire and Rescue
The and research
Telecoms
Other
Heritage England
Natural England
Natural England
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

Sieved out. Green Belt. Not within settlement hierarchy.

## **Site Details** Easting 434248 Northing 439612 Site area ha 2.69 Other Rural Extension SP7 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

## Spatial relationships

Description

<b>UDP Designations</b>		
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 Cattlement	0.00	
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	•	
	•	

## **Regeneration Areas**

Inner 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
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		Overlaps Public Righ
Overlaps SEGI		Overlaps SFRA Flo
Overlaps LNA		Overlaps EA Flo
Overlaps LNR		Overlaps HSE Majo
Overlaps Conservation Area	<b>✓</b>	Overlaps HSE Gas
Overlaps Listed Building		Overlaps Pot. Conta
Overlaps N37 SLA		Overlaps Minerals Safe
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguard

Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

Blind Lane (land at), Shadwell, LS17

Site Plan ref: n/a	SHLAA ref: 1287

Greenbelt assessment not required	
Summary of infrastructure provider comments	
Highways England	
Impact Network Status	
Network Rail	
Yorkshire Water Treatment Works	
Heatment works	
Environment Agency	
Constraints	
LCC	
Ecology support	
Education comments	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
The did research	
Telegone	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	
Submission Draft Plan Allocation  Not allocated for bousing	

## Blind Lane (land at), Shadwell, LS17

Site Plan ref: n/a SHLAA ref: 1287

Submission Draft Plan Allocation Conclusion

Sieved out. Green Belt. Not within settlement hierarchy.

## Manor Farm (land at), Shadwell, LS17

Site Plan ref: n/a SHLAA ref: 1288

## **Site Details**

434560	Northina	439483	Site area ha	13.08	SP7	Other Rural Extension
10 1000	rtorumig	107100	onto aroa na	10.00	0. 7	Other Harar Extension
HMCA Outer North East				Mord	Harowood	
HIVICA Outer North East		vvaru	i iai ewoou			
	434560 Outer North	434560 Northing Outer North East	3	3	3	

## **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.

## Spatial relationships

## **UDP Designations**

			4
	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 U	rban Green Corridor	0.00	
C	C Shopping Quarter	0.00	
	UDP City Centre	0.00	
	S2S6 Town Centre	0.00	
Pro	oposed Local Centre	0.00	
	Sch. Ancient Mon.	0.00	

## **Core Strategy**

0.00	% overlap
0.00	
0.00	
<b>✓</b>	
	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	

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	5323.91	
Nearest bus s	6981	
Nearest bus stop distance	189.46	

Agricultural classification				
Grade Percent				
Grade 3	100			

## Manor Farm (land at), Shadwell, LS17 Site Plan ref: n/a SHLAA ref: 1288 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~ ~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 3 ONE) 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 3 a more detailed study / TA to determine access suitability, as roads are narrow and forward vis to queueing right turners could be an issue. Local network comments Many of the surrounding roads are substandard, and the traffic impact could be problematic on such a network. The scale of 1 development is the key issue with this site. Total score Mitigation measures 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**

## Constraints LCC Ecology support Supported with mitigation

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

Treatment Works

## Manor Farm (land at), Shadwell, LS17 Site Plan ref: n/a SHLAA ref: 1288 Education comments Flood Risk Utilities Gas Electric Fire and Rescue

## Other

Telecoms

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 safegaurding 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	HMCA Outer North East				Ward	Wetherby	

## **Site Characteristics**

Site type Greenfield

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**

		1
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

0.00	% overlap
0.00	
0.00	
<b>✓</b>	
	0.00

% 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

LCC ownership	0.00	
Nia anna A Annaigh a An-Airean		0641-
Nearest train station	Garforth	
Nearest train station distance	13085.13	
Nearest bus s	10505	
Nearest bus stop distance	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 4 splay would impact on the boundary hedgerows. These roads are narrow and localised widening may be required further impacting on hedgerows. 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 1 scale of site / development on its own would cause concerns at the bridge. Total score Mitigation measures 8 Highways site support no Contingent on other sites **Highways England** Network Status Impact **Network Rail Yorkshire Water** Treatment Works

## Environment Agency Constraints

Ecology support Supported with mitigation

LCC

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	n East			Ward	Wetherby	

## **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

_		
% overlap	0.00	N32 Greenbelt
	0.00	N34 PAS
	91.19	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.

## **Core Strategy**

erlap
O.

% 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

LCC ownership	0.00	
Nearest train station		Garforth
Nearest train station distance	12516.39	
Nearest bus s	5069	
Nearest bus stop distance	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **V** Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 No frontage with adopted highway. 1 Local network comments Local network is semi rural and not ideal. Thorp Arch bridge is single width. 3 Total score Mitigation measures 7 Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC

Ecology support

Supported (Green)

Supported

## 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 desginated 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

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
ľ	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	<b>✓</b>	

overlap

## **Regeneration Areas**

%	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		
	Nearest train station	(	Cross Gates
Neares	st train station distance	(m)	11916.35
	12216		
Nea	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? Nο 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? 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? 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? 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 coalesence 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

Electric

Access comments		
Site frontage should pr	rovide visibility	4
Local network commen	nts	
Spare capacity but cum	nulative issues	4
Mitigation measures		Total score
		10
Highways site support		
no		
Contingent on other sit	tes	
Highways England		
Impact No material in Potential for cumulative	mpact Network Status No objection we 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	
ordinated with Yorkshi site. The forthcoming YW's investment. It is into account available	capacity at Wetherby for new development. Development that will connect to the public sewer system needs to be ire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward particularly important that sites which represent a 10% or greater increase in population served by the works shewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any plan be possible for the developer to provide contributions. The amount would be determined by a developer funded	to serve the d in line with nould take
Environment Agenc	:у	
Constraints		
FZT over T na. See co	omments in main text of our response.	
LCC		
35 11	Supported	
Supported		
Education comments		
0.5FE. Secondary capa	ses generates 71.5 primary and 29 secondary children. Collingham has a small village school, land required for eacity at the moment, however, extra children generated by combined sites in Thorp Arch/Wetherby/Boston Spa/Con by approx. 3FE. Land would be required.	
Flood Risk		
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefoveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
Utilities		
Gas		

## 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.ssssi.naturalengland.org.uk/citation\_photo/1005548.pdf

Lilac Farm (land at), Lilac Farm, Collingham LS22

## 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.

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	n East			Ward	Harewood	

## **Site Characteristics**

Site type 80:20 green/brown

On-site land uses

Dwellings

Other

Neighbouring land uses

Dwellings

Agriculture

Other land uses

Paddock

Ì	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	<b>✓</b>	

% overlap

## **Regeneration Areas**

Inner South	n RA 0.00
LB Corridor	RA 0.00
EASEL	RA 0.00
Aire Valley	/ RA 0.00
West Leeds Gate	way 0.00

LCC ownership	0.00
Nearest train station	Cross Gates
Nearest train station distance	11639.38
Nearest bus s	6148
Nearest bus stop distance	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 Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Total score Mitigation measures 5 Highways site support Contingent on other sites **Highways England** Impact No material impact Network Status No objection n/a **Network Rail** Yorkshire Water Wetherby 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. **Environment Agency** Constraints

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

## Jewitt Lane (paddock at), Collingham, LS22

Site Plan ref: n/a SHLAA ref: 1292

LC	C		

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, of	covering more than 50% of the site
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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.

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

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**

er. resignations		
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	<b>✓</b>	
· ·		

## **Regeneration Areas**

- 4			
	Inner 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 %		1.01
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	

## Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments 2 buses per hour 50% primary & primary health 2

## Harewood Road (land at), Collingham LS22

Site Plan ref: n/a SHLAA ref: 1293

Site frontage should provide visibility  Local network comments  Spare capacity but cumulitive issues  Total sco  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	Access of	comments		
Local network comments  Spare capacity but cumulitive issues  Mitigation measures  Total sco  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.	Site fror	ntage should provide visibility		4
Spare capacity but cumulitive issues  Mitigation measures  Total sco  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.				4
Spare capacity but cumulitive issues  Mitigation measures  Total sco  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.				
Mitigation measures  Total sco  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.				
Mitigation measures  Total sco  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.	Spare ca	apacity but cumulitive issues		4
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.				4
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.	Mitigatio	on measures		Total score
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.	wiitigatic	in measures		
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.				10
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.				
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.	Highway	ys site support		
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.				
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.				
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.	Continge	ent on other sites		
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.				
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.				
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.				
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Wetherby cluster.	Highwa	ays England		
	Impact	No material impact	Network Status No objection	
Network Rail	Potentia	of for cumulative impact in combi	nation with other sites. If site still included at next sift assess as part of Wetherby cluster.	
Network Rail				
	Netwo	rk 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 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.

## **Environment Agency**

Constraints

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

LCC

Ecology support Supported

Supported

## **Education comments**

1291+1293=286 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.

## 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.ssssi.naturalengland.org.uk/citation\_photo/1005548.pdf

## Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Harewood Road (land at), Collingham LS22

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.

## Leeds Road (land at), Collingham LS22

Site Plan ref: n/a SHLAA ref: 1294

## **Site Details**

Easting	438547	Northing	445335	Site area ha	5.37	SP7	Smaller Settlement Extension
HMCA	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.

## Spatial relationships

## **UDP Designations**

<b>3</b>		
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	<b>V</b>	

## **Regeneration Areas**

- 4			
	Inner 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
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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **V** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? Nο 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? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area No Does the site provide access to the countryside No Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? No Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? 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
	2

## Leeds Road (land at), Collingham LS22

Site Plan ref: n/a SHLAA ref: 1294

Access comments				
Access comments Limited site frontage	with Leeds Road			
Limited Site Horitage	With Eccus Road			2
Local network comm	ents			
Spare capacity but cu	mulative issues			4
				4
				Total score
Mitigation measures				Total score
				8
Highways site suppor	t			
no				
Contingent on other	ites			
Highways England				
Impact No material		rk Status No objection		
<u>'</u>	·	-	ed at next sift assess as part of Wetherby cl	uster.
	=			
Network Rail				
Yorkshire Water				
Treatment Works	Wetherby			
ordinated with Yorks site. The forthcomin YW's investment. It into account available	nire Water's Asset Manager g AMP(6) will run from Apr s particularly important that s sewerage and WwTW cap	ment Plans (AMP) to ensure the no il 2015 to March 2020. Phasing is t sites which represent a 10% or pacity. If a developer wants to brin	nat will connect to the public sewer system recessary infrastructure and capacity can be pone method used to ensure sites are brough greater increase in population served by the nog a site forward before YW have completed amount would be determined by a developed	provided to serve the ht forward in line with works should take I any planned
Environment Ager	су			
Corper of site in Fun	tional Flood Plain (F73h)	See comments in main text of ou	rasnansa	
Corner or site in run	tional Flood Flain (F23b).	See comments in main text of our	тезропзе.	
LCC				
Ecology support	Supported			
Supported				
Education comments				
Flood Risk				
Please Note: any dev	elopment has potential to	Northern corner is in Flood Zone 3 ncrease flood risk elsewhere, part uch sites, to mitigate flood risk, e	icularly development of 'greenfield' sites. LC	CC therefore reserves
Utilities				
Gas				
Electric				

## 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

Leeds Road (land at), Collingham LS22

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**

		ODI Designations
% overlap	99.99	N32 Greenbelt
·	0.00	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	Sch. Ancient Mon.

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

## **Regeneration Areas**

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	13122.18	
Nearest bus s	14309	
Nearest bus stop distance	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **V** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **~** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 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 Total score Mitigation measures 4 Highways site support 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

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Other
Heritage England

Natural England

## Conclusions

Submission Draft Plan Allocation

Not allocated for housing

## Submission Draft Plan Allocation Conclusion

Geen 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 seperated 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	n East			Ward	Harewood	

#### **Site Characteristics**

Site type 20:80 green/brown

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	✓	

#### **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	13834.04	
Nearest bus s	14197	
Nearest bus stop distance	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **V** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? 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? 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? 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

#### 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	Rank (1-5)
No Public Transport but some local services	2

#### Linton Lane - Wetherby Golf Course house and car park, Wetherby LS22

Site Plan ref: n/a SHLAA ref: 1301

Accoss	comments									
		golf club exists. Vi	sibility splay and foot	way works r	eguired					7
	·	S	3 1 3	,	•				4	
	etwork comme									_
No foot	way provision	on the site frontag	je. New footway upto	o Avon Garth	would be require	ed past site 1070	).		4	
									<b>-</b>	
N 4141 41									Total so	ore:
	on measures y splay and foo	tway works								
Visibilit	y spiay and roo	tway works							10	
Highwa	ys site support									
yes										
	ent on other si									
זטמ טוון	potential benef	112								
								l		
Uiab	ave England									
	ays England		Nietonaulo Chatona	No object						
Impact n/a	No material i	трасі	Network Status	No object	on					
11/ a										
Netwo	rk Rail									
Vaulsal	nire Water									
	ent Works	Wetherby								
			by for new developme	ent Develo	nment that will co	onnect to the nut	nlic sewer syster	m needs to he	e co-	
ordinat	ed with Yorksh	ire Water's Asset I	Management Plans (Al	MP) to ensu	re the necessary	infrastructure an	d capacity can b	oe provided to	serve th	
			rom April 2015 to Mar tant that sites which i							th
into ac	count available	sewerage and Wv	vTW capacity. If a dev	veloper wan	ts to bring a site f	forward before Y	'W have comple	ted any planr	ned	
improv study.	ements it may	be possible for the	e developer to provide	e contributio	ns. The amount	would be determ	nined by a develo	oper funded f	feasibility	
study.										
Enviro	nment Agend	у								
Constra										
Rear bo	oundary of site	in FZ2. See come	ents in main text of ou	ur response.						
LCC		1								
	support	Supported								
Suppor		очьь точ								
Educati	on comments									
Flood R	isk									
		one 1. Part of site	e in the East is in Floo	nd Zone 2 at	ributed to the Riv	ver Wharfe. Part	of site is suscen	otible to surfa	ice water	
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.										
			ntial to increase flood ons for such sites, to r					LCC therefor	re reserve	S
1191			10. 303/13/103/101	gato mot		the editional	***			
Utilitie	es									
Gas										
Electric										
LICCUIC										

#### Linton Lane - Wetherby Golf Course house and car park, Wetherby LS22

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	Α	74					

#### Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

#### 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.

Larumise (land to the west of), on whow Lane, chinoral E323										
Site Plan ref: n/a SHLAA ref: 1304										
Site Deta	ails									
Easting	442428	Northing	444444	Site area h	na	2.14	SP7	Other Ru	ral Extension	
HMCA	Outer North	East				Ward	Wetherby			
o o.						'				
Site Cha	racteristics	S								
Site type	Greenfield									
On sits lan	duosa Nons									
on-site ian	d uses - None									
Adjacent la	nd uses - Non	ne								
Other land	uses - None									
<del>-</del> -										
Topograph					Landscape					
Boundarie	es es				Ro	ad front	No			
Description										
Description										
Spatial re	lationships									
UDP De	esignation	าร			Core	Strateg	ЗУ			
	N32 Green	helt 90	9.27 % o	verlap		Main I	Jrban Area	0.00	% overlap	
	N34		0.00	voriap			Settlement	0.00	70 Overlap	
	RL1 Rural L		0.00				Settlement	0.00		
	N1 Greensp	ace (	0.00		Overl	laps Urban	Extension	<b>✓</b>		
	N1A Allotme	ents (	0.00	'						
	N5 Open Sp	ace (	0.00		Dogo	noratio	n Aroac			
	N6 Playing P		0.00		Rege	i iei atio	n Areas			
	an Green Corri		0.00			Inne	r South RA	0.00	% overlap	
CC :	Shopping Qua		0.00			LB C	Corridor RA	0.00		
	UDP City Cer		0.00				EASEL RA	0.00		
S	2S6 Town Cer	ntre (	0.00			Aire	e Valley RA	0.00		

West Leeds Gateway

0.00

#### Other Spatial Relationships

Proposed Local Centre

Sch. Ancient Mon.

LCC ownership %	0.00
Nearest train station	Garforth
Nearest train station distance (m)	10967.45
Nearest bus stop	244
Nearest bus stop distance (m)	180.05

0.00

0.00

Agricultural classification		
Grade Percent		
Grade 2	100	

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

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

Sieved out. Green Belt. Not within settlement hierarchy.

Site Deta	ails							
Easting	439065	Northing	447577	Site area ha	3.5	SP7	Other Rural Extension	
HMCA	Outer North	n East			Ward	Harewood		
Site Cha	racteristi	cs						
Site type	Greenfield							
On-site land uses - None								
Adjacent land uses - None								
Other land uses - None								
Topograph	у				Landscape			

Road front No

Spatial relationships
-----------------------

Boundaries

Description

<b>UDP Designations</b>		
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	<b>✓</b>	

Regeneration	Areas
--------------	-------

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

Linton Lane (land to the rear of) LS22

Not allocated for housing

Site Plan ref: n/a SHLAA ref: 1309

Croonbo	lt accossmon	t not required			
Greenbe	n assessmen	t not required			
Summa	ry of infras	tructure provider con	nments		
Highway	ys England				
Impact		Network S	Status		
Network	c Rail				
Yorkshir	re Water				
Treatmen	t Works				
Environr	ment Agency				
Constraint	ts				
LCC					
Ecology su	upport				
Education	comments				
Flood Risk	<				
Utilities					
Gas					
Electric					
Fire and R	Rescue				
Telecoms					
Other					
Heritage E	England				
Natural Er	ngland			 	
Conclus	sions				
Submissio	on Draft Plan Al	location			

#### 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	ACA Outer North East			Ward	Harewood		

#### **Site Characteristics**

Site type Greenfield

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**

ODI 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	<b>✓</b>	

% 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

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	(m)	6190.82
Nearest bus s	8608	
Nearest bus stop distance	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

saved UDP Policy N39B

Site Plan ref: n/a SHLAA ref: 1315 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 3 ONE). However, footway provision on Holywell Lane is very poor. 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 1 size. Total score Mitigation measures 7 Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC **Ecology support** Supported with mitigation Supported with mitigation (Amber). A culverted water course flows east-west through the southern part of the site and should be re-opened as per

#### 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	<b>Details</b>
JILE	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**

<b>J</b>		J
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		

#### **Regeneration Areas**

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

LCC ownership	0.00	
Nearest train station		Cross Gates
Nearest train station distance (		6386.58
Nearest bus s		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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 2 ONE) and not within an acceptable walk. Access comments Bridle Path Road not an adopted all purpose highway. 1 Local network comments Bridle Path Road not suitable. 1 Total score Mitigation measures 4 Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC **Ecology support** Supported with mitigation

Supported with mitigation (Amber). 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

SHLAA ref: 1316

Site Plan ref: n/a

**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.

Site Deta	ails						
Easting	435835	Northing	442716	Site area ha	1.2	SP7	Other Rural Extension
HMCA	Outer North	n East			Ward	Harewood	
0.1 01							
Site Cha	racteristi	cs					
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

<b>UDP Designations</b>		
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	<b>✓</b>	

Inner 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
Nearest train station	Cross Gates	
Nearest train station distance	8281.30	
Nearest bus s	1399	
Nearest bus stop distance (m)		63.69

Agricultural classification			
Grade Percent			
Grade 3	100		

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

Blackmoor Lane (land to north of), Bardsey, Leeds

Site Plan ref: n/a SHLAA ref: 1329

Greenbelt assess	sment not required				
Summary of in	frastructure provider comments				
Highways Engla	nd				
Impact	Network Status				
Network Rail					
Yorkshire Water					
Treatment Works					
Environment Age	ency				
Constraints					
LCC Ecology support					
Lcology support					
Education commen	ts				
Flood Risk					
I lood Nisk					
<b>Utilities</b> Gas					
Electric					
Fire and Rescue					
Telecoms					
Other					
Heritage England					
Natural England					
Planning History	Applications since 1/1/2009, covering more	e than 50% of the site			
App Number	Proposal		Decision	% of site	
13/05587/FU	Detached dwelling		R	100	
. 5, 5555771 0	_ statiled arrowing		••	100	

#### Conclusions

#### Blackmoor Lane (land to north of), Bardsey, Leeds

Site Plan ref: n/a SHLAA ref: 1329

Submission	Draft	Plan A	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	n 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

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 northeast 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 closeby to an ancient monument

#### Spatial relationships

#### **UDP Designations**

3		J
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	<b>~</b>	

#### **Regeneration Areas**

Inner 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
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	Overlaps Public Right of Way   ✓
Overlaps SEGI	Overlaps SFRA Flood Zone
Overlaps LNA	Overlaps EA Flood Zone
Overlaps LNR	Overlaps HSE Major Hazard
Overlaps Conservation Area	Overlaps HSE Gas Pipeline
Overlaps Listed Building	Overlaps Pot. Contamination
Overlaps N37 SLA	Overlaps Minerals Safeguarded
Overlaps Strat. Employment buffer	Overlaps Minerals Safeguarded 100m
Greenbelt Assessment	
Check the unrestricted sprawl of large built up a	areas
Would development lead to/constitute ribbon development	nt? 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 urbar and the undeveloped land?	n area No
Unrestricted Sprawl Conclusion High potential to lead to	unrestricted sprawl
2. Prevent neighbouring towns from merging	
Would development lead to physical connection of settlem	nents? No
Do features provide boundaries to contain the developmen	
Coalescence Conclusion No merging but there is no defer	ensible boundary
3. Assist in safeguarding the countryside from encr	roachment
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 are	reas? No
Areas of protected/unprotected woodland/trees/hedgerow	vs? No
Site includes Grade 1, Grade 2 or Grade 3a agricultural lan	nd? Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion Site performs an important role	e 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 catagorised as being best and most vertile 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 openess 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 3

#### Rakehill Road (land north of), Barwick in Elmet

Site Plan ref: n/a SHLAA ref: 1367

Access comments  Access can be phyically accommodated but no frontage with the public highway. Local roads very narrow.	1
Local roads very narrow. Mitigation may not be possible	2
Mitigation measures	Total score
site visit required	
Site Text Texture	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 with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward investment. It is particularly important that sites which represent a 10% or greater increase in population served by the work account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any improvements it may be possible for the developer to provide contributions. The amount would be determined by a develope study.	o serve the site. The d in line with YW's ss should take into planned
Environment Agency	
Constraints	
Watercourse to northern boundary of site and fz3 - see comments in main text of our response.	
watercourse to northern boundary or site and 125 - see comments in main text or 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 a beck. Otters to consider.	adjacent to the
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. Lot the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	CC therefore reserves
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	ICA 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

#### 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	
Proposed Local Centre	0.00	

#### **Core Strategy**

Main Urban Area	0.00	% overla
Major Settlement	0.00	
Minor Settlement	3.91	
Overlaps Urban Extension	<b>✓</b>	

% 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

LCC ownership %	0.00
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		Overlaps Public Right of Way	
Overlaps SEGI		Overlaps SFRA Flood Zone	
Overlaps LNA		Overlaps EA Flood Zone	
Overlaps LNR		Overlaps HSE Major Hazard	
Overlaps Conservation Area	<b>✓</b>	Overlaps HSE Gas Pipeline	
Overlaps Listed Building		Overlaps Pot. Contamination	
Overlaps N37 SLA		Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m	

#### **Greenbelt Assessment**

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

1. Check the unlestricted sprawl of larg	e built up aleas		
Would development lead to/constitute ribbon	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 High potential to lead to unrestricted.		No	
		Yes	
		Partial	
		Yes	
		ed 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 bour	ndary	

#### 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	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 exising 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 versitile and it contain 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

A		
Access comments	ly accommodated but no frontage with the public highway. Local roads very narrow.	
Access can be phytical	y accommodated but no frontage with the public highway. Local roads very harrow.	1
Local network comme	nts	
	w. Mitigation may not be possible	
		2
Mitigation measures		Total score
site visit required		_
		6
Highways site support		
no		
Contingent on other s	itos	
Contingent on other sino	iles	
Highways England		
Impact No material	impact Network Status No objection	
1	ve impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.	
Network Rail		
Yorkshire Water	1	
Treatment Works	Barwick in Elmet	
	arwick in Elmet for new development. Development that will connect to the public sewer system needs to be co	ordinated
with Yorkshire Water forthcoming AMP(6) vinvestment. It is partiaccount available sew	s Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line work cularly important that sites which represent a 10% or greater increase in population served by the works should rerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned be possible for the developer to provide contributions. The amount would be determined by a developer funded	he site. The vith YW's take into
Environment Agend	cy	
Constraints		
FZ1 over 1 ha. See co	omments in main text of our response.	
LCC		
Ecology support	Supported	
Supported		
Education commonts		
Education comments		
Flood Risk		
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC thereforeveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
Utilities		
Gas		
Electric		

# 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

Rakehill Road (land south of), Barwick in Elmet

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.

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	n 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	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	<b>~</b>	

#### **Regeneration Areas**

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

LCC ownership	99.82
Nearest train station	Cross Gates
Nearest train station distance (	5873.60
Nearest bus s	3101
Nearest bus stop distance (	237.65

Agricultural classification		
Grade Percent		
Grade 3	81.51	
Grade 3b	18.49	

Site Plan ref: n/a SHLA	A ref: 2059		
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Public Right Overlaps SFRA Flo Overlaps EA Flo Overlaps HSE Major Overlaps HSE Gas Overlaps Pot. Contar Overlaps Minerals Safe	ood Zone ood Zone r Hazard Pipeline mination guarded
Greenbelt Assessment			
1. Check the unrestricted sprawl of la	arge built up areas		
Would development lead to/constitute ribb	on development?	No	
Would development result in an isolated d	evelopment?	No	
Is the site well connected to the built up a	rea?	No	
Would development round off the settleme	ent?	No	
Is there a good existing barrier between the and the undeveloped land?	ne existing urban area	Yes	
Unrestricted Sprawl Conclusion High potential	ential to lead to unres	tricted sprawl	
2. Prevent neighbouring towns from	merging		1
Would development lead to physical conne	ection of settlements?	No	
Do features provide boundaries to contain	the development?	Yes	
Coalescence Conclusion No merging of s	ettlements		
3. Assist in safeguarding the country	side from encroach	ment	
Strong defensible boundary between site a	and urban area	Yes	
Does the site provide access to the country	yside	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	a agricultural land?	No	
Does the site contain buildings		Yes	
Are these buildings used for agricultural po	urposes?	Yes	
Encroachment Conclusion   Site performs a	n important role in sa	afeguarding from encroach	ment
4. Preserve the setting and special cl	naracter of historic	towns	
Site within /adjacent to concernation area/	isted building/historia	cal factures?	

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 and 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

Rank (1-5)

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 Total score Mitigation measures 7 Highways site support no Contingent on other sites **Highways England** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works 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. LCC **Ecology support** Supported 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

SHLAA ref: 2059

Site Plan ref: n/a

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.

#### Thorp Arch Grange, Wetherby LS23

Site Plan ref: n/a SHLAA ref: 2067

#### **Site Details**

Easting	443996	Northing	447056	Site area ha	0.61	SP7	Other Rural Extension
HMCA	Outer North	n 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**

		1
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	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	

#### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

#### **Regeneration Areas**

Inner 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 %		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		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure prov	vider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Core Strategy not fully met but some loca	al services.			
3,7				3
Access comments				
Adequate frontage				
				5
Local network comments				
Suitable network given the scale of the si	te			5
				3
Mitigation measures				Total score
none				13
Highways site support				
yes				]
Contingent on other sites				]
Contingent on other sites no				1
Highways England				
Impact No material impact	Network Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Thorp Arch				
There is capacity at Thorp Arch for new of Yorkshire Water's Asset Management Platforthcoming AMP(6) will run from April 2 investment. It is particularly important the account available sewerage and WwTW improvements it may be possible for the study.	ans (AMP) to ensure 2015 to March 2020. nat sites which repre capacity. If a develo	the necessary infrastructure and capaci Phasing is one method used to ensure sent a 10% or greater increase in popu per wants to bring a site forward before	ity can be provided to serve the s sites are brought forward in line llation served by the works should e YW have completed any planne	ite. The with YW's d take into d
Environment Agency				
Constraints				
F71 under 1 ha See comments in main	text of our response	1		

#### Thorp Arch Grange, Wetherby LS23

Site Plan ref: n/a SHLAA ref: 2067

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Please Note: any deve	ppears to be a highway drain in the SE corner of the site.  Plopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Licotiio	
	1
Fire and Rescue	
Telecoms	
Other in	
Other Heritage England	
Tieritage England	
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Not allocated for hous	
Submission Draft Plan	
DIEVED OUL - NOT WITHI	n 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

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**

		1
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	<b>~</b>	

#### **Regeneration Areas**

Inner 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	99.71
Nearest train station	Garforth
Nearest train station distance	13277.82
Nearest bus s	3608
Nearest bus stop distance (	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **V** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline ~ Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** 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 Total score Mitigation measures 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

**Ecology support** 

Not supported

Not supported (RED). No site-specific designations but calcareous grassland in west of site.

LCC

# 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
Netwol 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 desginated 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	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

% overlap

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
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**

0.00	% overlap
0.00	
0.00	
✓	
	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	

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	(m)	3209.62
Nearest bus s	top	4490
Nearest bus stop distance	(m)	421.10

Agricultural classification				
Grade	Percent			
Grade 3	100			

# Scholes (east of)

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

	TO SHEAF	1101. 2104			
	Overlaps SSSI		Overlaps Public Right of Way	]	
	Overlaps SEGI		Overlaps SFRA Flood Zone		
	Overlaps LNA	Ä	Overlaps EA Flood Zone		
	Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Co	nservation Area	<u> </u>	Overlaps HSE Gas Pipeline	]	
Overlap	s Listed Building		Overlaps Pot. Contamination		
O	verlaps N37 SLA		Overlaps Minerals Safeguarded	]	
Overlaps Strat. Em	ployment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessmen	t not required				
Summary of infras	tructure provi	der comments	S		
LCC Highways Comm	ents				
Public transport accessib	oility comments				Rank (1-5)
A large site that has very	y limited coverage	of Public Transpo	ort and local services		
					2
Access comments					
	is questionable. I	t is not clear whe	umerous access points would be required fo ther the site has access to the adopted sect be required.		2
Local network comments	5				
The local network is unli mitigation might be requ		te without mitigat	ion. A Traffic Assessment or further work is	s required to determine what	2
Mitigation measures					Total score
Wittigation measures					6
Highways site support					
no					
Contingent on other site	S				
no - however there are I	ots of other sites a		at could contribute to improved local service ended sites maybe acceptable.	es and public transport. A	
Todasca Site Boaridary, k	var combined with	adjuserit but arrie	made sites maybe acceptable.		
Highways England					
Impact Major Impact	1	Network Status	Likely to require significant physical miti	gation	
Potential for cumulative	impact in combina	ation with other si	tes. If site still included at next sift assess	as part of East Leeds cluster.	
Network Rail					
Yorkshire Water					
	nostrop		ab and boule of Development that will be		
be co-ordinated with Yo the site. The forthcomin with YW's investment. I take into account availal	rkshire Water's Asing AMP(6) will run t is particularly impole sewerage and \	set Management F from April 2015 to portant that sites WwTW capacity. I	gh and Low level. Development that will co Plans (AMP) to ensure the necessary infrasti to March 2020. Phasing is one method used which represent a 10% or greater increase if a developer wants to bring a site forward de contributions. The amount would be det	ructure and capacity can be pro to ensure sites are brought for in population served by the wor before YW have completed any	wided to serve ward in line ks should planned

#### 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.

the right to don't for dov	croper continuations for cueri cites, to	o mingaro moda mon, didamina a	the date	
Utilities				
Gas				
Floatria				
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.

#### **Leeds Road Collingham**

Site Plan ref: HG3-8 SHLAA ref: 2135

# **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**

_		
% overlap	0.25	N32 Greenbelt
	99.75	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.

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

#### **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	11214.73	
Nearest bus s	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**

response

Site Plan ref: HG3-8 SHLAA ref: 2135

Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Public Rig Overlaps SFRA F Overlaps EA F Overlaps HSE Ma Overlaps HSE Go Overlaps Pot. Cont Overlaps Minerals Sa Overlaps Minerals Safeguar	Flood Zone Flood Zone jor Hazard as Pipeline tamination ifeguarded		
Greenbelt assessment not required					
Summary of infrastructure provi	der comment	s			
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 Ro	ad				5
Local network comments					
spare capacity but cumulative issues					4
Mitigation measures					Total score
					11
Highways site support no					
Contingent on other sites					ı
Highways England					
	Network Status	No objection			
Potential for cumulative impact in combination	ation with other s	ites. If site still included at r	next sift asse	ess as part of Wetherby cluster.	
Network Rail					
Yorkshire Water					
Treatment Works Wetherby					
There is very limited capacity at Wetherby ordinated with Yorkshire Water's Asset Masite. The forthcoming AMP(6) will run fro YW's investment. It is particularly importa into account available sewerage and WwT improvements it may be possible for the catudy.	anagement Plans m April 2015 to M nt that sites whic W capacity. If a c	(AMP) to ensure the necessa March 2020. Phasing is one m h represent a 10% or greate developer wants to bring a sit	ry infrastruc nethod used r increase in te forward b	ture and capacity can be provided to ensure sites are brought forwa population served by the works sefore YW have completed any pla	I to serve the ard in line with should take anned
<b>Environment Agency</b>					
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

#### Leeds Road Collingham

Site Plan ref: HG3-8 SHLAA ref: 2135

LCC			
	LCC		
	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.

The Ridge, Linton

Site Plan ref: HG3-7 SHLAA ref: 2136

#### **Site Details**

Easting	438848	Northing	447327	Site area ha	4.13	SP7	Other Rural Infill
0		0					
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.

#### Spatial relationships

# **UDP Designations**

4		
% overlap	0.00	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.

# **Core Strategy**

0.00	% overlap
0.00	
0.00	
<b>✓</b>	
	0.00

% 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

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	13133.34	
Nearest bus s	14309	
Nearest bus stop distance	329.32	

Agricultural classification				
Grade Percent				
Grade 2 16.23				
Grade 3	83.77			

#### The Ridge, Linton

Ecology support

Not supported

and other protected species required. Needs assessment against Local Wildlife Sites criteria.

Site Plan ref: HG3-7 SHLAA ref: 2136 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Total score Mitigation measures 6 Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC

Not supported (Red) - the site has botanical value which needs confirming through surveys at the right time of year. Surveys for Thistle Broomrape

#### The Ridge, Linton

Site Plan ref: HG3-7 SHLAA ref: 2136

Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Licetric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Not well Freedom?	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site

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 smalll 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**

		1
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	<b>✓</b>	

% 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

LCC ownership	0.00	
Nearest train station		Garforth
Nearest train station distance	(m)	12675.59
Nearest bus s	12899	
Nearest bus stop distance	364.03	

Agricultural classification			
Grade Percent			
Grade 3	100		

#### West Park, Boston Spa

Site Plan ref: HG3-9	SHLAA ref: 2137			
Overl	aps SSSI	Overlaps Public Right of Way	<b>▽</b>	

Overlaps SSSI		Overlaps Public Right of Way	/
Overlaps SEGI	<b>✓</b>	Overlaps SFRA Flood Zone	9
Overlaps LNA		Overlaps EA Flood Zone	<del>,</del>
Overlaps LNR		Overlaps HSE Major Hazard	1
Overlaps Conservation Area	<b>✓</b>	Overlaps HSE Gas Pipeline	;
Overlaps Listed Building		Overlaps Pot. Contamination	1 [
Overlaps N37 SLA	<b>✓</b>	Overlaps Minerals Safeguarded	1 _
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m	1

## Greenbelt assessment not required

### Summary of infrastructure provider comments

Summary of minastructu	ic provider	COMMITTER
LCC Highways Comments		

Public transport accessibility comments	
Core Strategy not fully met but some local ser	vices. Footways needed that are beyond the developers control

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

Rank (1-5)

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

6

Total score

#### 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**

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 mitiga Wharfe SEGI - to invo	tion to protect and enhance the boundary area to Deepdale/Jackdaw Crag SEGI, Boston Spa Riverside Woods RIGS and River live provision of a suitable buffer zone of at least 20 metres.
Education comments	
Flood Risk	
Please Note: any deve	ndary just in Flood Zone 2: source is the river Wharfe.  lopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	

# Conclusions

Natural England

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.

Housing site 2137 adjacent to Deepdale / Jackdaw Crag local site. The plan should avoid/mitigate potential adverse effects

#### 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.

% overlap

# 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

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

# **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance (	(m)	5161.47
Nearest bus s	top	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 Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m 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

Land off Whinmoor Lane Shadwell

Site Plan ref: n/a SHLAA ref: 3019

#### **Conclusions**

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Sieved out. Green Belt. Not within settlement hierarchy.

#### Land at Elmete Lane Shadwell

Site Plan ref: n/a SHLAA ref: 3020

Site Details								
Easting	434113	Northing	439126	Site area ha	2.21	SP7	Other Rural Extension	
HMCA	Outer North	East			Ward	Harewood	-	
Site Cha	racteristic	cs						
Site type	Greenfield							
On-site land uses - None								
Adjacent land uses - None								
Other land	uses - None							
								_
Topograph	ny				Landscape			
Boundarie	S				Road front	No		
Description		·	·		_			

# Spatial relationships

<b>UDP Designations</b>		
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	<b>✓</b>	

# **Regeneration Areas**

Inner 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 %		0.02
Nearest train station	(	Cross Gates
Nearest train station distance		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	Overlaps Public Right of Way	V
Overlaps SEGI	Overlaps SFRA Flood Zone	
Overlaps LNA	Overlaps EA Flood Zone	
Overlaps LNR	Overlaps HSE Major Hazard	
Overlaps Conservation Area	Overlaps HSE Gas Pipeline	
Overlaps Listed Building	Overlaps Pot. Contamination	
Overlaps N37 SLA	Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer	Overlaps Minerals Safeguarded 100m	

#### Land at Elmete Lane Shadwell

Not allocated for housing

Site Plan ref: n/a SHLAA ref: 3020

Greenbelt assessmer	nt not required	
Summary of infras	tructure provider comments	
Highways England	Maharada Chahar	
Impact	Network Status	
Network Rail		
Yorkshire Water		
Treatment Works		
<b>Environment Agency</b>	,	
Constraints		
100		
Ecology support		
Lcology support		
Education comments		
Flood Risk		
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		
Other		
Heritage England		
Transage England		
Natural England		
ivaturai Eriyianu		
Camaluaises		
Conclusions		
Submission Draft Plan A	llocation	

#### Land at Elmete Lane Shadwell

Site Plan ref: n/a SHLAA ref: 3020

Submission Draft Plan Allocation Conclusion

Sieved out. Green Belt. Not within settlement hierarchy.

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

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**

100.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

Inner 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 9	6 0.00
Nearest train station	Garforth
Nearest train station distance (m	609.40
Nearest bus sto	p 4418
Nearest bus stop distance (m	265.35

Agricultural classification				
Grade	Percent			
Grade 3	97.2			
Grade 3b	2.8			

Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer  Greenbelt Assessment  1. Check the unrestricted sprawl of large Would development lead to/constitute ribbon of	Overlap  built up areas development?	Overla Overlap Overla Overlaps Overlaps M	Public Right of pps SFRA Flood 2 priaps EA Flood 2 ps HSE Major Haps HSE Gas Pips Pot. Contamina inerals Safeguarded 1	Zone [ Zone [ zard [ eline [ ation [			
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer  Greenbelt Assessment  1. Check the unrestricted sprawl of large Would development lead to/constitute ribbon of	Overlap  built up areas development?	Overland Ove	pps SFRA Flood in Frlaps EA Flood in Pos HSE Major Ha Pos HSE Gas Pip Pot. Contamina Iinerals Safegua	Zone [ Zone [ zard [ eline [ ation [			
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer  Greenbelt Assessment  1. Check the unrestricted sprawl of large Would development lead to/constitute ribbon of	Overlap  built up areas development?	Overlap Overlaps Overlaps M S Minerals  No Yes No	os HSE Major Ha ps HSE Gas Pip s Pot. Contamina linerals Safegua	zard [eline [ation [			
Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer  Greenbelt Assessment  1. Check the unrestricted sprawl of large Would development lead to/constitute ribbon of	Overlap  built up areas development?	Overla Overlaps Overlaps M S S Minerals No Yes No	ps HSE Gas Pip Pot. Contamina Iinerals Safegua	eline [ ation [ rded [	<b>✓</b>		
Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer  Greenbelt Assessment  1. Check the unrestricted sprawl of large Would development lead to/constitute ribbon of	Overlap  built up areas development?  ppment?	Overlaps Mos Minerals  No Yes No	Pot. Contamina linerals Safegua	ation [	<b>✓</b>		
Overlaps N37 SLA Overlaps Strat. Employment buffer  Greenbelt Assessment  1. Check the unrestricted sprawl of large Would development lead to/constitute ribbon of	Overlap  built up areas development? opment?	No Yes No	linerals Safegua	rded [			
Overlaps Strat. Employment buffer  Greenbelt Assessment  1. Check the unrestricted sprawl of large Would development lead to/constitute ribbon of	Overlap  built up areas development? opment?	No Yes No					
Greenbelt Assessment  1. Check the unrestricted sprawl of large Would development lead to/constitute ribbon of	e built up areas development? opment?	No Yes No	s Safeguarded 1	00m [			
Check the unrestricted sprawl of large     Would development lead to/constitute ribbon of	development? opment?	Yes No					
Check the unrestricted sprawl of large     Would development lead to/constitute ribbon of	development? opment?	Yes No					
Would development lead to/constitute ribbon of	development? opment?	Yes No					
'	opment?	Yes No					
MACALIA da cala como acataca de la como de l		No					
Would development result in an isolated development							
Is the site well connected to the built up area?	kisting urban area	No					
Would development round off the settlement?	kisting urban area						
Is there a good existing barrier between the example and the undeveloped land?		Yes					
Unrestricted Sprawl Conclusion High potentia	al to lead to unrestricte	ed sprawl					
2. Prevent neighbouring towns from mer Would development lead to physical connection Do features provide boundaries to contain the	n of settlements?	No No					
Coalescence Conclusion No merging but there	e is no defensible bour						
3. Assist in safeguarding the countryside	from encroachmen	ıt					
Strong defensible boundary between site and u	urban area	Yes					
Does the site provide access to the countryside	9	Yes					
Does the site include local/national nature cons	servation areas?	No					
Areas of protected/unprotected woodland/trees	s/hedgerows?	Yes					
Site includes Grade 1, Grade 2 or Grade 3a agr	icultural land?	No					
Does the site contain buildings		No					
Are these buildings used for agricultural purpos	ses?	No					
Encroachment Conclusion   Site performs an im	nportant role in safegu	arding fro	m encroachmer	nt			
4. Preserve the setting and special chara	acter of historic tow	ns					
Site within/adjacent to conservation area/listed	d building/historical fea	atures?	No				
Can development preserve this character?							
Character Conclusion No effect on the setting	and special character	of historic	features				
Overall Conclusion from assessment agaicharacteristics of openness and permane  Small poorly defined site which does not follo forms a strong defensible boundary to the urb	ence  ow any logical field bou	undaries. 1	The site relates	poorly to			

# **Summary of infrastructure provider comments**

<b>,</b>				
LCC Highways Comments				
Public transport accessibility comments		Ra	nk (1-	·5)
Landlocked site, Public Transport standards no	t fully met		3	

Site Plan ref: n/a SHLAA ref: 3114

Access comments  Requires development	of adjacent site for access						
Requires development	tor adjacent site for access	3					
Local network comme							
Local congestion/capa	city issues and potential for significant cumulative impact with other nearby sites	2					
Mitigation massures		Total score					
Mitigation measures  The potential for mitig	gation and capacity improvements needs to be considered with in conjuction with other nearby sites						
The perential for thing		8					
Highways site support							
no							
Contingent on other si	ites						
yes							
Highways England							
Impact No material i	mpact Network Status No objection						
Network Rail							
	protection issues. Contribution to Garforth station facilities. Nanny Goat Lane in part NR ownership						
Yorkshire Water							
Treatment Works	ment Works Owlwood/Garforth						
Yorkshire Water's Ass forthcoming AMP(6) v investment. It is partic account available sew	arforth for new development. Development that will connect to the public sewer system needs to be co-ordinat et Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the sit vill run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line we cularly important that sites which represent a 10% or greater increase in population served by the works should rerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned be possible for the developer to provide contributions. The amount would be determined by a developer funded	e. The vith YW's take into					
Environment Agend							
Constraints							
FZ1 over 1 ha. See co	omments in main text of our response.						
LCC							
Ecology support	Supported						
Supported							
Education comments							
Flood Risk	]						
Flood Zone 1							
Please Note: any deve	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore eloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves					
Utilities							
Gas							
Electric							

SHLAA ref: 3114

Site Plan ref: n/a

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 countyside 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 Deta	Site Details							
Easting	436066	Northing	441854	Site area ha	1.15	SP7	Other Rural Extension	
HMCA	Outer North	East			Ward	Harewood		
						_		
Site Chai	racteristic	cs						
Site type	Greenfield							
On-site land	On-site land uses - None							
Adjacent la	Adjacent land uses - None							
Other land	Other land uses - None							
Topograph	Topography Landscape							
Boundaries Road front No						-		
Description	escription							

# 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 % overla			
Major Settlement 0.00	Main Urban Area	0.00	% overlap
Major Settlement 5.55	Major Settlement	0.00	
Minor Settlement 0.00	Minor Settlement	0.00	
Overlaps Urban Extension	Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

Inner 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	
Nearest train station	Cross Gates	
Nearest train station distance	7410.38	
Nearest bus s	5929	
Nearest bus stop distance	415.84	

Agricultural classification					
Grade	Percent				
Grade 4	100				

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
	Overlaps Conservation Area
	Overlaps Listed Building
<b>✓</b>	Overlaps N37 SLA
	Overlaps Strat. Employment buffer

Overlaps Public Right of Way	V
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

Syke Lane, Scarcroft

Site Plan ref: n/a SHLAA ref: 3126

Greenbelt assessme	nt not required
Summary of infras	structure provider comments
Highways England	
Impact	Network Status
ППраст	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	<b>9</b>
Constraints	
LCC	
Ecology support	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
T-1	
Telecoms	
Other	
Heritage England	
Natural England	
reaction England	
Conclusions	
Submission Draft Plan A	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

		1
UDP Designations		
N32 Greenbelt	99.66	% 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	<b>✓</b>	

# **Regeneration Areas**

Inner 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
Nearest train station	Cross Gates
Nearest train station distance	6762.65
Nearest bus s	9867
Nearest bus stop distance	132.94

Agricultural classification					
Grade Percent					
Grade 3 100					

Overlaps SSSI		Overlaps
Overlaps SEGI		Overlap
Overlaps LNA		Over
Overlaps LNR		Overlaps
Overlaps Conservation Area	<b>✓</b>	Overlap
Overlaps Listed Building		Overlaps
Overlaps N37 SLA		Overlaps Mi
Overlaps Strat. Employment buffer		Overlaps Minerals

Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

# Wetherby Road, Scarcroft

Site Plan ref: n/a SHLAA ref: 3127

Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
2 buses per hour, 80% primary health and secondary education	
	2
Access comments  Access of from Wetherby Read	
Access ok from Wetherby Road	5
Local network comments	
spare capacity	4
	4
	Total score
Mitigation measures	Total score
	11
Highways site support	
yes	
Contingent on other sites	
Highways England	
Impact No material impact Network Status No objection	
Input ite material impatt	
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 Natural England Conclusions

Wetherby Road, Scarcroft

Submission Draft Plan Allocation Not allocated for housing

Submission Draft Plan Allocation Conclusion

Sieved out. Green Belt. Not within settlement hierarchy.

#### Land west of Deepdale Lane, Boston Spa

Site Plan ref: n/a SHLAA ref: 3128

### **Site Details**

Easting	442126	Northing	445949	Site area ha	2.23	SP7	Smaller Settlement Extension
HMCA	Outer North	n 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

% overlap

#### 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**

N32 Greenbelt	99.88
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 0.12	
aps Urban Extension	
· · · · · · · · · · · · · · · · · · ·	

% 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

LCC ownership S	% 0.00
Nearest train station	Garforth
Nearest train station distance (n	n) 12415.74
Nearest bus sto	p 12899
Nearest bus stop distance (n	1) 263.29

Agricultural classification		
Grade Percent		
Grade 3	nde 3 100	

#### Land west of Deepdale Lane, Boston Spa Site Plan ref: n/a SHLAA ref: 3128 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? Nο 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? 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 Nο Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? No Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Yes Can development preserve this character? 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. 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 comme			
Potential widening and sites are taken forwar		Could be cumulative issues on High Street and J45 if other Boston Spa	
Sites are taken forwar			
Mitigation measures		Total sco	re
	Lane and provision of footway. Possi	ible traffic management works on High Street and works to J45 if all	_
Boston Spa sites are t		11	
Highways site support	t		
yes with mitigation			
Contingent on other sino	ites		
110			
Highways England	1		
		No objection	_
		ites. If site still included at next sift assess as part of Wetherby cluster.	_
Toteritial for carrialati		ites. If site still included at flext sitt assess as part of Wetherby diaster.	_
Network Rail			
Yorkshire Water	1		
Treatment Works	Thorp Arch		_
	'	Development that will connect to the public sewer system needs to be co-ordinated with	_
Yorkshire Water's Ass	set Management Plans (AMP) to ensure	e the necessary infrastructure and capacity can be provided to serve the site. The	
		Phasing is one method used to ensure sites are brought forward in line with YW's resent a 10% or greater increase in population served by the works should take into	
		oper wants to bring a site forward before YW have completed any planned	
	be possible for the developer to provide	de contributions. The amount would be determined by a developer funded feasibility	
study.			_
Environment Agend	су		
Constraints			
FZ1 over 1 ha. See co	omments in main text of our response.		
LCC	1		
Ecology support	Supported		_
Supported	Supported		_
ощростои			_
Education comments			
	-		
Flood Risk	1		
	are a couple of public surface water sev	wers within the site	_
Please Note: any deve	elopment has potential to increase floo	od risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves	
the right to ask for de	eveloper contributions for such sites, to	o mitigate flood risk, elsewhere in the catchment.	_
Utilities	1		
-			
Gas			_
			_
Electric			
Fire and Rescue			
2 22 1.00040			_
- 1			_
Telecoms	et a constant and a c		

#### Land west of Deepdale Lane, Boston Spa

Site Plan ref: n/a SHLAA ref: 3128

#### Other

Heritage England

This site adjoins the boundary of the Boston Spa and Thorp Arch Conservation Area.

In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, there will need to be some assessment of what contribution this area makes to the landscape setting of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable.

If allocated, development proposals would need to ensure that those elements which contribute to the character of that part of the adjacent Conservation Area are not harmed.

Natural England

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	Outor North					Wetherby	
HMCA Outer North East		vvaru	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	<b>✓</b>	

% 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

LCC ownership	0.00	
Nearest train station		Garforth
Nearest train station distance	(m)	11666.86
Nearest bus s	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 Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer Overlaps Overlaps	Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded laps Minerals Safeguarded 100m
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?  Unrestricted Sprawl Conclusion   Low potential to lead to unrestric	No No
Do features provide boundaries to contain the development?  Coalescence Conclusion No merging of settlements  3. Assist in safeguarding the countryside from encroachments	ent
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 No
Encroachment Conclusion   Site does not perform an important role	e in safeguarding from encroachment
4. Preserve the setting and special character of historic to	owns
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	er of historic features
Overall Conclusion from assessment against all 4 purposes characteristics of openness and permanence	s of green belt and essential
The site relates well to the urban area of Boston Spa and is well esettlement.	enclosed. Development would round off the south-western corner of the
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-
Core Strategy not fully met but some local services. Off site footwa	ay needed to Clifford Moor Road.

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

3

# Moor End, Boston Spa

Site Plan ref: n/a SHLAA ref: 3129

Local network comments		
	on High Street and J45 if other Boston Spa sites are taken forward. Winnow Lane is not suitable at the upgraded with at least one continuous footway and possible road widening.	2
	Total	al score
Mitigation measures		ii score
	eveloper could deliver the required improvements to Winnow Lane. Possible traffic management works  J45 if all Boston Spa sites are taken forward	8
Highways site support		
yes with mitigation		
Contingent on other sites		
no		
Highways England		
Impact No material impact	-	
Potential for cumulative impag	act in combination with other sites. If site still included at next sift assess as part of Wetherby cluster.	
Network Rail		
Yorkshire Water		
Treatment Works		
<b>Environment Agency</b>		
Constraints		
FZ1 over 1 ha. See comments	nts in main text of our response.	
LCC Suppor		
Ecology support Suppor Supported	л tea	
Jupported		
Education comments		
Flood Risk		
Flood Zone 1 Please Note: any developmen	nt has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore res	erves
the right to ask for developer	er contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		
Other		
Heritage England		

Moor End, Boston Spa

Site Plan ret: n/a	SHLAA ref: 3129

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

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**

3		J
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	~	

### **Regeneration Areas**

Inner 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	
Nearest train station		Garforth
Nearest train station distance	11711.93	
Nearest bus s	4874	
Nearest bus stop distance	238.81	

Agricultural classification				
Grade Percent				
Grade 2	100			

### Primrose Lane (west), Boston Spa SHLAA ref: 3130 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? Nο 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 Yes and the undeveloped land? 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 Nο 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? 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? Can development preserve this character?

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

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

The site is only connected to the existing urban area via its northern boundary. Development of the site would breach the southern side of Primose 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	Rank (1-5)				
Core Strategy not fully met but some local services.	3				

### Primrose Lane (west), Boston Spa

Site Plan ref: n/a SHLAA ref: 3130

Access comments		
Long frontages give of	ptions for access. Footways and visibility splays would need to be created.	
		4
Local network comme		
Could be cumulative is	ssues on High Street and J45 if other Boston Spa sites are taken forward. Junction visibility at Church Street and may be substandard and should be checked.	4
and chirord woor Roa	ia may be substantial a and should be checked.	
		Total score
Mitigation measures	gement works on High Street and works to J45 if all Boston Spa sites are taken forward	Total score
rossible traffic manay	gernerit works on riight street and works to 343 if all boston spa sites are takerriorward	11
Highways site support	t	
yes with mitigation		
Contingent on other si	ites	
no		
Highways England		
Impact No material i		
•	ve impact in combination with other sites. If site still included at next sift assess as part of Wetherby cluster.	
Network Rail		
Vanladalar Matan		
Yorkshire Water	Mathaulas	
Treatment Works	Wetherby	
ordinated with Yorksh	capacity at Wetherby for new development. Development that will connect to the public sewer system needs to hire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provide	d to serve the
site. The forthcoming	g AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forw	ard in line with
	s particularly important that sites which represent a 10% or greater increase in population served by the works s sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any pl	
	be possible for the developer to provide contributions. The amount would be determined by a developer funder	
study.		
Environment Agend	CV	
Constraints		
	omments in main text of our response.	
121 Over 111a. See ee	offinions in main text of our response.	
LCC		
Ecology support	Supported	
Supported		
	_	
Education comments		
Flood Risk	1	
	f site highly susceptible to surface water flooding. There are a couple of public (foul) sewers within the site.	
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC there	efore reserves
	eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Utilities		
Gas		
Electric		

# 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

Primrose Lane (west), Boston Spa

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
3							
HMCA Outer North East					Ward	Wetherby	
HIVICA Outer North East					vvaru	wellielby	

### **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

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**

1		
% overlap	99.89	N32 Greenbelt
	0.00	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.

### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.11	
Overlaps Urban Extension	<b>✓</b>	

overlap

### **Regeneration Areas**

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

LCC ownership	0.00	
Nearest train station	Garforth	
Nearest train station distance (	11814.78	
Nearest bus st	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 Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer	Overla Ove Overlap Overlap	Public Righ ps SFRA Flo rlaps EA Flo ss HSE Majo ps HSE Gas Pot. Conta linerals Safe s Safeguard	ood Zone ood Zone r Hazard Pipeline mination eguarded			
Greenbelt Assessment						
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 unres	stricted sprawl					
2. Prevent neighbouring towns from merging  Would development lead to physical connection of settlements?  Do features provide boundaries to contain the development?  Coalescence Conclusion No merging of settlements	Yes Yes					
3. Assist in safeguarding the countryside from encroach	nment		1			
Strong defensible boundary between site and urban area	Yes		-			
Does the site provide access to the countryside	No No		-			
Does the site include local/national nature conservation areas?			1			
Areas of protected/unprotected woodland/trees/hedgerows?			1			
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 role in cofegue	rding from	noroachm	ont		
Encroachment Conclusion Site does not perform an important	roie in saregua	ruing from (	encroacnm	ен		
4. Preserve the setting and special character of historic towns						
Site within/adjacent to conservation area/listed building/historic	cal features?	Yes				
Can development preserve this character?		Yes				

### 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 Primose 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.

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

### Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments No Public Transport but some local services Rank (1-5)

### Primrose Lane (east), Boston Spa

Site Plan ref: n/a SHLAA ref: 3131

		5							
Access comments									
Long frontages give or	otions for access. Footy	vays and vis spla	ys would need	to be created	d.				4
									4
Local network comme									
	ssues on High Street and			ire taken forv	ward. Junctio	n visibility at	Church Street		4
and Ciliford Moor Road	d may be substandard a	ina snoula be che	ескеа.						4
Mitigation measures									otal sco
	ement on Clifford Moor n High Street and works					ntage. Possik	ole traffic		10
management works or	i nigir street and works	to 145 ii ali bost	on spa sites a	e taken rorw	aru				10
		1							
Highways site support									
yes with mitigation									
Contingent on other si	tes								
no									
Highways England									
Impact No material i	mpact Net	work Status	No objection						
'	ve impact in combinatio			icluded at ne	xt sift assess	as part of W	etherby cluste		
Network Rail									
Yorkshire Water									
Treatment Works	Wetherby								
ordinated with Yorksh site. The forthcoming YW's investment. It is into account available	capacity at Wetherby for ire Water's Asset Manag AMP(6) will run from A particularly important to sewerage and WwTW of the development of the deve	gement Plans (AN April 2015 to Marc hat sites which re capacity. If a deve	MP) to ensure t ch 2020. Phasi epresent a 109 eloper wants to	he necessary ng is one met 6 or greater i 5 bring a site	infrastructu thod used to ncrease in p forward bef	re and capacit ensure sites opulation serv ore YW have	ty can be provi are brought for ved by the wor completed any	ided to se orward in l rks should / planned	erve the line with d take
Environment Agend	;y								
Constraints									
FZ1 over 1 ha. See co	mments in main text of	f our response.							
LCC									
Ecology support	Supported								
Supported									
Education comments									
FI 1 Di -l	1								
Flood Risk			61 II =-		<b>.</b>	- 1	111.1	144 :	
of flooding within the Please Note: any deve	site highly susceptible field. elopment has potential t veloper contributions fo	o increase flood ı	risk elsewhere,	particularly	developmen	of 'greenfield			
	1								
Utilities									
Gas									
	 1								
Electric									

### Primrose Lane (east), Boston Spa Site Plan ref: n/a SHLAA ref: 3131 Fire and Rescue Telecoms Other Heritage England

### Conclusions

Natural England

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.

### Woodacre Lane (north), Bardsey

Site Plan ref: n/a SHLAA ref: 3133

### **Site Details**

Easting	436452	Northing	443737	Site area ha	1.73	SP7	Smaller Settlement Extension
HMCA	Outer North	n 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**

4		
% overlap	99.95	N32 Greenbelt
	0.00	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.

### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.05	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

Inner 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	0.03	
Nearest train station	(	Cross Gates
Nearest train station distance	9292.47	
Nearest bus s	11711	
Nearest bus stop distance (m)		169.50

Agricultural classification				
Grade Percent				
Grade 3	100			

### Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments 2 buses per hour, 100% primary, no other local services Access comments Site frontage offers no options for access

### Woodacre Lane (north), Bardsey

Site Plan ref: n/a SHLAA ref: 3133

Local network comme	nts	1								
Spare capacity but like										
									4	•
Mitigation maggures		]							Total	score
Mitigation measures										
									8	3
Highways site support		]								
no										
		1								
Contingent on other si	tes									
Highways England										
Impact No material	•	work Status	No object							
Potential for cumulati	ve impact in combinatio	n with other site	es. If site s	till included at	next sift ass	sess as part	of Wetherby	/ cluster.		
Network Rail										
Yorkshire Water	1									
Treatment Works	Wetherby									
	capacity at Wetherby for									
ordinated with Yorksh	ire Water's Asset Manaq , AMP(6) will run from A	jement Plans (Al .pril 2015 to Mar	.MP) to ensi rch 2020. P	ure the necessa Phasing is one n	ary infrastru nethod used	cture and ca d to ensure s	apacity can b sites are bro	oe provided t ught forward	to serve d in line	the with
YW's investment. It is	particularly important t	hat sites which r	represent a	10% or greate	er increase i	n populatior	n served by t	the works sh	ould tak	е
	sewerage and WwTW of be possible for the deve									tv.
study.	be possible for the deve	loper to provide	Continuation	ons. The amou	ant would be	determine	a by a devel	oper runded	reasibilit	ıy
Environment Agend	CV									
Constraints										
FZ1 over 1 ha. Author	ised Landfill (Licensed S	ite) on site. Se	ee commen	ts in main text	of our resp	onse.				
LCC										
Ecology support	Supported with mitigat	ion								
Supported with mitiga	ation to protect and enha	ance the hedger						to Bardsey E	Beck and	
adjacent wet fen area	through native shrub pl	anting and fenci	ing - to avo	oid disturbance	to Otters ar	nd wet fen h	abitat			
Education comments										
Flood Risk										
Flood Zone 1							C. I. I. II	10011		
	elopment has potential t veloper contributions fo						ntiela' sites.	LCC therefo	re reser	ves
	1									
Utilities										
Gas										
	 1									
Electric										
Fire and Rescue										

## 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

Woodacre Lane (north), Bardsey

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 Plan ref: n/a SHLAA ref: 3134

### **Site Details**

Easting	436579	Northing	443560	Site area ha	9.09	SP7	Smaller Settlement Extension
HMCA	Outer North	n 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 signficantly 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.

### Spatial relationships

### **UDP Designations**

N32 Greenbelt	99.77	% 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	0.23	
Overlaps Urban Extension	<b>~</b>	

### **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	9118.73	
Nearest bus s	8864	
Nearest bus stop distance	282.81	

Agricultural classification				
Grade Percent				
Grade 3	100			

Site Plan ref: n/a SHLAA ref: 3134				
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer	Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded			
Greenbelt Assessment				
Check the unrestricted sprawl of large built up ar	eas			
Would development lead to/constitute ribbon development?				
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 and the undeveloped land?	area Yes			
Unrestricted Sprawl Conclusion Low potential to lead to u	nrestricted sprawl			
Prevent neighbouring towns from merging  Would development lead to physical connection of settlemed  Do features provide boundaries to contain the development	110			
Coalescence Conclusion No merging of settlements				
Assist in safeguarding the countryside from encro     Strong defensible boundary between site and urban area				
Does the site provide access to the countryside	Yes No			
Does the site include local/national nature conservation are				
Areas of protected/unprotected woodland/trees/hedgerows				
Site includes Grade 1, Grade 2 or Grade 3a agricultural land	1.00			
Does the site contain buildings	No No			
Are these buildings used for agricultural purposes?	No No			
Encroachment Conclusion Site does not perform an import				
4. Preserve the setting and special character of historic towns				
Site within/adjacent to conservation area/listed building/his	torical features? Yes			

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

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
2 buses per hour, 100% primary, no other local services	2
	2

Site Plan ref: n/a SHLAA ref: 3134

Access comments		
	ng site frontage and forward visibility works required	
rootway required alor	ig site from age and forward visibility works required	4
Local network comme	nts	
spare capacity but like		
.,,,,		4
Mitigation measures		Total scor
- U		10
Highways site support		
110		
Contingent on other s	ites	
Highways England		
Impact No material	· ·	
Potential for cumulati	ve 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 Agen		
Environment Agen Constraints		
	EZ3 Main River runs through site (Collingham Beck). See comments in main text of our response.	
Tart of site iii i ZZ & i	23 Main River runs through site (connignant beck). See confinents in main text of our response.	
LCC		
Ecology support	Supported with mitigation	
	ation to protect and enhance the Bardsey Beck wildlife corridor through native shrub planting and fencing - to avand scrub/grassland habitat from recreation.	roid
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 sewer	s within the
site.		Faua uaaauu.aa
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC theref eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	iore reserves
	<u> </u>	
Utilities		
Gas		
Electric	1	
LICCUIC		
Fire and Rescue		

Site Plan ref: n/a SHLAA ref: 3134

Telecoms	
Other	
Other Heritage England	
Natural England	

Planning History	y 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

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**

			4
	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	B Urban Green Corridor	0.00	
	CC Shopping Quarter	0.00	
	UDP 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	<b>~</b>	

### **Regeneration Areas**

Inner 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	0.97	
Nearest train station		Garforth
Nearest train station distance	14864.36	
Nearest bus s	9781	
Nearest bus stop distance	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 Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA **~** Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination ✓ Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 2 local services 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 Total score Mitigation measures None identified to overcome site deficiencies 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
Potentia	I for cumulative impact in combir	ation 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 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.

### **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
	tion to protect and enhance the Thorp Arch Disused Railway LNA and adjacent trees, woodland and wetland areas - provide a disused railway and adjacent habitats.
Education comments	
Flood Risk	
Please Note: any deve	number of small drainage channels within the site. Part of site may be at risk of surface water flooding. lopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper 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 desginated 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	n East			Ward	Wetherby	

### **Site Characteristics**

Site type 80:20 green/brown

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**

		1
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	<b>✓</b>	

### **Regeneration Areas**

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

LCC ownership of	% 0.22
Nearest train station	Garforth
Nearest train station distance (n	n) 14582.90
Nearest bus sto	p 9781
Nearest bus stop distance (n	n) 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 Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA **~** Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination ✓ Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) 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 Public Transport and 2 local services Access comments Access could be achived by way of a new junction onto Walton Road 4 Local network comments Spare capacity in the local network but some impact likely 4 Total score Mitigation measures None identified to overcome site deficiencies 10 Highways site support Yes with mitigation Contingent on other sites **Highways England** Impact Major Impact Likely to require significant physical mitigation **Network Status** 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 Wetherby 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

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 witl 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.

<b>Environment Agenc</b>	y
Constraints	
FZ1 over 1 ha. See co	mments 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
	ation to protect and enhance the Thorp Arch Disused Railway LNA and adjacent trees, woodland and wetland areas - provide a e disused railway and adjacent habitats.
Education comments	
Flood Risk	
section of highway dra Please Note: any deve	number of small drainage channels within the site. Part of site may be at risk of surface water flooding. There is a short ain in the West of the site.  Elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
<b>Utilities</b> Gas	
Electric	
Fire and Rescue	
Telecoms	
Other Heritage England	
Tioritage 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 across the A1(M) which creates a significant access barrier to the existing settlement.

### **Site Details** Easting 436200 Northing 440886 Site area ha 0.47 Other Rural Extension SP7 HMCA Outer North East Ward Harewood **Site Characteristics** Site type Mixed On-site land uses - None Adjacent land uses - None Other land uses - None Topography Landscape Boundaries Road front No

### Spatial relationships

Description

<b>UDP Designations</b>		
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 Strate	ду

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

Inner 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	
Nearest train station	Cross Gates	
Nearest train station distance	6440.38	
Nearest bus s	11714	
Nearest bus stop distance	56.55	

Agricultural classification				
Grade Percent				
Grade 3	100			

Overlaps SSSI		Overlaps Public Right
Overlaps SEGI		Overlaps SFRA Floo
Overlaps LNA		Overlaps EA Floo
Overlaps LNR		Overlaps HSE Major
Overlaps Conservation Area	$\checkmark$	Overlaps HSE Gas
Overlaps Listed Building		Overlaps Pot. Contan
Overlaps N37 SLA		Overlaps Minerals Safeg
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarde

	Overlaps Public Right of Way
	Overlaps SFRA Flood Zone
	Overlaps EA Flood Zone
	Overlaps HSE Major Hazard
	Overlaps HSE Gas Pipeline
<b>✓</b>	Overlaps Pot. Contamination
	Overlaps Minerals Safeguarded
	Overlaps Minerals Safeguarded 100m

Scarcroft Cottage, Wetherby Road, Scarcroft, Leeds, LS14 3HJ

Site Plan ref: n/a SHLAA ref: 3309

13/03010/FU

Greenbelt assessm	ent not required						
Summary of infra	astructure provider comments						
Highways England							
Impact	Network Status						
Network Rail	1						
Network Raii							
Yorkshire Water Treatment Works							
Treatment Works							
F							
Environment Agen Constraints							
LCC							
Ecology support							
					-		
Education comments							
Lucation comments							
Flood Risk	1						
<b>Utilities</b> Gas							
Cus							
Electric							
Fire and Rescue							
Telecoms							
Other	7						
Heritage England							
Natural England							
Planning History	Applications since 1/1/2009, covering mor	re than 50% of the site					
App Number	Proposal		Decision	% of site			

Α

55

Removal of condition 7 (stable block is restricted to the

personal use of residents of Ashfield House) of application 06/02614/FU

Scarcroft Cottage, Wetherby Road, Scarcroft, Leeds, LS14 3HJ

Site Plan ref: n/a SHLAA ref: 3309

			ns	

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Sieved out. Green Belt. Not within settlement hierarchy.

### Land Boston Road, Wetherby

Site Plan ref: n/a SHLAA ref: 3310

### **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**

		1
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	✓	

### **Regeneration Areas**

Inner 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	
Nearest train station	Cross Gates	
Nearest train station distance	14023.92	
Nearest bus s	5587	
Nearest bus stop distance	97.82	

Agricultural classification		
Grade	Percent	
Grade 3	100	

### Land Roston Road Wetherby

Land Boston Road, Wetherby	
Site Plan ref: n/a SHLAA ref: 3310	
Overlaps SSSI Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps LNA Overlaps LNR Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer  Overlaps SSSI Overlaps Public Right of Way Overlaps SFRA Flood Zone  Overlaps EA Flood Zone  Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded	
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	Total score
Junction improvement (width / visibility)	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 ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provid site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought for YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the work	ed to serve the ward in line with

### **Environment Agency**

Constraints

study.

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.

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

### Land Boston Road, Wetherby

Site Plan ref: n/a SHLAA ref: 3310

LCC	
Ecology support	Supported with mitigation
Supported with mitiga have public access, an	tion to protect and enhance the River Wharfe SEGI. An undeveloped buffer of a minimum 20 metres is required that does not d is managed positively to enhance features for bats and Otters. Protected species surveys
Education comments	
Flood Risk	
Please Note: any deve	Flood Zones 3A, 3B and 2. Source is River Wharfe.  Iopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper 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	n 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**

N32 Greenbelt 98.34 % 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 0.00 CC Shopping Quarter **UDP City Centre** 0.00 0.00 S2S6 Town Centre Proposed Local Centre 0.00 Sch. Ancient Mon. 0.00

### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.66	
Overlaps Urban Extension	<b>~</b>	

% 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

LCC ownership	0.00	
Nearest train station	Cross Gates	
Nearest train station distance	4155.05	
Nearest bus s	9233	
Nearest bus stop distance	134.55	

Agricultural classification		
Grade Percent		
Grade 3 100		

### railway sidings at scholes Site Plan ref: n/a SHLAA ref: 3317 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline ~ Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **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 Yes and the undeveloped land? 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
City and Constraint City and C	!!

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 matures trees and would breach a strong defensible boundary with the urban area.

Summary	of infra	.+	mravidar		+~
Summary	or mira:	structure	provider	commen	15

cummary or minustructure promises	Commones		
LCC Highways Comments			
Public transport accessibility comments		Rank (1	-5)
Poor accessibility		1	

### railway sidings at scholes

Gas

Site Plan ref: n/a SHLAA ref: 3317

Access comments		
	The Avenue / The Approach	
minica irontage with	The Mende / The Approach	2
Local network comme	ents	
congestion / cumulati	ve issues	
		3
Mitigation measures		Total score
		6
Highways site suppor		•
no		
Contingent on other s	ites	
Sommigent on other 3		
Highways England		
Impact No material		
•	ve impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.	
Toteritarior camalati		
Network Rail		
Yorkshire Water		
Treatment Works	Barwick in Elmet	
There is capacity at B	arwick in Elmet for new development. Development that will connect to the public sewer system needs to be co s Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the	ordinated
	will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line w	
	cularly important that sites which represent a 10% or greater increase in population served by the works should	take into
improvements it may	verage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned be possible for the developer to provide contributions. The amount would be determined by a developer funded	feasibility
study.		
Farriage and Assess		
Environment Agen	с <b>у</b>	
Constraints	ammente in main tout of our response	
rzi ovei i na. see c	omments 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
	e corridor which cuts across intensive arable farmland. The tree cover would be seriously affected by developme	
	the site. Will form part of the Leeds Habitat Network. The site is likely to provide bat feeding and potentially rocaice are also likely to use the corridor. The full extent of the biodiversity value has not been assessed.	sting nabitat.
	_	
Education comments		
Flood Risk		
Flood Zone 1		
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC theref	ore reserves
_	eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Utilities		

### railway sidings at scholes

SHLAA ref: 3317

Site Plan ref: n/a

Electric				
	1			
Fire and Rescue				
Telecoms				
Other				
Heritage England				
gg				
Natural England				
J				
Conclusions				
Submission Draft Plan	Allocation			

Submission Draft Plan Allocation Conclusion

Not allocated for housing

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		

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

Topograph	/ Flat	Landscape	No Tree Cover
Boundarie	Existing well defined	Road front	Yes

Description

### Spatial relationships

### **UDP** Designations

our besignations		
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	✓	

### **Regeneration Areas**

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

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 Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area **~** Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m 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.

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

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

% overlap

### 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
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	<b>~</b>	

# **Regeneration Areas**

Inner 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
Nearest train station	Garforth
Nearest train station distance (	m) 11872.70
Nearest bus st	op 9559
Nearest bus stop distance (	m) 307.23

Agricultural classification			
Grade	Percent		
Grade 2	98.7		
Grade 3	1.3		

Site Plan ref: n/a SHLAA r	ref: 3322				
Overlaps LNR		Overla Ove Overlap Overlaps Overlaps M	Public Righ ps SFRA Flo rlaps EA Flo s HSE Majo ps HSE Gas Pot. Conta inerals Safe s Safeguard	ood Zone ood Zone or Hazard or Pipeline mination eguarded	
Greenbelt Assessment					
1. Check the unrestricted sprawl of larg	ge built up areas				
Would development lead to/constitute ribbor	n development?	No			
Would development result in an isolated devel	elopment?	No			
Is the site well connected to the built up area	a?	No			
Would development round off the settlement	!?	No			
Is there a good existing barrier between the and the undeveloped land?	existing urban area	No			
Unrestricted Sprawl Conclusion High potent	tial to lead to unrestrict	ed sprawl			
2. Prevent neighbouring towns from med Would development lead to physical connection Do features provide boundaries to contain the Coalescence Conclusion No merging but we	ion of settlements?	No No the green	belt gap		
3. Assist in safeguarding the countrysic		nt		7	
Strong defensible boundary between site and		No			
Does the site provide access to the countrysi		No			
Does the site include local/national nature co		No			
Areas of protected/unprotected woodland/tre		Yes			
Site includes Grade 1, Grade 2 or Grade 3a a	gricultural land?	Yes			
Does the site contain buildings		Yes			
Are these buildings used for agricultural purp		Yes			
Encroachment Conclusion   Site performs an	important role in safegu	uarding fro	m encroach	nment	
4. Preserve the setting and special characteristics within/adjacent to conservation area/list			No		
Can development preserve this character?	.ou building/motorrour re		INO		
Character Conclusion No effect on the settin	of historic	: features			
Overall Conclusion from assessment ag characteristics of openness and perman	ainst all 4 purposes			ssential	
the urban area on one side. Development w would constitute sprawl of the built up area presently helps to give Boston Spa an attrac	rould also not be well concluded. Development of the site ctive rural setting. Further ment as it contains a la	ontained be e would al ermore, the	e existing be so significa e site is pre	oundaries. ntly reduce sently cons	e the Green Belt gap to the A1(M), which

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
3 buses per hour, 40% primary education, 60% secondary education & primary health	3

Site Plan ref: n/a SHLAA ref: 3322

Access comments					
Long frontage with Me	oor End should provide acces	S			
					5
L L L					
Local network comme spare capacity	nts				
Spare supusity					4
Mitigation measures					Total score
					12
					12
Highways site support					
yes					
Contingent on other s	tes				
J. S.					
<b>Highways England</b>					
Impact Major Impac	Network	Status Likely to requ	ire significant physical	l mitigation	
Potential for cumulati	ve impact in combination wit	h other sites. If site still i	ncluded at next sift ass	sess as part of Wetherby cluster	r.
	1				
Network Rail					
Yorkshire Water					
Treatment Works	Wetherby				
ordinated with Yorksh site. The forthcoming YW's investment. It is into account available	ire Water's Asset Manageme AMP(6) will run from April a particularly important that s sewerage and WwTW capac	nt Plans (AMP) to ensure 2015 to March 2020. Phasi ites which represent a 10 <sup>o</sup> ity. If a developer wants t	the necessary infrastrung is one method used or greater increase is obring a site forward	to the public sewer system needs acture and capacity can be provi- id to ensure sites are brought for in population served by the worl before YW have completed any e determined by a developer fur	ded to serve the rward in line with ks should take planned
Environment Agen	У				
Constraints					
FZI over i na. See c	omments in main text of our	response.			
LCC					
Ecology support	Supported				
Supported					
	4				
Education comments					
Flood Risk					
Flood Zone 1					
	elopment has potential to inc veloper contributions for suc			nent of 'greenfield' sites. LCC the atchment.	erefore reserves
Utilities					
Gas					
	1				
Electric					
LIGULIU					

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.

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**

ODI 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 % overla			
Major Settlement 0.00	Main Urban Area	0.00	% overlap
Major Settlement 5.55	Major Settlement	0.00	
Minor Settlement 0.00	Minor Settlement	0.00	
Overlaps Urban Extension	Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

Inner 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				
Nearest train station	(	Cross Gates			
Nearest train station distance	6346.10				
Nearest bus s	14403				
Nearest bus stop distance	Nearest bus stop distance (m)				

Agricultural classification				
Grade	Percent			
Grade 4	100			

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
	Overlaps Conservation Area
	Overlaps Listed Building
✓	Overlaps N37 SLA
	Overlaps Strat. Employment buffer

Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

Land at Brandon Golf Course, Shadwell

Site Plan ref: n/a SHLAA ref: 3323

Greenbelt assessment not required
Summary of infrastructure provider comments
· · · · · · · · · · · · · · · · · · ·
Highways England
Impact Network Status
Network Rail
Yorkshire Water
Treatment Works
Troutilett World
Environment Agency
Constraints
LCC
Ecology support
Education comments
Flood Risk
Utilities
Gas
Electric
Fire and Rescue
Telecoms
Others
Other Heritage England
nonage Ingland
Natural England
Natural England
Conclusions
COLICIUSIOLIS
Submission Draft Plan Allocation  Not allocated for bousing

# Land at Brandon Golf Course, Shadwell

Site Plan ref: n/a SHLAA ref: 3323

Submission Draft Plan Allocation Conclusion

Sieved out. Green Belt. Not within settlement hierarchy.

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 predominently 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**

-		
% overlap	100.00	N32 Greenbelt
	0.00	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.

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	4077.57	
Nearest bus stop		4987
Nearest bus stop distance	(m)	241.16

Agricultural classification			
Grade Percent			
Grade 3 100			

LCC Highways Comments

Public transport accessibility comments

2 buses per hour, 100% primary & secondary education, 100% primary health

Site Plan ref: n/a SHLAA ref: 3325	
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer	Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m
Greenbelt Assessment	
1. Check the unrestricted sprawl of large built up area	as
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 are and the undeveloped land?	rea Yes
Unrestricted Sprawl Conclusion High potential to lead to un	restricted sprawl
2. Prevent neighbouring towns from merging  Would development lead to physical connection of settlement  Do features provide boundaries to contain the development?  Coalescence Conclusion No merging but there is no defensi	No No
Assist in safeguarding the countryside from encroal     Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	Yes No
Does the site include local/national nature conservation areas	
Areas of protected/unprotected woodland/trees/hedgerows?	140
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion   Site does not perform an important	nt role in safeguarding from encroachment
4. Preserve the setting and special character of history	ric towns
Site within/adjacent to conservation area/listed building/histo	orical features? No
Can development preserve this character?	
Character Conclusion No effect on the setting and special ch	aracter of historic features
Overall Conclusion from assessment against all 4 purple characteristics of openness and permanence	poses of green belt and essential
related to the existing urban area. Development of the site v	eeds. The site would create an island of development which is not well connected or would also breach a defensible boundary to the urban area which will be formed by the site is considered to have high potential to lead to unrestricted sprawl.
Summary of infrastructure provider comments	

Rank (1-5)

3

Site Plan ref: n/a SHLAA ref: 3325

Access comments		
Thorner Lane ok for access		
		5
Local network comments		
congestion / cumulative issues		3
		3
Mitigation measures		Total score
		11
Highways site support		
yes		7
Contingent on other sites		
Contingent on other sites		7
I II aliana Farada a d		
Highways England	In the state of	
·	letwork Status No objection	
Potential for cumulative impact in combina	tion with other sites. If site still included at next sift assess as part of East Leeds cluster.	
Network Rail		
Tierrich Rau		
Yorkshire Water		
Treatment Works Barwick in Elmet		
with Yorkshire Water's Asset Management forthcoming AMP(6) will run from April 20' investment. It is particularly important that account available sewerage and WwTW ca	ew development. Development that will connect to the public sewer system needs to be or Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve 15 to March 2020. Phasing is one method used to ensure sites are brought forward in line is sites which represent a 10% or greater increase in population served by the works should pacity. If a developer wants to bring a site forward before YW have completed any plannal eveloper to provide contributions. The amount would be determined by a developer fund	the site. The with YW's ld take into ed
Environment Agency		
Constraints		
FZ1 over 1 ha. See comments in main text	of our response.	
LCC		
Ecology support Supported		
Supported Support		
Education comments		
Flood Risk		
	al to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefor such sites, to mitigate flood risk, elsewhere in the catchment.	efore reserves
Utilities		
Gas		
Electric		

Site Plan ref: n/a	SHLAA FET: 3325		
Fire and Rescue			
Telecoms			
Other			
Heritage England			
Natural England			
Conclusions			
Submission Draft Plan Alloca	tion		
Not allocated for housing	uon		
			_
Submission Draft Plan Alloca	tion 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 Plan ref: n/a SHLAA ref: 3332

### **Site Details**

						00=	
Easting	443230	Northing	444925	Site area ha	0.85	SP7	Smaller Settlement Extension
HMCA	Outer North	n 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.

### 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	<b>✓</b>	

# **Regeneration Areas**

Inner 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	
Nearest train station	Garforth	
Nearest train station distance	11593.54	
Nearest bus stop		6271
Nearest bus stop distance (m)		213.36

Agricultural classifi	cation
Grade	Percent
Grade 2	100

Site Plan ref: n/a SHLAA ref: 3332					
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer		Overla Overlap Overla Overlaps Overlaps M	Public Righ ps SFRA Flo rlaps EA Flo s HSE Majo ps HSE Gas Pot. Contai inerals Safe s Safeguardo	ood Zone ood Zone r Hazard Pipeline mination eguarded	
Greenbelt Assessment					
Check the unrestricted sprawl of large built up a	reas				
Would development lead to/constitute ribbon development	t?	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 urbar and the undeveloped land?	n area	Yes			
Unrestricted Sprawl Conclusion High potential to lead to	unrestricte	ed sprawl			
Prevent neighbouring towns from merging     Would development lead to physical connection of settlem     Do features provide boundaries to contain the development		No Yes			
Coalescence Conclusion No merging of settlements					
3. Assist in safeguarding the countryside from encr	oachmen	nt		1	
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 and		No			
Areas of protected/unprotected woodland/trees/hedgerow		Yes			
Site includes Grade 1, Grade 2 or Grade 3a agricultural lan Does the site contain buildings	iu r	Yes			
Are these buildings used for agricultural purposes?		No			
Encroachment Conclusion   Site performs an important role	e in safegu	No larding fro	m encroach	ment	
· ·					
4. Preserve the setting and special character of his			1		1
Site within/adjacent to conservation area/listed building/hi	istorical fe	atures?	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 p characteristics of openness and permanence	urposes o	of green	belt and e	ssential	
The site would create a development which is not well conorth of the site and the UDP PAS site to east of the site developed is considered to have high potential to lead to from encroachment given that it contains significant vege area.	are not co unrestricte	nsidered to ed sprawl.	o form part The site is	of the urb also consid	an area of Boston Spa. Consequently the site if dered to assist in safeguarding the countryside

# Summary of infrastructure provider comments

LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
No Public Transport, 100% primary & secondary education, 100% primary health	2

Site Plan ref: n/a SHLAA ref: 3332

Access comments Frontage to Cinder Lane may provide access  Local network comments Spare capacity  Mitigation measures Footway on Cinder Lane  10  Highways site support Yes  Contingent on other sites  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 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 YWs investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into
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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 reserve the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
the right to dark for developer contributions for such sites, to fillingate flood risk, discinned in the catchinicit.
Utilities
Gas
Electric

Site Plan ref: n/a	SHLAA ref: 3332		
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.

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•	пΘ	116	21 21	

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	
Millor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	
	•	

# **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	6812.93	
Nearest bus s	5693	
Nearest bus stop distance	277.30	

Agricultural classification		
Grade	Percent	
Grade 3	100	

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

# Land off Ling Lane, Scarcroft

Site Plan ref: n/a SHLAA ref: 3333

Greenbelt assessment not required	
Summary of infrastructure provider comments	
Highways England	
Impact Network Status	
Network Rail	
Yorkshire Water Treatment Works	
Heatment works	
Environment Agency	
Constraints	
LCC	
Ecology support	
Education comments	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
The did research	
Telegone	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	
Submission Draft Plan Allocation  Not allocated for bousing	

# 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 Plan ref: n/a SHLAA ref: 3334

### **Site Details**

Easting	438294	Northing	445313	Site area ha	6.29	SP7	Smaller Settlement Extension
HMCA	Outer North	n East			Ward	Harewood	

### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Other land uses - None

Topogra	hy Sloping	Landscape	Significant Tree Cover
Boundar	es 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**

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	<b>~</b>	

# **Regeneration Areas**

Inner 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
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	

Site Plan ref: n/a	SHLAA ref: 3334

Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone
Overlans SEGI Overlans SERA Flood Zone
Overlaps of the floor
Overlaps LNA Overlaps EA Flood Zone
Overlaps LNR Overlaps HSE Major Hazard
Overlaps Conservation Area Overlaps HSE Gas Pipeline
Overlaps Listed Building Overlaps Pot. Contamination
Overlaps N37 SLA   Overlaps Minerals Safeguarded
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m

### **Greenbelt Assessment**

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

•	<b>5</b> ,	
Would development lead to/constit	No	
Would development result in an iso	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 H	ligh potential to lead to unrestrict	ed 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 bour	ndary	

### 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 Rank (1-5) 2 buses per hour, 50% primary health & secondary education 2

Site Plan ref: n/a SHLAA ref: 3334

Access comments		
Access looks ok from I	Leeds Road	5
		3
Local network comme	nts	
Spare capacity but cur	nulative issues	
		3
Mitigation measures		Total score
		10
Highways site support		
no		
Contingent on other si	tes	
Highways England		
Impact No material i	mpact Network Status No objection	
Potential for cumulativ	we 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	
ordinated with Yorksh site. The forthcoming YW's investment. It is into account available	apacity at Wetherby for new development. Development that will connect to the public sewer system needs to be ire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward particularly important that sites which represent a 10% or greater increase in population served by the works show sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any plant be possible for the developer to provide contributions. The amount would be determined by a developer funded for the developer to provide contributions.	o serve the in line with ould take ned
Environment Agend	;у	
Constraints		
see 1294		
LCC		
Ecology support	Supported with mitigation	
along the eastern bou species rich Magnesia survey should be carri and also to the easter	ition to protect and enhance the hedgerow with standard trees that runs across the centre of this site, and the hed ndary. This UK BAP priority habitat should be retained within the public open space or transport network. Historican Limestone Grassland ploughed out since 1977 - there may be relict corners within southern tip of the site so a bed out and areas retained/enhanced if present. Provide a 10 metre buffer both side of the hedgerow running throm boundary hedgerow - these buffers to be planted with native shrubs and small trees (this 10 metre buffer not be othere are a number of scattered trees which are valuable landscape and ecological features and should be retain	al records of otanical ugh the site e allocated

### Flood Risk

Education comments

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.

Site Plan ref: n/a	SHLAA ref: 3334	
Electric		
Fire and Rescue		
Telecoms		
Other		
Heritage England		
Natural England		
Conclusions		
Submission Draft Plan Alloca	tion	
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.

Mill Lane, Bardsey

Site Plan ref: n/a SHLAA ref: 3363

# **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

Topograph	y 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	<b>✓</b>	

# **Regeneration Areas**

Inner 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
Nearest train station	(	Cross Gates
Nearest train station distance	9082.41	
Nearest bus s	12795	
Nearest bus stop distance	(m)	240.29

Agricultural classification		
Grade Percent		
Grade 2	100	

# Mill Lane, Bardsey

Site Plan ref: n/a	SHLAA r	ref: 3363	
		Ourdon Dalla Pista of Way	
		Overlaps Public Right of Way	
		Overlaps SFRA Flood Zone	
	Overlaps LNA [	Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	
	Overlaps LNR [	Overlans USE Cas Dipolina	
Overlaps Conse	tod Building	Overlaps HSE Gas Pipeline	
	sted Building [aps N37 SLA [	Overlaps Pot. Contamination Overlaps Minerals Safeguarded	
Overlaps Strat. Employ	-	Overlaps Minerals Safeguarded 100m	
Overlaps Strat. Employ	ment burrer	Overraps willierals sareguarded 100111	
Greenbelt assessment no	ot required		
Cummany of infrastru	atura provida	ay commonto	
Summary of infrastru		er comments	
Public transport accessibility	comments		Rank (1-5)
Primary school and local sho	p within accepta	ble distance. Bus services but not to CS standard	3
Access could be achieved of	f Mill Lane but he	eadrows and trees could be affected by opening and vis splay. Access to Wood Lane	
would not be acceptable.	I Willi Larie but rie	zadrows and frees could be affected by opening and vis spiay. Access to wood cane	5
Local network comments	mont site such s	so this	
Acceptable for small develop	iment site such a	is this.	5
h #111 11			Total score
Mitigation measures			
			13
Highways site support			
yes			
Contingent on other sites			_
Highways England	Na	hund Chabus	
Impact	ine	twork Status	
Network Rail			
Yorkshire Water			
Treatment Works			
<b>Environment Agency</b>			
Constraints			
LCC			
	orted		
05 11	UI LEU		
Supported (Green)			

# Mill Lane, Bardsey Site Plan ref: n/a

SHLAA ref: 3363

Education comments
Flood Risk
Utilities
Gas
Electric
Fire and Rescue
Telecoms
Other
Heritage England
Note and Foreign d
Natural England
Conclusions
COTICIOSIONS
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 bounderies, 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	<b>✓</b>	

### **Regeneration Areas**

Inner 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
Nearest train station	(	Cross Gates
Nearest train station distance (	13455.15	
Nearest bus s	4869	
Nearest bus stop distance	(m)	527.62

Agricultural classification		
Grade Percent		
Grade 2	100	

Sweep Farm, Wetherby				
Site Plan ref: n/a SHLA	A ref: 3371			
Overlaps SSSI			Public Right of Way	
Overlaps SEGI			ips SFRA Flood Zone	
Overlaps LNA Overlaps LNR			erlaps EA Flood Zone os HSE Major Hazard	
Overlaps Conservation Area			ips HSE Gas Pipeline	
Overlaps Listed Building			Pot. Contamination	
Overlaps N37 SLA		<u> </u>	linerals Safeguarded	
Overlaps Strat. Employment buffer	Ove		s Safeguarded 100m	
Greenbelt Assessment				
1. Check the unrestricted sprawl of I				
Would development lead to/constitute ribl	•	No		
Would development result in an isolated of	development?	No		
Is the site well connected to the built up a	area?	No		
Would development round off the settlem	ent?	No		
Is there a good existing barrier between t and the undeveloped land?	he existing urban area	Yes		
	tential to lead to unresti	ricted sprawl	1	
		No		
Would development lead to physical connor Do features provide boundaries to contain	ection of settlements?  In the development?	No		
Would development lead to physical connor Do features provide boundaries to contain	ection of settlements?  In the development?	No		
Would development lead to physical connormal properties of the contain Coalescence Conclusion No merging but	ection of settlements?  In the development?  There is no defensible I	No boundary		
Would development lead to physical connormal provide boundaries to contain Coalescence Conclusion No merging but 3. Assist in safeguarding the country	ection of settlements?  In the development?  There is no defensible in the development in	No boundary ment		
Would development lead to physical connumber of features provide boundaries to contain Coalescence Conclusion No merging but  3. Assist in safeguarding the country Strong defensible boundary between site of the country between	ection of settlements?  In the development?  Ithere is no defensible if the development in the development in the development?  Ithere is no defensible if the development in the develo	No boundary ment Yes		
Would development lead to physical connumber of contains and the country of the site provide boundaries to contain the country of the country	ection of settlements? In the development? Ithere is no defensible if Ithere is no defensible it is no defensible if Ithere is no defensible it is no defensible if Ithere is no defensible it is	No boundary  ment  Yes  No		
Would development lead to physical connormal provide boundaries to contain Coalescence Conclusion No merging but 3. Assist in safeguarding the country Strong defensible boundary between site and coes the site provide access to the country Coes the site include local/national nature	ection of settlements?  In the development?  Ithere is no defensible in the development in the development?  Ithere is no defensible in the development in the develo	No boundary  ment  Yes  No  No		
Would development lead to physical connection of features provide boundaries to contain Coalescence Conclusion No merging but 3. Assist in safeguarding the country Strong defensible boundary between site and Does the site provide access to the country Does the site include local/national nature Areas of protected/unprotected woodland	ection of settlements?  In the development?  Ithere is no defensible in the development in the development?  Ithere is no defensible in the development in the develo	No boundary  ment  Yes  No  No  Yes		
Would development lead to physical connection of features provide boundaries to contain Coalescence Conclusion No merging but 3. Assist in safeguarding the country Strong defensible boundary between site at Does the site provide access to the country Does the site include local/national nature Areas of protected/unprotected woodland Site includes Grade 1, Grade 2 or Grade 3	ection of settlements?  In the development?  Ithere is no defensible in the development in the development?  Ithere is no defensible in the development in the develo	No boundary  ment  Yes  No  No  Yes  Yes  Yes		
Would development lead to physical connumber of features provide boundaries to contain Coalescence Conclusion No merging but  3. Assist in safeguarding the country Strong defensible boundary between site and Does the site provide access to the country Does the site include local/national nature Areas of protected/unprotected woodland Site includes Grade 1, Grade 2 or Grade 3 Does the site contain buildings	ection of settlements?  In the development?  Ithere is no defensible in the development	No boundary  ment  Yes  No  No  Yes  Yes  Yes  No		
Would development lead to physical connormal provide boundaries to contain Coalescence Conclusion No merging but 3. Assist in safeguarding the country Strong defensible boundary between site Does the site provide access to the country Does the site include local/national nature Areas of protected/unprotected woodland Site includes Grade 1, Grade 2 or Grade 3 Does the site contain buildings Are these buildings used for agricultural p	ection of settlements? In the development? Ithere is no defensible in the development in t	No boundary  ment  Yes  No  No  Yes  Yes  No  No  No  No  No  No  No	om encroachment	
Would development lead to physical connection  Do features provide boundaries to contain  Coalescence Conclusion  No merging but  3. Assist in safeguarding the country  Strong defensible boundary between site and the site provide access to the country  Does the site provide access to the country  Areas of protected/unprotected woodland site includes Grade 1, Grade 2 or Grade 3  Does the site contain buildings  Are these buildings used for agricultural parts of the site performs and the site performs are site performs and the site performs and the site performs are site performs and the site performs and the site performs are site performs and the site performs and the site performs are site performs and the site performs and the site performs and the site performs are site pe	ection of settlements? In the development? Ithere is no defensible in the development and urban area Ithere is no defensible in the development area. Ither	No boundary  ment  Yes  No  No  Yes  Yes  No  No  Geguarding from	om encroachment	
Would development lead to physical connection of features provide boundaries to contain Coalescence Conclusion No merging but 3. Assist in safeguarding the country Strong defensible boundary between site 200es the site provide access to the country 200es the site include local/national nature 200es the site include local/national nature 200es the site contain buildings 200es 100es 100es 200es 100es 200es	ection of settlements? In the development? Ithere is no defensible if there is no defensible if the is not in the interest in the interest is not in the interest in t	No boundary  ment  Yes  No  No  Yes  Yes  No  No  Geguarding from	om encroachment	
Would development lead to physical connection  Do features provide boundaries to contain  Coalescence Conclusion  No merging but  3. Assist in safeguarding the country  Strong defensible boundary between site and the site provide access to the country  Does the site provide access to the country  Areas of protected/unprotected woodland and site includes Grade 1, Grade 2 or Grade 3  Does the site contain buildings  Are these buildings used for agricultural processes the site conclusion area of the site of the site of the site contain buildings  Are these buildings used for agricultural processes the site conclusion area of the site of	ection of settlements? In the development? Ithere is no defensible in the development? Ithere is no defensible in the development? Ithere is no defensible in the development in the development? Ithere is no defensible in the development in t	No boundary  ment  Yes  No  No  Yes  Yes  No  No  Geguarding from	om encroachment  Yes	
2. Prevent neighbouring towns from Would development lead to physical connict of provide boundaries to contain Coalescence Conclusion   No merging but  3. Assist in safeguarding the country Strong defensible boundary between site and Does the site provide access to the country Does the site include local/national nature Areas of protected/unprotected woodland Site includes Grade 1, Grade 2 or Grade 3 Does the site contain buildings  Are these buildings used for agricultural processes buildings used for agricultural processes buildings and special contain Site within/adjacent to conservation area/Can development preserve this character? Character Conclusion   Marginal effect on Site within/adjacent   Marginal effect on Site within   Margi	ection of settlements? In the development? Ithere is no defensible in the development in t	No boundary  ment  Yes  No  No  Yes  Yes  No  No  Geguarding from  towns  Il features?	Yes	

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 versitile 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	Rank (1-5)		
2 buses per hour, 10% primary health & secondary education	2		

# Sweep Farm, Wetherby

Site Plan ref: n/a SHLAA ref: 3371

Access comments					
Access ok from Wether	by Road				
					5
Local network commen Spare capacity but cum					
Spare capacity but cum	diative issues				3
Mitigation measures					Total score
					10
					10
Highways site support yes					
yes					
Contingent on other sit	00				
Contingent on other site	es				
Highways England					
	Not	vork Status Likely to req	uire significant physica	Lmitigation	
				sess as part of Wetherby cluster.	
Toteritial for cumulative	e impact in combination	With other sites. If site still	ricidded at riext sirt as:	sess as part of Wetherby cluster.	
Network Rail					
.,					
Yorkshire Water	NA				
	Wetherby	davidania Davidania		o the public sewer system needs t	t - I
ordinated with Yorkshir site. The forthcoming	re Water's Asset Manag AMP(6) will run from A	ement Plans (AMP) to ensure oril 2015 to March 2020. Phas	the necessary infrastruing is one method used	acture and capacity can be provided to ensure sites are brought forwing population served by the works	ed to serve the vard in line with
into account available s	sewerage and WwTW c	apacity. If a developer wants	to bring a site forward	before YW have completed any p e determined by a developer fund	olanned
Environment Agency	у				
Constraints					
FZ1 over 1 ha. See cor	mments in main text of	our response.			
LCC					
	Supported				
Supported	Supported				
Education comments					
Floral Diale					
Flood Risk	oito highly ougopatible t	a curface water flooding			
Please Note: any devel	opment has potential to	o surface water flooding. increase flood risk elsewhere such sites, to mitigate flood		nent of 'greenfield' sites. LCC ther catchment.	refore reserves
Utilities					
Gas					
Flactic					
Electric					

# Sweep Farm, Wetherby

Submission Draft Plan Allocation	Site Plan ref: n/a	SHLAA ref: 3371	
Other Heritage England  Natural England  Conclusions  Submission Draft Plan Allocation	Fire and Rescue		
Other Heritage England  Natural England  Conclusions  Submission Draft Plan Allocation			
Natural England  Conclusions  Submission Draft Plan Allocation	Telecoms		
Natural England  Conclusions  Submission Draft Plan Allocation			
Natural England  Conclusions  Submission Draft Plan Allocation	Other		
Conclusions Submission Draft Plan Allocation	Heritage England		
Conclusions Submission Draft Plan Allocation			
Submission Draft Plan Allocation	Natural England		
Submission Draft Plan Allocation			
Submission Draft Plan Allocation			
Submission Draft Plan Allocation			
	Conclusions		
	Cubusiasian Duaft Dlan Allaca		
	Not allocated for housing	11011	

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**

100.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% 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

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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? 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 Nο 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? 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? 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	Rank (1-5)
3 buses per hour, 100% primary & secondary education, 100% primary health	1
	7

# Land to the north of Elmet Drive, Barwick

Site Plan ref: n/a SHLAA ref: 3375

Access comments  Access ck from Elmet Dood	
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	
Network Rail	
Network Raii	
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 with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serv forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in lin investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works shot account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any plant improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer function of the contribution of the contributions.	e the site. The e with YW's uld take into ned
study.	
Environment Agency	
Constraints	
FZ1 over 1 ha. See comments in main text of our response.	
100	
LCC Ecology support Supported	
Ecology support Supported Supported	
Зарротей	
Education comments	
Flood Diele	
Flood Risk Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC the the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	refore reserves
Utilities	
Gas	
Electric	

# 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.

Land to the north of Elmet Drive, Barwick

### Headley Hall, Bramham, Leeds

Site Plan ref: n/a SHLAA ref: 3391

### **Site Details**

Easting	444299	Northing	441535	Site area ha	272.24	SP7	Other
HMCA	Outer North	n 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

% overlap

### 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.

### Spatial relationships

# **UDP Designations**

100.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
1.00

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% 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

LCC ownership	%	0.00
Nearest train station	Garforth	
Nearest train station distance	8712.79	
Nearest bus s	top	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				
	Overlaps SSSI			Overlaps Public Right of Way	
	Overlaps SEGI			Overlaps SFRA Flood Zone	
	Overlaps LNA		Ī	Overlaps EA Flood Zone	
	Overlaps LNR			Overlaps HSE Major Hazard	
Overla	os Conservation Area			Overlaps HSE Gas Pipeline	V
Ove	erlaps Listed Building	<b>✓</b>		Overlaps Pot. Contamination	<b>✓</b>
	Overlaps N37 SLA			Overlaps Minerals Safeguarded	<b>✓</b>
Overlaps Strat	. Employment buffer			Overlaps Minerals Safeguarded 100m	•

### **Greenbelt Assessment**

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

Would development lead to/cons	No	
Would development result in an	Yes	
Is the site well connected to the	No	
Would development round off th	No	
Is there a good existing barrier band the undeveloped land?	No	
Unrestricted Sprawl Conclusion	ted sprawl	

### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No	
Do features provide boun	daries to contain the development?	No	
Coalescence Conclusion	No merging but there is no defensible bour	ndary	

### 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

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

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

Development of the site would 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

Rank (1-5)

### Headley Hall, Bramham, Leeds

Site Plan ref: n/a SHLAA ref: 3391 Access comments Various access points available, must create limk through site to A639 5 Local network comments Signficant mitigation likely to be required 3 Total score Mitigation measures Signficant measures required - further information required 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** 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 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

#### Headley Hall, Bramham, Leeds

Site Plan ref: n/a SHLAA ref: 3391

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 Deta	ails							
Easting	435264	Northing	442128	Site area ha	2.64	SP7	Other	
HMCA	Outer North	East			Ward	Harewood	-	
Site Chai	racteristic	:s						
Site type	Greenfield							
On-site land	d uses - Non	e						
Adjacent la	nd uses - No	ne						
Other land	uses - None							
Topograph	У				Landscape			
Boundarie	s				Road front	No		
Description								

## Spatial relationships

<b>UDP Designations</b>		
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	<b>✓</b>	

Regene	ration	<b>Areas</b>
--------	--------	--------------

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	7748.65	
Nearest bus s	1399	
Nearest bus stop distance	844.11	

Agricultural classification		
Grade	Percent	
Grade 4	100	

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
	Overlaps Conservation Area
	Overlaps Listed Building
<b>✓</b>	Overlaps N37 SLA
	Overlaps Strat. Employment buffer

Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

Land off Black Moor Lane, Bardsey

Site Plan ref: n/a SHLAA ref: 3429

Greenbelt assessmen	t not required	
Summary of infras	tructure provider comments	
ourning or minds	arabtare provider comments	
<b>Highways England</b>		
Impact	Network Status	
Network Rail		
Yorkshire Water		
Treatment Works		
<b>Environment Agency</b>		
Constraints		
LCC		
Ecology support		
Education community		
Education comments		
Flood Risk		
FIOOU 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	Α	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**

ı	Easting	442407	Northing	435045	Site area ha	1.16	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

% overlap

Description

## Spatial relationships

## **UDP Designations**

100.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

## Core Strategy

		1
Main Urban Are	a 0.00	% overlap
Major Settleme	nt 0.00	
Minor Settleme	nt 0.00	
verlaps Urban Extensio	n 🗸	-

## **Regeneration Areas**

Inner 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	
	Nearest train station	Ea	st Garforth
	Nearest train station distance (	m)	2169.79
	Nearest bus st	4474	
Г	Nearest hus stop distance (i	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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

Aberford Road, Aberford

Site Plan ref: n/a SHLAA ref: 3438

#### **Conclusions**

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Sieved out. Green Belt. Not within settlement hierarchy.

## **Land off Trip Lane Linton**

Site Plan ref: n/a SHLAA ref: 3448

Site Details								
Easting	438504	Northing	446654	Site area ha	4.1	SP7	Other Rural Extension	
HMCA	Outer North	East			Ward	Harewood		
Site Chai	Site Characteristics							
Site type	Greenfield							
On-site land uses - None								
Adjacent la	nd uses - No	ne						
Other land uses - None								
Topograph	У				Landscape			
Boundarie	S				Road front	No		
Description								

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	% 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	<b>✓</b>	

Reg	en	era	tion	Ar	eas

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	(m)	12407.98
Nearest bus s	6144	
Nearest bus stop distance	(m)	384.96

Agricultural classification			
Grade Percent			
Grade 3	99.94		
Grade 3a	0.06		

Overlaps SSSI		Ove
Overlaps SEGI		C
Overlaps LNA		
Overlaps LNR		O۱
Overlaps Conservation Area		C
Overlaps Listed Building		Ove
Overlaps N37 SLA	<b>✓</b>	Overla
Overlaps Strat. Employment buffer		Overlaps Mi

Overlaps Public Right of Way	<b>~</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>V</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

## **Land off Trip Lane Linton**

Not allocated for housing

Site Plan ref: n/a SHLAA ref: 3448

Greenbelt assessment not required						
Summary of	f infrastructure provid	er comments				
Highways En	gland					
Impact		etwork Status				
Network Rail						
Yorkshire Wa						
Treatment Wor	KS					
F	0					
<b>Environment</b> Constraints	Agency					
LCC						
Ecology suppor	t					
Education comr	ments					
	,					
Flood Risk						
Utilities						
Gas						
Electric						
E: 10						
Fire and Rescue						
Telecoms						
Other						
Heritage Englar	nd					
Natural England	t					
Conclusions						
Submission Dra	Ift Plan Allocation					

## **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.

Site Plan ref: n/a SHLAA ref: 3452

#### **Site Details**

Easting	440341	Northing	439513	Site area ha	17.09	SP7	Other
HMCA	Outer North	n East			Ward	Harewood	

#### **Site Characteristics**

Site type Greenfield

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**

3		
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	<b>V</b>	

## **Regeneration Areas**

Inner 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
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	

Supported (Green)

SHLAA ref: 3452 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **~** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 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 4 access could be achieved off Potterton Lane headrows could be affected by opening and vis splay. 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, 1 single track and no footway provision. Total score Mitigation measures 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

SHLAA ref: 3452

Site Plan ref: n/a

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.

Site Plan ref: n/a SHLAA ref: 3453

### **Site Details**

Easting	440099	Northing	439528	Site area ha	1.72	SP7	Other
HMCA	Outer Nortl	n East			Ward	Harewood	-

#### **Site Characteristics**

Site type Greenfield

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**

		J
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	<b>V</b>	

## **Regeneration Areas**

Inner 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
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	

Site Plan ref: n/a SHLAA ref: 3453 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **~** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 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 Total score Mitigation measures 7 Highways site support 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.

SHLAA ref: 3453

Site Plan ref: n/a

Education comments
Flood Risk
The Property of
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
Submission branch rian Anocation Consuston

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 and important role in safeguarding the countryside from encroachment and would result in an isolated development that could potentially lead to unrestricted sprawl.

## Land off Tithe Barn Lane, Bardsey

Site Plan ref: n/a SHLAA ref: 3461

Site Details								
Easting	435937	Northing	442622	Site area ha	1.14	SP7	Other Rural Extension	
HMCA	Outer North	East			Ward	Harewood	=	
Site Cha	racteristic	cs						
Site type	Greenfield							
On-site land uses - None								
Adjacent la	nd uses - No	one						
Other land uses - None								
Topography Landscape								
Boundaries Ro					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	
Millor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	
	•	

% 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

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	(m)	8182.81
Nearest bus s	top	1399
Nearest bus stop distance	(m)	81.64

Agricultural classification				
Grade	Percent			
Grade 3	100			

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps N37 SLA	<b>✓</b>
Overlaps Strat. Employment buffer	

Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

## Land off Tithe Barn Lane, Bardsey

Site Plan ref: n/a SHLAA ref: 3461

Greenbelt assessme	ent not required		
0			
Summary of Infra	structure provider	comments	
Highways England			
Impact		ork Status	
1			
Network Rail	]		
Network Raii			
Yorkshire Water			
Treatment Works			
Environment Agend	cv		
Constraints			
	-		
	1		
Ecology support			
Ecology support			
Education comments			
Flood Risk	1		
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms	]		
Telecoms			
Other			
Heritage England			
Natural England			
Conclusions			
Submission Draft Plan Not allocated for house			
privot anocated for Housi	my		

## Land off Tithe Barn Lane, Bardsey

Site Plan ref: n/a SHLAA ref: 3461

Submission Draft Plan Allocation Conclusion

Sieved out. Green Belt. Not within settlement hierarchy.

Site Deta	Site Details							
Easting	442423	Northing	444750	Site area ha	0.36	SP7	Other Rural Extension	
HMCA	Outer North	East			Ward	Wetherby		
Site Char	acteristic	:s						
Site type	Brownfield							
On-site land	n-site land uses - None							
Adjacent land uses - None								
Other land	uses - None							
Topograph	У				Landscape			
Boundarie	S				Road front			
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		

## **Regeneration Areas**

Inner 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	
Nearest train station		Garforth
Nearest train station distance	11268.88	
Nearest bus s	5141	
Nearest bus stop distance	36.81	

Agricultural classification		
Grade Percent		
Grade 2	100	

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

## Land at Clifford Moor Road, Clifford

Site Plan ref: n/a SHLAA ref: 3462

Greenbelt assessment not required	
Summary of infrastructure provider comments	
Highways England	
Impact Network Status	
Network Rail	
Yorkshire Water Treatment Works	
Heatment works	
Environment Agency	
Constraints	
LCC	
Ecology support	
Education comments	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
The did research	
Telegone	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	
Submission Draft Plan Allocation  Not allocated for bousing	

#### Land at Clifford Moor Road, Clifford

Site Plan ref: n/a SHLAA ref: 3462

Submission Draft Plan Allocation Conclusion

Sieved out - below 0.4ha

#### Bay Horse Lane, Scarcroft

Site Plan ref: n/a SHLAA ref: 4016

#### **Site Details**

Easting	434970	Northing	441326	Site area ha	4.35	SP7	Other Rural Extension
Lasting	737770	Northing	771320	Site area na	4.55	51 /	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.

#### Spatial relationships

#### **UDP Designations**

N32 Greenbelt 97.95 % 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

#### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

#### **Regeneration Areas**

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

#### **Other Spatial Relationships**

Sch. Ancient Mon.

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	7004.09	
Nearest bus s	5693	
Nearest bus stop distance	92.55	

0.00

Agricultural classification		
Grade Percent		
Grade 3	100	

Summary of infrastructure provider comments		
LCC Highways Comments  Public transport accessibility comments	Rai	nk (1-5)
Poor accessibility		1
Access comments		
Access posibilities from Tarn Lane, Ling Lane & Bay Horse Lane		5

#### Bay Horse Lane, Scarcroft

Site Plan ref: n/a SHLAA ref: 4016 Local network comments spare capacity 4 Total score Mitigation measures 10 Highways site support 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.

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

% overlap

#### 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.

#### 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

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

#### **Regeneration Areas**

Inner 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 ownersh	0.00	
Nearest train station	ı (	Cross Gates
Nearest train station distance	6516.34	
Nearest bus	6796	
Nearest hus ston distance	212.05	

Agricultural classification		
Grade Percent		
Grade 4	100	

Site Plan ref: n/a SHLAA ref: 4018	
0.000	Ourdon Dable Disht of West
Overlaps SSSI	Overlaps Public Right of Way
Overlaps SEGI Overlaps LNA	Overlaps SFRA Flood Zone Overlaps EA Flood Zone
Overlaps LNR	Overlaps HSE Major Hazard
Overlaps Conservation Area	Overlaps HSE Gas Pipeline
Overlaps Listed Building	Overlaps Pot. Contamination
Overlaps N37 SLA	Overlaps Minerals Safeguarded
Overlaps Strat. Employment buffer	Overlaps Minerals Safeguarded 100m
Greenbelt Assessment	
1. Check the unrestricted sprawl of large built up a	areas
Would development lead to/constitute ribbon development	nt? 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 urba and the undeveloped land?	an area No
Unrestricted Sprawl Conclusion High potential to lead to	unrestricted sprawl
2. Prevent neighbouring towns from merging	
Would development lead to physical connection of settlen	ments? No
Do features provide boundaries to contain the developme	
Coalescence Conclusion No merging but would significant	intly reduce the green belt gap
3. Assist in safeguarding the countryside from end	croachment
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 at	reas? No
Areas of protected/unprotected woodland/trees/hedgerov	ws? No
Site includes Grade 1, Grade 2 or Grade 3a agricultural la	nd? No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion Site does not perform an impo	ortant role in safeguarding from encroachment
4. Preserve the setting and special character of his	istoric towns
01. 111. / 11	

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 history	ic 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 are 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 it's 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 Rank (1-5) 3 buses per hour, 100% primary & secondary education, 100% primary health 4

Site Plan ref: n/a SHLAA ref: 4018

Access comments			
Long frontage with Sh	idwell Lane should provide adaquate	access	5
			5
L L t			
Local network comments Spare capacity but cur			
Spare supusity but our	MIATIVE 155465		4
Mitigation measures			Total score
			12
			13
High ways alto assessed			
Highways site support yes			
yes			
Contingent on other si	05		
Contingent on other si	es		
Highways England			
Impact No material i	npact Network Status	No objection	
•	-	tes. If site still included at next sift assess as part of East Leeds cluster.	
Network Rail			
Vankahina Watan			
Yorkshire Water	Vnostron		
Treatment Works	Knostrop	ne bulk of Leeds. Development that will connect to the public sewer system	m poods to bo
co-ordinated with York	shire Water's Asset Management Plar	ns (AMP) to ensure the necessary infrastructure and capacity can be provi-	ded to serve
		to March 2020. Phasing is one method used to ensure sites are brought for which represent a 10% or greater increase in population served by the wo	
take into account avai	able sewerage and WwTW capacity. I	if a developer wants to bring a site forward before YW have completed ar	ny planned
	be possible for the developer to provide	de contributions. The amount would be determined by a developer funde	d feasibility
study.			
<b>Environment Agence</b>	у		
Constraints			
FZ1 over 1 ha. See co	mments in main text of our response.		
LCC			
Ecology support	Supported		
Supported			
Education comments			
Ladeation comments			
Flood Risk			
		od risk elsewhere, particularly development of 'greenfield' sites. LCC there is mitigate flood risk, elsewhere in the catchment.	fore reserves
Utilities			
Gas			
F1 t'-			
Electric			
I .			

Site Plan ref: n/a	SHLAA ref: 4018		
Fire and Rescue			
Telecoms			
Other			
Heritage England			
Natural England			
Conclusions			
Submission Draft Plan Allocat	ion		
Not allocated for housing			
Submission Draft Plan Allocat	ion 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

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**

oz. zoeig		
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	<b>✓</b>	

## **Regeneration Areas**

- 4			
	Inner 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
Nearest train station	Cross Gates
Nearest train station distance	11958.04
Nearest bus s	2846
Nearest bus stop distance	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Total score Mitigation measures 10 Highways site support yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water Wetherby **Treatment Works** There is a 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

There is a 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 witl 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.

<b>Environment Agenc</b>	у
Constraints	
FZ1 under 1 ha. See o	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 deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage 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	Α	99			

## Conclusions

Natural England

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

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	<b>~</b>	

## **Regeneration Areas**

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

LCC ownership	1 %	0.00
Nearest train station	(	Cross Gates
Nearest train station distance	(m)	6482.43
Nearest bus s	top	11714
Nearest bus stop distance	(m)	83.56

Agricultural classific	cation
Grade	Percent
Grade 3	100

Site Plan ref: n/a	SHLAA ref: 4066

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

#### **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?
Would development round off the settlement? No
Is there a good existing barrier between the existing urban area and the undeveloped land?
Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead to physical co	onnection of settlements?	No	
Do features provide boundaries to con	tain the development?	No	
Coalescence Conclusion No merging	but there is no defensible bour	ndary	

#### 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/his	storical features? Yes
Can development preserve this character?	No
Character Conclusion   Significant effect on the setting and s	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 2

#### Wood Farm, Scarcroft

Site Plan ref: n/a SHLAA ref: 4066

Access comments	
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	3
Local network comments	
Minimal increase in movement would be expected, unlikely to be material	4
Mitigation measures	Total score
	9
Highways site support	٦
yes	
Contingent on other sites	
Highways England	
Impact No material impact Network Status No objection	
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 into on-site open space. Buildings and mature trees on-site may be suitable for roosting bats.	incorporated
Education comments	
Flood Risk	
Utilities Gas	
Electric	
Fire and Rescue	
Telecoms	

Wood Farm, Scarcroft

Site Plan ref: n/a SHLAA ref: 4066

Other
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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topogra	hy Flat	Landscape	Limited Tree Cover
Boundar	es 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**

oz. zoeig		
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 Ar	ea	0.00	% overlap
Major Settleme	ent	0.00	
Minor Settleme	ent	100.00	
Overlaps Urban Extensi	on	~	
		_	

#### **Regeneration Areas**

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	2822.72	
Nearest bus s	4490	
Nearest bus stop distance	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Total score Mitigation measures 11 Highways site support yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency**

Constraints

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 deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	1

Planning History	story 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

#### Mercure Hotel, Wetherby Road, Wetherby

Site Plan ref: HG2-20 SHLAA ref: 4075

#### **Site Details**

Easting	440291	Northing	447765	Site area ha	2.39	SP7	Major Settlement Infill
HMCA	Outer North	n East			Ward	Wetherby	

#### **Site Characteristics**

Site type | 20:80 green/brown

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

% overlap

#### 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
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**

_		
% overlap	0.00	Main Urban Area
,	98.06	Major Settlement
)	0.00	Minor Settlement
_	~	Overlaps Urban Extension

#### **Regeneration Areas**

Inner 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	
Nearest train station	Cross Gates	
Nearest train station distance	13908.14	
Nearest bus s	4869	
Nearest bus stop distance (m)		142.19

Agricultural classification			
Grade Percent			
Grade 2	96.17		
Grade 3	3.83		

#### Site Plan ref: HG2-20 SHLAA ref: 4075 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 imapct in area 3 Total score Mitigation measures 11 Highways site support yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water Wetherby 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. **Environment Agency** Constraints

Mercure Hotel, Wetherby Road, Wetherby

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

#### Mercure 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

Other

#### Heritage England

Telecoms

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)

Planning History	ng 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	Α	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

www.sssi.naturalengland.org.uk/citation\_phtot/200441.pdf

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.

#### Nidd Vale Motors, Wetherby

Site Plan ref: n/a SHLAA ref: 4096

#### **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.

#### Spatial relationships

#### **UDP Designations**

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00

#### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

% 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

LCC ownership	0.00
Nearest train station	Cross Gates
Nearest train station distance	15361.53
Nearest bus s	4299
Nearest bus stop distance	56.45

Agricultural classification		
Grade	Percent	
Urban	100	

#### Nidd Vale Motors, Wetherby Site Plan ref: n/a SHLAA ref: 4096 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Total score Mitigation measures 12 Highways site support yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water Wetherby 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.

<b>Environment Agency</b>	
Constraints	
FZ1 under 1 ha. See comm	ments 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			
Talagama			
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	anning 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	Α	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	Α	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.

#### Farfield House, Bramham

Site Plan ref: HG2-25 SHLAA ref: 4150

#### **Site Details**

Easting	442201	Northing	443441	Site area ha	0.53	SP7	Smaller Settlement Extension
HMCA Outer North East		Ward	Wetherby				

#### **Site Characteristics**

Site type 30:70 green/brown

On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Agriculture

Transport tracks and ways

Other land uses - None

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

#### Description

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.

#### Spatial relationships

#### **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	

#### **Core Strategy**

0.00	% overlap
0.00	
0.00	
<b>✓</b>	
	0.00

% 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

LCC ownership	% (	00.0
Nearest train station	Garf	orth
Nearest train station distance (r	n) 994	1.24
Nearest bus st	op 4	526
Nearest bus stop distance (r	n) 41	4.95

Agricultural classification		
Grade	Percent	
Grade 2	92.47	
Grade 3a	7.53	

#### Farfield House, Bramham Site Plan ref: HG2-25 SHLAA ref: 4150 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **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? 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? 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? 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	ng/historical features? No
Can development preserve this character?	
Character Conclusion No effect on the setting and spe	ecial 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 vertile 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	Ra	nk (1-5)
Meets primary education and health only		2

#### Farfield House, Bramham

Site Plan ref: HG2-25 SHLAA ref: 4150

Access comments							
Low speed/ low traffic juncti	on unusual but	OK					
							4
Local network comments  Spare local capacity / cumula	ative impact						
Spare local capacity / cumula	itive impact						4
Mitigation measures							Total score
							10
							10
18-4							
Highways site support no							
Contingent on other sites							
contingent on other sites							
<b>Highways England</b>							
Impact No material impact	N	letwork Status	No objection, no	mitigation required	I		
Network Rail							
Yorkshire Water							
Treatment Works							
Environment Agency							
Constraints							
FZ1 under 1ha. See commer	its in our previo	ous I&O consultati	ion.				
LCC							
Ecology support Support	orted						
Supported							
Education comments							
Flood Risk							
Flood Zone 1							
Please Note: any developme	nt has potentia	al to increase flood	d risk elsewhere, pa	rticularly developm	ent of 'greenfield' site	es. LCC therefo	re reserves
the right to ask for develope	r contributions	for such sites, to	mitigate flood risk,	elsewhere in the ca	atchment.		
Utilities							
Gas							
Electric							
Fire and Rescue							
Telecoms							

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Farfield House, Bramham

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	n East			Ward	Harewood	

#### **Site Characteristics**

Site type Greenfield

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.

% overlap

#### Spatial relationships

#### **UDP Designations**

NICO O L II	400.00
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

#### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

#### **Regeneration Areas**

Inner 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
Nearest train station	(	Cross Gates
Nearest train station distance	(m)	5459.80
Nearest bus s	11956	
Nearest bus stop distance	(m)	486.57

Agricultural classification		
Grade Percent		
Grade 3	100	

#### Ferndale House Shadwell

**Ecology support** 

Supported

Supported (Green). Roosting bats to consider.

Site Plan ref: n/a SHLAA ref: 4151 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Total score Mitigation measures 8 Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC

#### Ferndale House Shadwell

SHLAA ref: 4151

Site Plan ref: n/a

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.

#### Aberford Road, Bramham

Site Plan ref: n/a SHLAA ref: 4152

Site	Detail	s

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**

0.00	% overlap
0.00	
100.00	
<b>✓</b>	
	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	

LCC ownership	0.00	
Nearest train station		Garforth
Nearest train station distance	9288.67	
Nearest bus s	388	
Nearest bus stop distance	(m)	425.94

Agricultural classification					
Grade	Percent				
Grade 2	100				

#### Aberford Road, Bramham

Supported

Site Plan ref: n/a SHLAA ref: 4152 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m 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 Total score Mitigation measures Footway improvements / traffic management 11 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 Site within SPZ3. FZ1 under 1ha. See comments in our previous I&O consultation LCC **Ecology support** Supported

#### Aberford Road, Bramham

SHLAA ref: 4152

Site Plan ref: n/a

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
riie aliu Rescue
Telecoms
Other
Heritage England
Natural England
Conclusions
Submission Draft Plan Allocation
Not allocated for housing
Cubusiasian Dueft Dian Allegation Canalysian
Submission Draft Plan Allocation Conclusion  Existing green space site. Site to be retained for green space use and is not suitable for development.

Site Plan ref: n/a SHLAA ref: 4154

#### **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.

#### 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	0.10	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

#### **Regeneration Areas**

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

LCC ownership %		0.00
Nearest train station	(	Cross Gates
Nearest train station distance	(m)	6786.86
Nearest bus stop		11634
Mearest hus ston distance	(m)	240 47

Agricultural classification		
Grade	Percent	
Grade 4	100	

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

#### **Greenbelt Assessment**

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

Would development lead to/cons	titute 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	e settlement?	Yes	
Is there a good existing barrier band the undeveloped land?	etween the existing urban area	No	
Unrestricted Sprawl Conclusion	Low potential to lead to unrestrict	ed 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 bour	ndary	

#### 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 openess of the Green Belt.

#### Summary of infrastructure provider comments

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Meets primary education only	1

Site Plan ref: n/a SHLAA ref: 4154

Access comments	
May be a problem getting sufficient visibility	1
	3
ocal network comments	
Spare local capacity / cumulative impact	
	4
Mitigation measures	Total score
	8
Highways site support	
No	7
Contingent on other sites	
Johnnigon, on only sites	
Highways England	
mpact No material impact Network Status No objection, no mitigation required	
The objection, to material impact	
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	
21 over that see comments in our previous two consultation. Ordinary watercourse (brandon blice) north or the site	
LCC	
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 ther	efore 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	

Site Plan ref: n/a SHLAA ref: 4154

Othor
Other Heritage England
Heritage England
Notural 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.

#### Land at Harewood Road, Collingham

Site Plan ref: n/a SHLAA ref: 4155

#### **Site Details**

Factions	427207	NI a sabla las as	445440	Cit b -	4.14	SP7	Consultan Cottlement Februaries
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 Colliingham. 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**

		1
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	<b>✓</b>	

#### **Regeneration Areas**

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

LCC ownership	0.22	
Nearest train station	(	Cross Gates
Nearest train station distance	11069.75	
Nearest bus s	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline ~ Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? 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? 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)

#### Land at Harewood Road, Collingham

Site Plan ref: n/a SHLAA ref: 4155

A								
Access comments Should be sufficient f	rontage for access							7
Should be sufficient i	Torrage for access						5	
								J
Local network commo	ents							
No footway on site si	de, facilities on opposite si	ide, cummlative	e congestion issues				2	
							3	
							Total sc	_ oro
Mitigation measures	ag roguirod						TOTAL SC	bie
Safe means of crossing	ig required.						9	
Highways site suppor	t							
No								
Contingent on other s	sites							
Highways England								
Impact No material	impact Netwo	ork Status	No objection, no mit	igation required				
Network Rail								
NOTWORK Run	4							
Yorkshire Water								
Treatment Works								
	ste Water Treatment Work			velopment beyor	d what is already	committed. Upo	grades to th	е
works will be require	d to properly treat foul wa	ter from this si	te					
<b>Environment Ager</b>	су							
Constraints								
FZ1 over 1ha. See co	mments in our previous 18	O consultation						
LCC								
Ecology support	Supported							
Supported								
Education comments								
Eddedion comments								
Flood Risk								
Flood Zone 1 Please Note: any dev	elopment has potential to	increase flood	risk elsewhere nartici	ularly developme	nt of 'areenfield' s	ites I.C.C. therefo	ore reserves	\$
the right to ask for d	eveloper contributions for	such sites, to n	nitigate flood risk, else	ewhere in the cat	chment.	1103. 200 1110101	0101030110	
Utilities								
Gas								
Electric								
Elm and B								
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	MCA 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	<b>✓</b>	

#### **Regeneration Areas**

Inner 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
Nearest train station	Cross Gates
Nearest train station distance	6490.93
Nearest bus s	8110
Nearest bus stop distance	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 5 facilities. Total score Mitigation measures 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

SHLAA ref: 4162

Site Plan ref: n/a

**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.

#### Woodland Gardens, Scarcroft

Site Plan ref: n/a SHLAA ref: 4163

#### **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

% overlap

#### 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.

#### Spatial relationships

#### **UDP Designations**

3	
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

#### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

% 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

LCC ownership	0.00	
Nearest train station		Cross Gates
Nearest train station distance	6536.05	
Nearest bus s	5019	
Nearest bus stop distance (m)		57.69

Agricultural classification			
Grade Percent			
Grade 3 100			

# Woodland Gardens, Scarcroft Site Plan ref: n/a

Site Plan ref: n/a	SHLAA	A ref: 4163					
Overla	Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Conservation Area ps Listed Building Overlaps N37 SLA mployment buffer		Ov	Overlaps Public Rig Overlaps SFRA FI Overlaps EA FI Overlaps HSE Maj Overlaps HSE Ga Overlaps Pot. Conta Overlaps Minerals Saf	lood Zone lood Zone or Hazard is Pipeline amination feguarded		
Greenbelt assessme	nt not required						
Cummony of infra		dor common	<b>.</b>				
Summary of infra		uer commen	ıs				
LCC Highways Comr Public transport access							Rank (1-5)
Very limited local servi		not to CS standa	rd				Karik (1-5)
very inflited local servi	co. Dus services 1	ot to 05 startual	ıu.				2
Access comments							
Footway widening may	also be required or	n the eastern flai	nk of	the A58. These requirem	nents in con	uire carriageway widening. nbination with visibility may ble and would be the preferred	4
Local network commer	ts						
		on the A58 corr	idor.	Potential need for traffic	managemei	nt or pedestrian crossing	5
							Total score
Mitigation measures Traffic managment me widening.	asures in the vicinity	y of the site inclu	uding	pedestrian crossing, and	potential ca	arriageway and footway	11
Highways site support	og with LIC2 24						1
yes subject to combining	ig with HG2-26.						
0 11 1 11 11							_
Contingent on other sit Potential to combine w							]
Highways England							
Impact		Network Status					
Network Rail							
Vanlashina 187-1							
Yorkshire Water							
Treatment Works							
Environment Agenc	у						
Constraints							
100							
LCC	Not supported						
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.

# Woodland Gardens, Scarcroft Site Plan ref: n/a SHLAA ref: 4163

Education comments
Flood Risk
Utilities
Gas
Electric
LIEUTIC
Fire and Rescue
Telecoms
Other
Heritage England
Notural 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 settlment. 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 Deta	ails							
Easting	437067	Northing	443469	Site area ha	0.4	SP7	Other Rural Extension	
HMCA	Outer North	n East			Ward	Harewood		
Site Chai	racteristic	cs						
Site type	Greenfield							
On-site land	d uses - Non	ie						

Adjacent land uses - None

Other land uses - None

Topography	Landscape
Boundaries	Road front No

Description			

#### Spatial relationships

<b>UDP Designations</b>		
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	
Core Strategy	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	9056.67	
Nearest bus s	12795	
Nearest bus stop distance	194.26	

Agricultural classification		
Grade	Percent	
Grade 2	100	

Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	
	Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded

#### Hampson House, Bardsey

**Utilities** Gas

Site Plan ref: n/a SHLAA ref: 4165

# 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 Total score Mitigation measures 13 Highways site support Contingent on other sites **Highways England** Impact **Network Status Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints LCC Supported Ecology support Supported (Green) **Education comments** Flood Risk

### Hampson House, Bardsey

Site Plan ref: n/a SHLAA ref: 4165

Electric

Fire and Rescue

Telecoms

Other
Heritage 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	Α	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 Plan ref: n/a SHLAA ref: 4166

### **Site Details**

Easting	433312	Northing	439966	Site area ha	6.07	SP7	Main Urban Area Extension
HMCA	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.

### Spatial relationships

### **UDP Designations**

-		
% overlap	99.82	N32 Greenbelt
	0.00	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.

### **Core Strategy**

Main Urban Area	0.18	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	(m)	6268.42
Nearest bus s	14403	
Nearest bus stop distance (m)		286.53

Agricultural classification		
Grade Percent		
Grade 4	100	

Site Plan ref: n/a SHLAA ref: 4166 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? Nο Is the site well connected to the built up area? No Would development round off the settlement? Is there a good existing barrier between the existing urban area and the undeveloped land? 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

### 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
Engraphment Conglusian Cita dose not perform an important role	n cofee yarding from a

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

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 histori	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 are 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 it's 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	Rank (1-5)
CS Standards not met	1
	•

Site Plan ref: n/a SHLAA ref: 4166

Access comments	
Direct access from Shadwell Lane and link to adjacent housing availble	_
	5
Local network comments  Spare local capacity / cumulative impact	
Spare local capacity / cumulative impact	4
Mitigation measures	Total score
	10
	10
Highways site support No	
Contingent on other sites	
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 Support	
Education comments	
Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore	ore 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	
Talcoomo	
Telecoms	

Site Plan ref: n/a SHLAA ref: 4166

Other
Other Heritage England
Natural England
ivaturai Erigiariu

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 Plan ref: n/a SHLAA ref: 4170

### **Site Details**

Easting	434927	Northing	438850	Site area ha	1.51	SP7	Main Urban Area Extension
HMCA	Outer North	n 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

Topogra	hy Flat	Landscape	Limited Tree Cover
Bounda	es 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 0.00 **RL1 Rural Land** 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

0.00

0.00

0.00

### **Core Strategy**

Main Urban Area	0.00	% overla
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

### **Regeneration Areas**

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

### Other Spatial Relationships

**UDP** City Centre

S2S6 Town Centre
Proposed Local Centre

Sch. Ancient Mon.

LCC ownership %		0.00
Nearest train station	(	Cross Gates
Nearest train station distance (m)		4607.63
Nearest bus s	top	5720
Nearest bus stop distance (m)		264.92

Agricultural classifi	cation
Grade	Percent
Grade 3	100

Site Plan ref: n/a SHLAA re	f: 4170
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer	Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
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 deve	opment? 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 e and the undeveloped land?	xisting urban area Yes
Unrestricted Sprawl Conclusion High potenti	al to lead to unrestricted sprawl
2. Prevent neighbouring towns from me	ging
Would development lead to physical connection	n of settlements? No
Do features provide boundaries to contain the	development? Yes
Coalescence Conclusion No merging of settle	ments
3. Assist in safeguarding the countryside	from encroachment
Strong defensible boundary between site and	urban area Yes
Does the site provide access to the countrysid	No No
Does the site include local/national nature cor	servation areas? No
Areas of protected/unprotected woodland/tree	s/hedgerows? Yes
Site includes Grade 1, Grade 2 or Grade 3a ag	ricultural land? No
Does the site contain buildings	No
Are these buildings used for agricultural purpo	ses? No
Encroachment Conclusion Site performs an ir	nportant role in safeguarding from encroachment
4. Preserve the setting and special char-	acter of historic towns
Site within/adjacent to conservation area/liste	
Can development preserve this character?	
Character Conclusion No effect on the setting	and special character of historic features

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

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

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Meets primary education only	1
	'

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 massures	Total score	
Mitigation measures		
	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		
reatment Works		
Environment Agency		
Constraints  E74 over the Consequence in over provious 19 O consultation		
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		
lease Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves he right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.		
<u> </u>		
Utilities		
Gas		
Electric		
LIGOTIO		
Fire and Rescue		
Telecoms		
TOCOURS		

Site Plan ref: n/a SHLAA ref: 4170

Other
Other Heritage England
Natural England
3

### 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.

### High Street, Boston Spa

Site Plan ref: n/a SHLAA ref: 4176

### **Site Details**

Easting	444005	Northing	445143	Site area ha	2.51	SP7	Smaller Settlement Extension
HMCA	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	<b>✓</b>	

### **Regeneration Areas**

Inner 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	
No arrest trading at ations		Cantantle
Nearest train station	Garforth	
Nearest train station distance	11999.11	
Nearest bus s	1296	
Nearest bus stop distance	187.89	

Agricultural classification				
Grade	Percent			
Grade 2	2.05			
Grade 3	97.95			

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

### **Greenbelt Assessment**

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

_			
Would development lead to/cons	No		
Would development result in an	No		
Is the site well connected to the	Is the site well connected to the built up area?		
Would development round off th	Would development round off the settlement?		
Is there a good existing barrier band the undeveloped land?	No		
Unrestricted Sprawl Conclusion	ed sprawl		

### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			No	
	Do features provide bound	daries 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 countyside from encroachment given the presence of vegatation 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)

### High Street, Boston Spa

Site Plan ref: n/a SHLAA ref: 4176

Access comments  New access on to A639 requires alteration to speed limit, widening of road on frontage and removal of hedge for visibility splays	3
Local network comments  Frontage footway required, concern over vehicle speed from the east	3
Mitigation measures Site access/frontage & contribution to cycle route on old railway line.	Total score 9
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 as otter, bats, fish and birds. The site includes areas of lowland mixed deciduous woodland, a hedgerow adjacent to the main roa There is a bat roost 25m west of the proposed allocation. These bats will use trees and hedgerows on the site for feeding. Bats a protected species. The Firgreen Beck and River Wharfe both have recent records of otter, a European protected species. Otter use unlikely.	d and a pond. re a European
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 about 100 level.	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ererore reserves
Gas Gas	
Electric	
Fire and Rescue	

### High Street, Boston Spa

SHLAA ref: 4176

Site Plan ref: n/a

Telecoms		
Other Heritage England		
Heritage England		

### Conclusions

Natural England

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.

### Land at Rose Croft, East Keswick,

Site Plan ref: n/a SHLAA ref: 4201

### **Site Details**

Easting	436127	Northing	444949	Site area ha	1.22	SP7	Other Rural Extension
HMCA	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.

### 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	✓	

% 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

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	10503.93	
Nearest bus s	7262	
Nearest bus stop distance	(m)	200.12

Agricultural classification				
Grade	Percent			
Grade 2	21.63			
Grade 3	78.37			

### Land at Rose Croft, East Keswick,

Ecology support

Supported (Green)

Supported

Site Plan ref: n/a SHLAA ref: 4201 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **~** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **~** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 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 Total score Mitigation measures 9 Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC

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

### Conclusions

Natural England

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Land at Rose Croft, East Keswick,

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.

### **Thorp Arch & Boston Spa Cricket Ground**

Site Plan ref: n/a SHLAA ref: 4218

### **Site Details**

Easting	443210	Northing	446123	Site area ha	1.07	SP7	Other Rural Infill
HMCA	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.

### Spatial relationships

### **UDP Designations**

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

### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

### **Regeneration Areas**

Inner 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	
Nearest train station		Garforth
Nearest train station distance (	12760.32	
Nearest bus s	5069	
Nearest bus stop distance (	(m)	102.49

Agricultural classification		
Grade Percent		
Grade 2	99.07	
Grade 3	0.93	

### **Thorp Arch & Boston Spa Cricket Ground**

**Ecology support** 

Supported (Green)

Supported

Site Plan ref: n/a SHLAA ref: 4218 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 3 beyond acceptable walk. 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 3 smale scale of site would be acceptable in isolation. Total score Mitigation measures 11 Highways site support yes Contingent on other sites **Highways England** Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC

### **Thorp Arch & Boston Spa Cricket Ground**

Site Plan ref: n/a SHLAA ref: 4218 **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.

The Boyle, Barwick

Site Plan ref: n/a SHLAA ref: 4221

### **Site Details**

Easting	439786	Northing	437576	Site area ha	0.47	SP7	Smaller Settlement Infill
	107700		.0.0.0	one area na	0.17	0. /	ornandi dottioniciti iriiii
HMCA	Outer North	Eact			Ward	Harewood	
TIIVICA	Outer North	Last			vvaru	i iai ewoou	

### **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

% overlap

### 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.

### Spatial relationships

### **UDP Designations**

N32 Greenbelt	0.00
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

### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	<b>~</b>	

### Regeneration Areas

Inner 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
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	Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR onservation Area s Listed Building verlaps N37 SLA ployment buffer		Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded		
Greenbelt assessmen	t not required				
Summary of infras	tructure provid	er commen	ts		
LCC Highways Commo					
Public transport accessib	oility comments				Rank (1-5)
Meets primary education	and health only	•			2
Access comments					,
Proximity to bend require	es removal of trees	for visibility			
					3
Local network comments					J
Narrow lanes, but exisitr		of site would m	nake difficult to resist		
					3
Miliantina managaman					Total score
Mitigation measures					]
					8
Highways site support					7
yes					
Contingent on other sites	9				•
Contingent on other site.	3				
Highways England					
Impact No material imp	pact N	etwork Status	No objection, no mitigation required		
Network Rail					
Yorkshire Water					
Treatment Works					
<b>Environment Agency</b>					
Constraints	· 				
FZ1 under 1ha. See com	ments in our previo	ous 1&O consul	tation		
LCC					
	lot supported				
Red - The northern half	of this site is Lowla		duous woodland UK BAP habitat and shou		
together with significant Service	tree belts along ea	st and south-w	vest boundaries. Note - next to Barwick	Castle. Need to consult Archaelog	jical Advisory

### 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

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

Natural England

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	
F	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	<b>V</b>	
	-	

% 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

LCC ownership	0.00	
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 Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? Nο 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? 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? 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? 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	Rank (1-5
Meets primary education and health only	2

### Land behind Wyncroft Court, Barwick in Elmet

Site Plan ref: n/a SHLAA ref: 4229

Access comments	
Access would need removal of hedgerow and traffic calming	
	3
Local network comments	
Narrow road,	4
	4
	T-4-1
Mitigation measures	Total score
Yes	9
	7
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 si	ite
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 theref	ore reserves
the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
Utilities	
Gas	
Electric	
E: 10	
Fire and Rescue	
Telecoms	

## Other Heritage England Natural England

### Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Land behind Wyncroft Court, Barwick in Elmet

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

On-site land uses

Allotment and city farm

Neighbouring land uses

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	% overla
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	<b>V</b>	

% 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

LCC ownership %	0.00
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

Supported

Site Plan ref: n/a SHLAA ref: 4234 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Total score Mitigation measures 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

### 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.

### Thorner Lane, Scarcroft

Site Plan ref: n/a SHLAA ref: 5001

### **Site Details**

F +1	42725.4	NI til- i	444544	Cit b.	2.47	SP7	Oth
Easting	437254	Northing	441511	Site area ha	2.46	5P7	Other
HMCA	Outer North	n 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.

### Spatial relationships

### **UDP Designations**

100.00	% overlap				
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00				

### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

### **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	7130.89	
Nearest bus s	12187	
Nearest bus stop distance	821.92	

Agricultural classification				
Grade Percent				
Grade 3	100			

### Thorner Lane, Scarcroft

and enhanced

SHLAA ref: 5001 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 4 on the boundary hedgerows. The road is narrow and localised widening may be required further impacting on hedgerows. Local network comments Local immediate road network is rural, substandard and without pedestrian provision which would be problematic for a site of this 1 size. Total score Mitigation measures 6 Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC **Ecology support** Supported with mitigation

Supported with mitigation (Amber). Parts of the Leeds Habitat Network form the north and western boundaries - which will need to be protected

### Thorner Lane, Scarcroft

SHLAA ref: 5001

Site Plan ref: n/a

Education comments
Flood Risk
Utilities
Gas
Electric
Fire and Rescue
Telecoms
TCICCUITS
Other
Heritage England
Note and Freedom d
Natural England
Conclusions
Cubmission Dueft Disc Allegation
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 detatched 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

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.

### Spatial relationships

### **UDP Designations**

<b>J</b>		J
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	<b>✓</b>	
	<del></del>	

### **Regeneration Areas**

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance (	(m)	6133.40
Nearest bus s	top	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

Supported (Green)

Site Plan ref: n/a SHLAA ref: 5022 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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. Slaid Hill local centre also within an acceptable walk. Bus services but 3 not to CS standard (20minute frequency quite good for ONE) 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 4 calming/managment measures in the vicinity of the site would need to be reviewed. Total score Mitigation measures 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

### 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.

### Keswick Lane, Bardsey

Site Plan ref: n/a SHLAA ref: 5126

### **Site Details**

Easting	436705	Northing	443865	Site area ha	0.34	SP7	Smaller Settlement Infill
HMCA	MCA Outer North East			Ward	Harewood		

### **Site Characteristics**

Site type Greenfield

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	<b>✓</b>	

### **Regeneration Areas**

Inner 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
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	

#### Keswick Lane, Bardsey

SHLAA ref: 5126 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **V** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **Highways England** Impact **Network Status Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Not supported **Ecology support** 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	n East			Ward	Wetherby	

#### **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	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

% overlap

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
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	<b>✓</b>	

#### **Regeneration Areas**

Inner 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	
Nearest train station	Garforth	
Nearest train station distance	14190.67	
Nearest bus s	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

Supported (Green)

Site Plan ref: n/a SHLAA ref: 5134 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 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 Total score Mitigation measures 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

#### 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 desginated 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	n East			Ward	Wetherby	

#### **Site Characteristics**

Site type Greenfield

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	
	N34 PAS RL1 Rural Land N1 Greenspace N1A Allotments N5 Open Space N6 Playing Pitch N8 Urban Green Corridor CC Shopping Quarter UDP City Centre S2S6 Town Centre Proposed Local Centre	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

#### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

#### Regeneration Areas

Inner 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	
Nearest train station		Cross Gates
Nearest train station distance	13440.47	
Nearest bus s	14197	
Nearest bus stop distance	598.26	

Agricultural classification		
Grade Percent		
Grade 2	100	

#### Land north of A58 Wetherby

**Ecology support** 

Not Supported

SHLAA ref: 5142 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Total score Mitigation measures Widen A58 for ghost island right turn 8 Highways site support 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 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

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

**Education comments** 

Site Plan ref: n/a SHLAA ref: 5142

west and south west corners of site in Flood Zone 3.

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.

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

#### Land north of Bramham Road Thorner

Site Plan ref: n/a SHLAA ref: 5154

#### **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**

100.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

#### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

#### **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	6709.33	
Nearest bus s	1251	
Nearest bus stop distance	97.85	

Agricultural classification		
Grade Percent		
Grade 2	100	

#### Land north of Bramham Road Thorner

Supported - Green.

Site Plan ref: n/a SHLAA ref: 5154 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area **V** Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **~** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Total score Mitigation measures speed limit and footway 11 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

#### 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

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	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.

#### Spatial relationships

#### **UDP Designations**

<b>g</b>		
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	<b>✓</b>	

#### **Regeneration Areas**

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

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	9562.30	
Nearest bus s	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **✓** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? Nο 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? 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? 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?

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

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

Can development preserve this character?

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 side 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 2

#### Meadowside Keswick lane Bardsey

Site Plan ref: n/a SHLAA ref: 5158

Access comments Access requires demoli	ition of existing house to	o achieve geome	trical requirements					3	
Local network commer Ok for size of site	nts							5	
Mitigation measures							Tot	al sco	re
								10	
Highways site support									
Yes									
Contingent on other sit	res								
Highways England									
Impact No material in	mpact Netv	vork Status	No objection						
Network Rail									
Yorkshire Water									
Treatment Works									
Environment Agenc Constraints	у								
CONSTIANTES									
LCC									
Ecology support	Not Supported								
semi-improved grassla	largely in the updated and adjacent to the Bard orridor. There are also and to wildlife.	sey Beck a UK B	AP priority habitat.	It is in the stra	tegic flood risk z	one. Otters and ba	its Europ	ean	
Education comments									
Flood Risk									
development within 9r Please Note: any deve	lie within SFRA FZ2. Ba n of the beck. A detailed lopment has potential to reloper contributions for	d FRA will be req o increase flood i	uired to support ar isk elsewhere, par	ny development ticularly develop	. Potential surface pment of 'greenf	e water flood risk	indicated		
<b>Utilities</b> Gas									
Electric									
Fire and Rescue									
									- 1

# Meadowside Keswick lane Bardsey Site Plan ref: n/a SHLAA ref: 5158 Telecoms Other Heritage England

#### Conclusions

Natural England

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 Plan ref: n/a SHLAA ref: 5162

#### **Site Details**

Easting	434368	Northing	438883	Site area ha	19.36	SP7	Main Urban Area Extension
HMCA	Outer North	n 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.

#### Spatial relationships

#### **UDP Designations**

		ODI Designations
% overlap	99.86	N32 Greenbelt
	0.00	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
	13.14	N8 Urban Green Corridor
	0.00	CC Shopping Quarter
	0.00	UDP City Centre
	0.00	S2S6 Town Centre
	0.00	Proposed Local Centre
	0.00	Sch. Ancient Mon.

#### **Core Strategy**

Main Urban Area	0.14	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% 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

LCC ownership	0.30	
Nearest train station	(	Cross Gates
Nearest train station distance	4833.22	
Nearest bus s	11618	
Nearest bus stop distance	(m)	293.04

Agricultural classification		
Grade	Percent	
Grade 2	26.98	
Grade 3	9.01	
Grade 3b	10.15	

Site Plan ref: ı	n/a SHLA	A ref: 5162				
Grade 3a	53.86					
	Overland 2221		Overland	Dublic Diab	t of May	
Overlaps SSSI  Overlaps SEGI		· · · · · · · · · · · · · · · · · · ·	Public Right ps SFRA Flo	_		
	Overlaps LNA			rlaps EA Flo		
	Overlaps LNR			s HSE Majo		
Overla	ps Conservation Area			ps HSE Gas		
Ov	verlaps Listed Building		Overlaps	Pot. Contar	mination	
	Overlaps N37 SLA			Overlaps Minerals Safeguarded		
Overlaps Stra	t. Employment buffer		Overlaps Minerals	Safeguarde	ed 100m	<b>✓</b>
Greenbelt Asses	sment					
1. Check the unr	estricted sprawl of I	arge built up ar	eas			
Would developmer	nt lead to/constitute rib	bon development	? No			
Would developmer	nt result in an isolated of	development?	No			
Is the site well con	nected to the built up a	area?	No			
Would developmen	nt round off the settlem	nent?	No			
Is there a good existing barrier between the existing urban area and the undeveloped land?		area Yes				
Unrestricted Spraw	d Conclusion High po	tential to lead to ι	inrestricted sprawl			
2. Prevent neigh	bouring towns from	merging				
Would developmer	nt lead to physical conn	ection of settleme	ents? No			
Do features provide boundaries to contain the development?		? Yes				
Coalescence Concl	usion No merging but	would significant	ly reduce the greer	belt gap		
3. Assist in safeç	guarding the country	yside from encro	pachment			
Strong defensible b	ooundary between site	and urban area	Yes			
Does the site provi	de access to the countr	ryside	Yes			
Does the site include local/national nature conservation areas?		as? No				
Areas of protected/unprotected woodland/trees/hedgerows?		? Yes				
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		l? Yes				
Does the site contain buildings		No				
Are these buildings	used for agricultural p	ourposes?	No			
Encroachment Con	clusion Site performs	an important role	in safeguarding fro	m encroach	ment	
4. Preserve the	setting and special o	character of hist	oric towns			
Site within/adjacer	nt to conservation area	/listed building/his	storical features?	No		
Can dovolonment	preserve this character	7				1

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 connected to the existing urban area of Leeds, however the sites southern boundary lies adjacent to a UDP housing allocation, whichis 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 signficantly closer to the small village of Shadwell, which could impact upon the settlments 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.

Site Plan ref: n/a SHLAA ref: 5162

LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Poor accessibility	
	2
Access comments	
Access comments  No access as a site on its own insufficient Ring Road frontage for widening required as only mea	ons of access
The decess as a site of its own insulinoistic raing road institutes for wide ining road as only insulinoistic raing road.	2
Local network comments	
Cumulative impact	2
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 satissfac	tony mitigation
Impact         Minimal material impact         Network Status         No objection subject to satissfact	ory 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 20 mixed deciduous woodland UK BAP priority habitat. Remove the woodland from the proposed at to the woodland and connecting lines of mature trees - to include locally native tree and shrub premaining site.	location and provide a Biodiversity Buffer adjacent
Education comments	
Lucation confinents	
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 to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the	pment of 'greenfield' sites. LCC therefore reserves e catchment.
Utilities	
Gas	
	-

Site Plan ref: n/a	SHLAA ref: 5162	
Electric		
Fire and Rescue		
Telecoms		
Other		
Heritage England		
Natural England		
Conclusions		
Submission Draft Plan Alloca	ion	
Not allocated for housing		
Submission Draft Plan Alloca	ion 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 at Wike Ridge Lane Slaid Hill

Site Plan ref: n/a SHLAA ref: 5163

#### **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.

#### Spatial relationships

#### **UDP Designations**

N22 Consumbalt	00.00	04
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**

		1
Main Urban Area	0.02	% overlap
Major Settlement	0.00	
,	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	1	•
	J	

#### **Regeneration Areas**

Inner 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 ownershi	0.00	
Nearest train station	Cross Gates	
Nearest train station distance	7055.38	
Nearest bus	3579	
Nearest hus ston distance	336.07	

Agricultural classification		
Grade Percent		
Grade 3	12.88	
Grade 4	87.12	

#### Land at Wike Ridge Lane Slaid Hill SHLAA ref: 5163 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area Yes and the undeveloped land? 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? 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? 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	Rank (1-5)	
Poor accessibility, primary ed ok	2	

#### Land at Wike Ridge Lane Slaid Hill

Site Plan ref: n/a SHLAA ref: 5163

Access comments	W.L. Dill. I	
Access achievable on t	to Wyke Ridge Lane	4
Local network comme	nts	
ok		
		4
Mitigation measures	ally founds are an allely are and as Wineston	Total score
Footways required on	site frontage, possible speed mitigation	10
Highways site support		
yes with mitigation		
Contingent on other si	tes	
Highways England		
Impact No material i	mpact Network Status No objection	
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agend		
Constraints		
	1	
LCC		
Ecology support	Not Supported	
	whole site is in the updated 2014 Leeds Habitat Network. This site is all lowland acid grassland UK BAP priority network of acid grassland/heathland sites which span this part of Leeds.	nabitat and
Education comments		
Flood Risk	and the state of the Court have been been about the state of the state	tithin One
of the beck. Surface we Please Note: any deve	rcourse running along the Southern boundary of the site. It should be assumed that there will be no developmen vater flood risk = Low. elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefo veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Utilities		
Gas		
Electric		
Cine and Decree	1	
Fire and Rescue		

### Land at Wike Ridge Lane Slaid Hill

SHLAA ref: 5163

Site Plan ref: n/a

Telecoms		
Other	1	
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

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**

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0

#### **Core Strategy**

0.00	Main Urban Area
98.91	Major Settlement
0.00	Minor Settlement
<b>V</b>	Overlaps Urban Extension

% 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

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	15723.48	
Nearest bus s	2951	
Nearest bus stop distance	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		Overlaps Public Right of Way	<b>✓</b>	
Overlaps SEGI		Overlaps SFRA Flood Zone	<b>✓</b>	
Overlaps LNA		Overlaps EA Flood Zone	<b>✓</b>	
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
orcensen assessment not required				
Summary of infrastructure provi	der comment	s		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Fails C.S standards				
				<b>1</b>
Access comments				
Access achievable via roundabout stub into	o 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
				10
Highways site support				
yes with identified mitigation				
				_
Contingent on other sites				¬
<b>Highways England</b>				
Impact	Network Status			
Network Rail				
Yorkshire Water				
Treatment Works				
Treatment Works				
<b>Environment Agency</b>				
Constraints				
33.13ti dil ita				
LCC				
Ecology support Supported with mit	tigation			
Supported with mitigation (amber) - south		ar field may have locally valuable grassla	and that may need to be retained	as part of POS
or a biodiversity buffer - and Thistle Broom	mrape (Protected	plant) occurs in this area.		

#### Land at Sandbeck Lane Wetherby

Site Plan ref: HG2-19 SHLAA ref: 5166

ducation comments
lood Risk
<b>J</b> tilities
as
lectric
ire and Rescue
elecoms
Other
eritage England
atural 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	Α	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.

#### Wood Farm south of Ling Lane Scarcroft

Site Plan ref: n/a SHLAA ref: 5168

Site Deta	Site Details							
Easting	435667	Northing	440929	Site area ha	34.58	SP7	Other Rural Extension	
HMCA	Outer North	East			Ward	Harewood	-	
						_		
Site Chai	racteristic	cs						
Site type	Greenfield							
On-site land	d uses - Non	е						
Adjacent land uses - None								
Other land uses - None								
Topograph	ıy				Landscape			
Boundarie	S				Road front			
Description								

#### Spatial relationships

erlap

Core Strategy	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

Regeneration Areas
--------------------

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	6511.46	
Nearest bus s	4631	
Nearest bus stop distance	477.63	

Agricultural classification				
Grade	Percent			
Grade 3	100			

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps N37 SLA	<b>✓</b>
Overlaps Strat. Employment buffer	

Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

Highways England		
Impact	Network Status	
Network Rail		
Yorkshire Water		
Treatment Works		

Environment Agenc	су	/																										
Constraints																												

#### Wood Farm south of Ling Lane Scarcroft

Sieved out. Green Belt. Not within the settlement hierarchy

Site Plan ref: n/a SHLAA ref: 5168 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

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	n East			Ward	Wetherby	

#### **Site Characteristics**

Site type 50:50 green/brown

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**

99.83	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

#### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

% 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

LCC ownership	) %	0.00						
Nearest train station		Garforth						
Nearest train station distance	learest train station distance (m)							
Nearest bus s	Nearest bus stop							
Nearest bus stop distance	(m)	82.20						

Agricultural classific	cation
Grade	Percent
Grade 2	100

#### Nursery at Clifford Moor Road Clifford LS23 Site Plan ref: n/a SHLAA ref: 5198 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **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? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? 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? 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 histori	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 predominantley lightweight single storey glasshouses which have a limited impact on the Green Belt. The buildings also only take up approximatley 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 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 t	o form suitable s	site access			5	
						Э	
I I I I							
Local network comments Adequate site frontage to	Clifford Moor Road t	o form suitable s	site access				
naoquate ente memage te	omrera meer rieda i	o rom ounable	one deces			4	
Mitigation measures					Tot	tal scor	е
Extend 30mph limit to the	north of the site fro	ntage, TRO requ	uired			11	
Highways site support							_
Yes with mitigation							
Contingent on other sites							
Highways England							
Impact No Material Impa	act Netv	vork Status	No objection				
Network Rail							
Yorkshire Water							_
Treatment Works							
<b>Environment Agency</b>							
Constraints							
							_
LCC							
	oported						
Supported (Green)							
Education comments							
Eddcation comments							
Flood Risk							
Utilities							
Gas							
Ods							
Electric							
Fire and Rescue							
Telecoms							
TOICCOTTS							$\neg$

# 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

**Nursery at Clifford Moor Road Clifford LS23** 

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	n East			Ward	Harewood	

#### **Site Characteristics**

Site type Greenfield

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 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		

#### **Regeneration Areas**

Inner 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
Nearest train station	(	Cross Gates
Nearest train station distance	(m)	7607.55
Nearest bus s	top	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 Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? Nο 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? 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? 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

### Overall Conclusion from assessment against all 4 purposes of green belt and essential

Can development preserve this character?

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.

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

Yes

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Combined bus service frequency 2/hour to Leeds, limited local services	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. Howerver, the shape of the site may make it difficult to achieve a suitable adopted layout, will require service vehicle turning head.	ne <b>4</b>
Local network comments	
Potential cumulative impact issues	4
Mitigation measures	Total score
Right turn Lane, measures to assist pedestrians crossing Wetherby Road	10
Highways site support Yes with mitigation	
Yes with mitigation	
Contingent on other sites	
Highways England  Impact No Material Impact Network Status No objection	
Network Rail	
Variable Mater	
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 p	urivate ownershin
would be required adjacent to this - leaving an unviable sized piece of land.	Tivate ownership
Education comments	
Flood Risk	
TIOU NOK	
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

Land adjacent to Mars Hall, Wetherby Road, Scarcroft, Leeds.

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.

#### Land off A58 Wetherby Road, Scarcroft

Site Plan ref: n/a SHLAA ref: 5252

# **Site Details**

Easting	436431	Northing	441564	Site area ha	1.07	SP7	Other Rural Extension
HMCA	Outer North	n 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**

_		
% overlap	100.00	N32 Greenbelt
	0.00	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.

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		
	_	

#### **Regeneration Areas**

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

LCC ownership	%	0.00
Nearest train station	(	Cross Gates
Nearest train station distance	(m)	7118.71
Nearest bus s	top	7826
Nearest bus stop distance	(m)	49.78

Agricultural classific	cation
Grade	Percent
Grade 3	100

# Land off A58 Wetherby Road, Scarcroft

Site Plan ref: n/a SHLAA ref	: 5252			
Overlaps SSSI	Ov	erlaps Public Right	of Way	
Overlaps SEGI		Overlaps SFRA Flo		
Overlaps LNA		Overlaps EA Flo		
Overlaps LNR	O	verlaps HSE Major		
Overlaps Conservation Area		Overlaps HSE Gas	Pipeline	
Overlaps Listed Building	Ov	erlaps Pot. Contar	nination	
Overlaps N37 SLA		laps Minerals Safe	_	
Overlaps Strat. Employment buffer	Overlaps M	linerals Safeguarde	d 100m	
Greenbelt Assessment				
1. Check the unrestricted sprawl of large	built up areas			
Would development lead to/constitute ribbon de	evelopment? No	0		
Would development result in an isolated development	pment? No	0		
Is the site well connected to the built up area?	Ye	es		
Would development round off the settlement?	Ye			
Is there a good existing barrier between the exi and the undeveloped land?				
	to lead to unrestricted sp	orawl		
2. Prevent neighbouring towns from merg	jing			
Would development lead to physical connection	of settlements?	0		
Do features provide boundaries to contain the d	levelopment? Ye	es		
Coalescence Conclusion No merging of settlen	nents			
1				
3. Assist in safeguarding the countryside	from encroachment			
Strong defensible boundary between site and ur	rban area No	0		
Does the site provide access to the countryside	No			
Does the site include local/national nature conse	ervation areas?	es		
Areas of protected/unprotected woodland/trees				
Site includes Grade 1, Grade 2 or Grade 3a agric				
Does the site contain buildings	No	0		
Are these buildings used for agricultural purpose	es? No	0		
Encroachment Conclusion Site does not perform	m an important role in sa	afeguarding from e	ncroachment	
4. Preserve the setting and special charac	cter of historic towns			
Site within/adjacent to conservation area/listed		res? No		
Can development preserve this character?	J	No		
Character Conclusion No effect on the setting a	and special character of h		1	
Overall Conclusion from assessment again characteristics of openness and permaner		reen belt and es	sential	

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

Rank (1-5)

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

2

# Land off A58 Wetherby Road, Scarcroft

Site Plan ref: n/a SHLAA ref: 5252

Access comments							
Potential cumuative in	mpact issues						4
							4
Local network comme	ants						
Right turn Lane, mea		estrains crossing Wet	therby Road				
J	, , , , , , , , , , , , , , , , , , , ,	<b>3</b>	<b>.</b>				4
Mitigation measures							Total score
Right turn Lane, mea	asures to assist pede	estrains crossing Wet	therby Road				10
							10
Highways site suppor	t						
Yes with mitigation							
Contingent on other s							
Ideally access form a	djacent developmen	t Castle Court					
Highways England		T					
Impact No Material	Impact	Network Status	No objection				
Network Rail							
Yorkshire Water							
Treatment Works							
Environment Agen	ісу						
Constraints	Site is located with	nin FZ1. Site is not s	shown as being	at significant risk t	from surface water	flooding.	
no comments							
LCC							
Ecology support	Not Supported						
Not supported (Red)		semi-improved grass	sland that contr	ibutes to the Leed	s Habitat Network		
. Tot supported (risu)		grad	olaria triat contr				
Education comments							
Flood Risk							
I IOOU INISK							
Utilities							
Gas							
Electric							
LIECTIC							
Fire and Rescue							
Telecoms							

# 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

Land off A58 Wetherby Road, Scarcroft

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	n East			Ward	Wetherby	

# **Site Characteristics**

Site type Greenfield

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 southwest 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**

_		
% overlap	0.00	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.

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

# **Regeneration Areas**

Inner 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
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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 1 Leeds. Distance from Leeds city centre makes bus travel unattractive. Access comments Speed limit changes from 30mph to 60 mph along Hall Park Road site frontage. Unlikley to be sufficient site frontage to achieve 2 required visibility splays Local network comments Rural road with poor surface condition, no footways or street lighting - currently unsuitable to serve additional development, 2 significant mitigation works would be required Total score Mitigation measures Significant improvements to Hall Park Road would be required in the form of re-surfacing/widening, footways, lighting and drainage 5 Highways site support 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.

#### Land to the North of Wighill Lane, Walton

Site Plan ref: n/a SHLAA ref: 5257

# **Site Details**

Easting	444620	Northing	447682	Site area ha	15.55	SP7	Other Rural Extension
HMCA	Outer North	n 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**

_		
% overlap	0.00	N32 Greenbelt
	0.00	N34 PAS
	99.43	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.

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

# Regeneration Areas

Inner 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
	Nearest train station		Garforth

Nearest train station	Garforth
Nearest train station distance (m	) 14609.89
Nearest bus sto	p 2613
Nearest bus stop distance (m	) 420.06

Agricultural classification		
Grade Percent		
Grade 2	73.78	
Grade 3	8.66	
Urban	17.56	

# Site Plan ref: n/a SHLAA ref: 5257 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 2 from Leeds city centre makes bus travel unattractive. 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), cummulative impact issues. TA required to 3 assess impacts. Total score Mitigation measures Unknown - to be assessed through TA. Combining with site 1055 may help to fund public transport and highway mitigation 9 measures Highways site support yes with mitigation Contingent on other sites Ideally needs to be combined with site 1055 **Highways England** Impact Major Impact Likely to require significant physical mitigation **Network Status** 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. 44. A1(M) junction 45 northbound off-slip. **Network Rail** Yorkshire Water Treatment Works **Environment Agency** Site is located within FZ1. Site potentially at risk from surface water flooding - this may impact on the site layout. Constraints

Land to the North of Wighill Lane, Walton

No comments

# Land to the North of Wighill Lane, Walton

Site Plan ref: n/a SHLAA ref: 5257

LCC

Ecology support	Supported with mitigation
to the east and north- through overdeepening	ation (Amber) - Great Crested Newt breeding pond within the site. Site Requirement "A substantial biodiversity buffer required reast of the site together with creation of new amphibian breeding ponds (which can form part of the SUDs requirement go of these features). None of this biodiversity buffer to form part of private gardenspace. Security-type fencing may be ponds created as part of compensation for loss of the existing pond, to prevent public access and introduction of fish or non-species."
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	1
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.

#### Harewood Avenue, Harewood

Site Plan ref: n/a SHLAA ref: 5273

# **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**

		1
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		

# **Regeneration Areas**

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

LCC ownership	0.00	
Nearest train station		Horsforth
Nearest train station distance	10053.64	
Nearest bus s	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		Overlaps Public Right of Way	✓
Overlaps SEGI		Overlaps SFRA Flood Zone	
Overlaps LNA		Overlaps EA Flood Zone	
Overlaps LNR		Overlaps HSE Major Hazard	
Overlaps Conservation Area	<b>✓</b>	Overlaps HSE Gas Pipeline	
Overlaps Listed Building	<b>✓</b>	Overlaps Pot. Contamination	
Overlaps N37 SLA	✓	Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m	

#### **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?  Is the site well connected to the built up area?  No Would development round off the settlement?  Is there a good existing barrier between the existing urban area and the undeveloped land?  Unrestricted Sprawl Conclusion  High potential to lead to unrestricted sprawl	•		
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?	Would development lead to/cons	titute ribbon development?	No
Would development round off the settlement?  Is there a good existing barrier between the existing urban area and the undeveloped land?  No	Would development result in an i	solated development?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Is the site well connected to the	ouilt up area?	No
and the undeveloped land?	Would development round off the	e settlement?	No
Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl	Is there a good existing barrier between the existing urban area		No
	Unrestricted Sprawl Conclusion	High potential to lead to unrestrict	ed sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead to physical co	onnection of settlements?	No	
Do features provide boundaries to con	tain the development?	No	
Coalescence Conclusion No merging	but there is no defensible bour	ndary	

#### 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 of			

# 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 be 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

Rank (1-5)

Bus service 36 routes along A61 Harogate 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.

#### Harewood Avenue, Harewood

Telecoms

SHLAA ref: 5273 Site Plan ref: n/a Access comments Access achievable with mitigation works - positioning of access requires careful consideration to achieve junction stagger with 4 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. 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 cummulative impact issues 4 **Total score** Mitigation measures Unknown - to be assessed through TA 9 Highways site support No Contingent on other sites **Highways England** Impact No Material Impact No objection **Network Status 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 Supported **Ecology support** Supported (Green) **Education comments** Flood Risk **Utilities** Gas Electric Fire and Rescue

Other
Heritage England

Natural England

# Conclusions

Submission Draft Plan Allocation

Harewood Avenue, Harewood

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 Plan ref: n/a SHLAA ref: 5274

#### **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.

#### Spatial relationships

#### **UDP** Designations

<b>3</b>		
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		

# **Regeneration Areas**

Inner 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

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		

Site Plan ref: n/a SHLAA ref: 5274	Į.			
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Public Righ Overlaps SFRA Flo Overlaps EA Flo Overlaps HSE Majo Overlaps HSE Gas Overlaps Pot. Conta Overlaps Minerals Safe ps Minerals Safeguard	pood Zone pood Zone r Hazard Pipeline mination eguarded	
Greenbelt Assessment				
Check the unrestricted sprawl of large built up	o areas			
Would development lead to/constitute ribbon developm	<u>'</u>	No		
Would development result in an isolated development?		Yes		
Is the site well connected to the built up area?		No	1	
Would development round off the settlement?		No	-	
Is there a good existing barrier between the existing url and the undeveloped land?	oan area	Yes		
Unrestricted Sprawl Conclusion High potential to lead	to unrestrict	ed sprawl		
Prevent neighbouring towns from merging  Would development lead to physical connection of settle Do features provide boundaries to contain the developm  Coalescence Conclusion No merging but would significe	nent?	No No e the green belt gap		
3. Assist in safeguarding the countryside from ea	ncroachme	nt		
Strong defensible boundary between site and urban are	а	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/hedger	ows?	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 i	ole in safegr	uarding from encroach	ment	
4. Preserve the setting and special character of	historic tov	vns		
Site within/adjacent to conservation area/listed building	/historical fe	eatures? No		

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 unaccepbale impact on the Green Belt.

#### Summary of infrastructure provider comments

#### **LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Bus service 36 routes along A61 Harogate 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.

1

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	otal 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	
Farriage and Agreement	
Environment Agency  Constraints  Site is located within FZ1. Site is not shown as being at significant risk from surface water flooding.	
No comments	
LCC  Full way was at Supported	
Ecology support Supported Supported (Green)	
Supported (Crossily	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
THE drin rescue	
Telecoms	

Site Plan ref: n/a SHLAA ref: 5274

Other
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 Plan ref: n/a SHLAA ref: 5275

Site	Deta	ils

Easting	432262	Northing	445248	Site area ha	1.6	SP7	Other Rural Extension
HMCA	Outer North	n 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**

		1
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
		70 Overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

# **Regeneration Areas**

Inner 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	
Nearest train station		Horsforth
Nearest train station distance	(m)	9939.94
Nearest bus s	top	2789
Nearest bus stop distance	(m)	158.92

Agricultural classification			
Grade Percent			
Grade 3	100		

Site Plan ref: n/a SHLAA r	ef: 5275			
Overlaps SSSI	7	Overlaps Public Righ	of Way	
Overlaps SEGI	_	Overlaps SFRA Flo		
Overlaps LNA	_	Overlaps EA Flo		
Overlaps LNR	<b>-</b>	Overlaps HSE Majo		
	<b>V</b>	Overlaps HSE Gas		
	<u></u>	Overlaps Pot. Conta	nination	
		Overlaps Minerals Safe	guarded	
Overlaps Strat. Employment buffer	Overla	ps Minerals Safeguard	d 100m	
Greenbelt Assessment				
Check the unrestricted sprawl of larg	ge built up areas			
Would development lead to/constitute ribbon	development?	No		
Would development result in an isolated deve	elopment?	No		
Is the site well connected to the built up area	1?	Yes		
Would development round off the settlement	?	Partial		
Is there a good existing barrier between the and the undeveloped land?	existing urban area	Yes		
Unrestricted Sprawl Conclusion High potent	tial to lead to unrestrict	ed sprawl		
2. Prevent neighbouring towns from me				
Would development lead to physical connecti		No		
Do features provide boundaries to contain the	e development?	No		
Coalescence Conclusion No merging but the	ere is no defensible bou	undary		
3. Assist in safeguarding the countrysid	le from encroachmer	nt		
Strong defensible boundary between site and	urban area	Yes		
Does the site provide access to the countrysic	de	No		
Does the site include local/national nature co	nservation areas?	No		
Areas of protected/unprotected woodland/tre	es/hedgerows?	No		
Site includes Grade 1, Grade 2 or Grade 3a aq	gricultural land?	No		
Does the site contain buildings		No		
Are these buildings used for agricultural purp	oses?	No		
Encroachment Conclusion Site does not perf	orm an important role	in safeguarding from e	ncroachment	

#### 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 Relt

#### Summary of infrastructure provider comments

LCC Highways Comments				
Public transport accessibility cor	nments		Ra	nk (1-5)
Bus service 36 provides service facilities.	requency of 4	buses per hour. Nothwithstanding Harewood is a very isolated location with no local		4

Site Plan ref: n/a SHLAA ref: 5275

Access comments		
Access achievable wit	h mitigation works - right turn lane required	4
		4
Local network comme	eriods at A61 Harrogate Road/A659 Harewood Ave. signalised junction. A61 is one of the most congested	
	espite 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 ident	ified at this stage	1.0
		12
Highways site suppor Yes with mitigation		
res with mitigation		
Contingent on other s	ites	
Contingent on other s	nes	
Highways England		
Impact No Material		
	1	
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agen		
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 mitiga	ation (Amber) - Site Requirement "Biodiversity buffer consisting of semi-improved grassland required along north	n and east
boundary within the s Habitat Network.	ite, not to be transferred to private ownership." Development will result in loss of grassland habitat forming part	t of the Leeds
Traditat Hotronia		
Education comments		
Flood Risk		
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		
	<del>·</del>	

Site Plan ref: n/a SHLAA ref: 5275

#### 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.

#### Kings Meadow Close, Wetherby

Site Plan ref: n/a SHLAA ref: 5277

#### **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 administative 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**

CD: Doorginations		
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		

# **Regeneration Areas**

Inner 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	
Nearest train station	(	Cross Gates
Nearest train station distance	15425.79	
Nearest bus s	780	
Nearest bus stop distance	(m)	149.97

Agricultural classification					
Grade	Percent				
Grade 2	67.87				
Urban	32.13				

# Kings Meadow Close, Wetherby SHLAA ref: 5277 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA **~** Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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) 3 availability of local services. Although no obvious pedestrian route from site to bus stops and local services 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 1 limit of adoption/site boundary could be a ransom strip Local network comments Potential cummulative impact issues - local mitigation likely 4 Total score Mitigation measures 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

No comments

LCC

Ecology support Supported
Supported (Green)

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

**Environment Agency** 

Constraints

# Kings Meadow Close, Wetherby

Submission Draft Plan Allocation Conclusion

frontage, consequently there are highways concerns regarding the development of the site.

the UDP Green Belt,

Site Plan ref: n/a	SHLAA ref: 5277	
Education comments		
Flood Risk		
Utilities		
Gas		
Electric		
Fire and Rescue		
Fire and Rescue		
Telecoms		
Other		
Heritage England		
Natural England		
0 1 :		
Conclusions		
Submission Draft Plan Alloca	on	
Not allocated for housing		

Site situated between the main urban area of Wetherby and the administrative boundary of Harrogate Borough Council. The site is not within

however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site appears to have no highway

#### Land at the Rowans, Wetherby

Site Plan ref: n/a SHLAA ref: 5285

#### **Site Details**

Easting	441359	Northing	448932	Site area ha	0.57	SP7	Other Rural Infill
HMCA	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**

			l .
N32 Greer	nbelt	0.00	% overlap
N34	PAS	0.00	
RL1 Rural I	and	100.00	
N1 Greens	oace	0.00	
N1A Allotm	ents	0.00	
N5 Open S	oace	0.00	
N6 Playing F	Pitch	0.00	
N8 Urban Green Corr	idor	0.00	
CC Shopping Qua	arter	0.00	
UDP City Ce	entre	0.00	
S2S6 Town Ce	entre	0.00	
Proposed Local Ce	entre	0.00	
Sch. Ancient M	Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

#### **Regeneration Areas**

Inner 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	
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		

# Land at the Rowans, Wetherby Site Plan ref: n/a SHLAA ref: 5285 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps LNA Overlaps LNA Overlaps LNR Overlaps HSE Major Hazard Overlaps HSE Major Hazard

Overlaps Conservation Area

Overlaps Strat. Employment buffer

The site fails all accessibility criteria

Overlaps Listed Building

Overlaps N37 SLA

# Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments Rank (1-5)

Overlaps HSE Gas Pipeline

1

Overlaps Pot. Contamination

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

Access comments		
Insufficient site frontage to form suitable acce	ss on to York Road.	2

Local network comments

Whilst individually a small site, it needs to be developeed 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

1100 units. A development of this size will have implications in Wetherby town centre and the junction of York Road and Deighton Road.

Mitigation measures

Total score

Works at site 1233 site frontage. Requirements in Wetherby town centre and wider network to be determined by TA

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

Yorkshire Water

# **Environment Agency**

Treatment Works

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

#### Land at the Rowans, Wetherby

Site Plan ref: n/a SHLAA ref: 5285

LCC	
Ecology support	Supported
Supported (Green)	
	1
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.

Site Plan ref: n/a SHLAA ref: 5297

Site	Details

Eastin	442825	Northing	434911	Site area ha	55.71	SP7	Other
HMCA	Outer Nor	Outer North East		Ward	Garforth ar	nd Swillington/Harewood	

# **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

M1 motorway

Other land uses - None

Topogra	hy Flat	Landscape	Limited Tree Cover
Boundar	es 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**

100.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

# **Regeneration Areas**

Inner 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	
Nearest train station	Ea	st Garforth
Nearest train station distance	2249.19	
Nearest bus s	4474	
Nearest bus stop distance	804.79	

Agricultural classification		
Grade	Percent	
Grade 2	8.46	
Grade 3b	44.47	
Grade 3a	47.07	

Site Plan ref: n/a SHLAA ref: 5297							
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer		Overla Overlap Overlap Overlaps Overlaps M	Public Right of Waps SFRA Flood Zorlaps EA Flood Zorlaps EA Flood Zorlaps HSE Major Hazarps HSE Gas Pipelis Pot. Contaminati linerals Safeguarded 100	ne n			
Greenbelt Assessment							
Check the unrestricted sprawl of large built up	areas						
Would development lead to/constitute ribbon development	ent?	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 urb and the undeveloped land?	an area	Yes					
Unrestricted Sprawl Conclusion High potential to lead t	o unrestricte	d sprawl					
2. Prevent neighbouring towns from merging							
Would development lead to physical connection of settle	ments?	No					
Do features provide boundaries to contain the developm		No					
Coalescence Conclusion No merging but would significant	antly reduce	the green	belt gap				
3. Assist in safeguarding the countryside from en		t					
Strong defensible boundary between site and urban area	ì	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/hedgero	ows?	No					
Site includes Grade 1, Grade 2 or Grade 3a agricultural la	and?	No					
Does the site contain buildings		Yes					
Are these buildings used for agricultural purposes?		No					
Encroachment Conclusion   Site performs an important re	ole in safegua	arding fro	m encroachment				
4. Preserve the setting and special character of h	istoric tow	ns					
Site within/adjacent to conservation area/listed building/			Ne				
Can development preserve this character?	Thistorical rec	itui cs:	No				
Character Conclusion No effect on the setting and speci	ial character	of historic	Yes				
Overall Conclusion from assessment against all 4 characteristics of openness and permanence				ial			
The site is of significant scale and is detached from the the Green Belt, which extends beyond the M1 motorwa scale of the site it would also significantly reduce the G an unacceptable impact on the Green Belt in terms of unacceptable impact.	y which presere Freen Belt gap	ently crea beween	ites a strong defer Garforth and Abe	nsible bour rford. Con	ndary to the sequently, t	north of Garfo he site is consi	orth. Given the dered to have

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Unsustainable location to north of M1. No local facilities and no bus services.	1
	•

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 cummulative impact issues, with impacts on M1 Jct 47  4
Mitigation measures Total score
unknown - to be assessed through TA
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

Site Plan ref: n/a	SHLAA ref: 5297
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	

# Submission Draft Plan Allocation Conclusion

Submission Draft Plan Allocation Not allocated for housing

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.

#### Land to the north of HMP Wealstun Prison

Site Plan ref: HG2-227 SHLAA ref: 5300

# **Site Details**

Easting	444257	Northing	447262	Site area ha	6.33	SP7	Other Rural Infill
HMCA	Outer North	n 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.

#### Spatial relationships

# **UDP Designations**

			1
	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 Urbar	Green Corridor	0.00	
CC SI	hopping Quarter	0.00	
	UDP City Centre	0.00	
S2	S6 Town Centre	0.00	
Propos	sed Local Centre	0.00	
Sc	ch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	
	<del></del>	

# **Regeneration Areas**

Inner 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
Nearest train station		Garforth
Nearest train station distance (m)		14109.17
Nearest bus stop		2613
Nearest bus stop distance (m)		145.19

Agricultural classifi	cation
Grade	Percent
Urban	100

# Land to the north of HMP Wealstun Prison Site Plan ref: HG2-227 SHLAA ref: 5300 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** 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 2 from Leeds city centre makes bus travel unattractive. 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), cummulative impact issues. TA required to 3 assess impacts. Total score Mitigation measures Unknown - to be assessed through TA. Combining with site 1055 may help to fund public transport and highway mitigation 9 measures 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** Site is located within FZ1. Site is not shown as being at significant risk from surface water flooding. Constraints

No comments

**Ecology support** 

Supported with mitigation (Amber).

Supported with mitigation

LCC

#### Land to the north of HMP Wealstun Prison

Site Plan ref: HG2-227 SHLAA ref: 5300

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	Α	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

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**

ODI Designations		
N32 Greenbelt	0.00	% overlap
N32 Greenbert	0.00	76 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		

% 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

LCC ownership	0.00	
Niconact train atation	Caufauth	
Nearest train station	Garforth	
Nearest train station distance	13908.38	
Nearest bus s	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

Constraints

Site Plan ref: n/a SHLAA ref: 5312 Grade 3a 23.3 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone **~ V** Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Listed Building Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) 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 2 Access comments Access could be achived by way of a new junction onto Walton Road 4 Local network comments Spare capacity in the local network but some impact likely 4 Total score Mitigation measures None identified to be assessed through TA 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 Likely to require significant physical mitigation **Network Status** 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** 

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.

#### 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)	
	1
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
	1
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.

Site Plan ref: n/a SHLAA ref: 5319

#### **Site Details**

Easting	441339	Northing	438810	Site area ha	296.49	SP7	Other
HMCA	Outer North	n 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.

#### Spatial relationships

#### **UDP Designations**

<b>g</b>		
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		

% 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

LCC ownership	0.00
Nearest train station	Garforth
Nearest train station distance	5234.53
Nearest bus s	10202
Nearest bus stop distance	1392.01

Agricultural classification				
Grade	Percent			
Grade 2	80.53			
Grade 3	15.45			
Non-agricultural	4.02			

Site Plan ref: n/a	SHLAA ref: 5319

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

#### **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 unrestric	ted sprawl

#### 2. Prevent neighbouring towns from merging

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

#### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	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
Encroschment Conclusion Site performs an important role in safegu	jarding from encroach

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

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

Site Plan ref: n/a SHLAA ref: 5319

 1 12 1	Comments
 HIGHWAVE	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.

1

Rank (1-5)

Access comments

Access could be achived 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/conectivity 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 netork 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

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 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.

#### **Network Rail**

#### Yorkshire Water

Treatment Works

#### **Environment Agency**

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.

Majority of the site in 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 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.

LCC

Ecology support N

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

Site Plan ref: n/a SHLAA ref: 5319

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

including adjacent grassland and woodland - it also includes woodland and parkland within the proposed allocation. All habitat from the LHN would

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.

#### Land at Main Street Shadwell

Site Plan ref: n/a SHLAA ref: 5341

#### **Site Details**

433576	Northina	439987	Site area ha	2.6	SP7	Other Rural Extension
.00070		107707	orro ar oa ma	2.0	J. 7	Other March Extension
HMCA Outer North East			Mord	Harowood		
Outer North East		vvaru	i iai ewoou			
	433576 Outer North	433576 Northing Outer North East	3	3	3	

#### **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.

#### 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

0.00

0.00

0.00

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

## **Regeneration Areas**

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

# Other Spatial Relationships

**UDP** City Centre

S2S6 Town Centre
Proposed Local Centre

Sch. Ancient Mon.

LCC ownership	0.00			
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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? 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? 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 it detached from the defined urban area of Shadwell and does not relate well to the existing form of the village. The site has a 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	Rank (1-5)			
Bus service frequency 3 buses/hr to Leeds. Limited local facilities				

#### 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  Extend 30mph limit to the west of the site frontage, TRO required	Total score
Highways site support	
Yes with mitigation	
Contingent on other sites	
Highways England	
Impact         No Material Impact         Network Status         No objection	
Network Rail	
Network Kall	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	
Education comments	
Flood Risk	
Utilities Gas	
Od3	
Electric	
Fire and Rescue	
Telecoms	

#### Land at Main Street Shadwell

SHLAA ref: 5341

Site Plan ref: n/a

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 Plan ref: n/a SHLAA ref: 5361

Site	Deta	ils

F .:	40/040		4.40004	0.1	0.76	007	011
Easting	436313	Northing	443921	Site area ha	0.76	SP7	Other Rural Extension
HMCA	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.

#### 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	%
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

overlap

#### **Regeneration Areas**

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

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	9474.97	
Nearest bus s	11711	
Nearest hus ston distance	75 96	

Agricultural classification				
Grade	Percent			
Grade 3	100			

Site Plan ref: n/a	SHLAA ref: 5361

Overlaps SSSI		Overlaps Public Right of Way	
Overlaps SEGI		Overlaps SFRA Flood Zone	
Overlaps LNA		Overlaps EA Flood Zone	
Overlaps LNR		Overlaps HSE Major Hazard	
Overlaps Conservation Area		Overlaps HSE Gas Pipeline	
Overlaps Listed Building		Overlaps Pot. Contamination	
Overlaps N37 SLA	✓	Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m	

#### **Greenbelt Assessment**

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

1. Officer the unitestricted sprawi	or large built up areas	
Would development lead to/constitute	No	
Would development result in an isolat	No	
Is the site well connected to the built	Yes	
Would development round off the sett	Partial	
Is there a good existing barrier betweend the undeveloped land?	No	
Unrestricted Sprawl Conclusion High	ed sprawl	

#### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No	
Do features provide bound	daries 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 con	No
Can development preserve	Yes
Character Conclusion No	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 Rank (1-5) Fails to meet Core Strategy guidance,1 Buses.p.h, primary school in walking distance but narrow footway and unlit road 2

Site Plan ref: n/a SHLAA ref: 5361

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
	Total score
Mitigation measures	10141 3001
	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	

Site Plan ref: n/a SHLAA ref: 5361

Other
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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

То	pography	Flat and sloping	Landscape	Limited Tree Cover
Вс	oundaries	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 northwestern 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**

_		
% overlap	67.97	N32 Greenbelt
	0.00	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.

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

#### **Regeneration Areas**

Inner 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	
Nearest train station		Garforth
Nearest train station distance	5242.14	
Nearest bus s	8411	
Nearest bus stop distance	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **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? 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 Nο 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? 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

cummary or immustration promises	Comments			
LCC Highways Comments				
Public transport accessibility comments		Ra	nk (1-	·5)
Fails to meet Core Strategy guidance, 2 Buses	.p.h		2	
				1

#### 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	
Journal Horitage 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
	44
	11
Highways site support	
yes	
Contingent on other sites	
Highways England	
Impact Network Status	
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
CONSTRUING	
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	

# Site Plan ref: n/a SHLAA ref: 5362 Other Heritage England

Heritage England			
Natural England			

#### Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Land at St Johns Farm, Main Street, Aberford

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topogra	hy Flat	Landscape	Limited Tree Cover
Boundar	es 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**

-		
% overlap	79.82	N32 Greenbelt
	0.00	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.

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

# **Regeneration Areas**

Inner 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	
Nearest train station		Garforth
Nearest train station distance	4662.89	
Nearest bus s	4779	
Nearest bus stop distance	205.45	

Agricultural classification			
Grade Percent			
Grade 3	100		

Land at Becca Farm, Main Street, Aberford

Land at Becca Farm, Main Street, Aberford Site Plan ref: n/a SHLAA ref: 5363 Local network comments Minimal increase in movement would be expected, unlikely to be material on wider network 4 **Total score** Mitigation measures 8 Highways site support Nο Contingent on other sites **Highways England** Impact **Network Status Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints LCC Not supported **Ecology support** 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

Other
Heritage England

Natural England

#### Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Land at Becca Farm, Main Street, Aberford

SHLAA ref: 5363

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.

#### Land at Holywell Lane, Shadwell, Leeds

Site Plan ref: n/a SHLAA ref: 5366

#### **Site Details**

Easting	433640	Northing	440165	Site area ha	0.38	SP7	Other Rural Extension
HMCA	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

Topograph	/ 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**

<b>J</b>		J
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**

0.00	% overlap
0.00	
0.00	
	0.00

# **Regeneration Areas**

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

LCC ownership	0.00	
Nearest train station	(	Cross Gates
Nearest train station distance	6300.30	
Nearest bus s	14403	
Nearest bus stop distance	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? Nο 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? 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? 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 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.

Rank (1-5)
3

# Land at Holywell Lane, Shadwell, Leeds

Site Plan ref: n/a SHLAA ref: 5366

Access comments	
Site can be accessed from Hollywell Lane, widening and footway will be required. Access close to junction would be a	oroblem
	3
Local network comments  Cocal lette will be a minimal impact	
Small site will have minimal impact.	4
Mitigation measures	Total score
Wittigation measures	
	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 Did.	
Flood Risk	
Utilities	
Gas	
Ods -	
Electric	
Fire and Rescue	
THE drid Nessele	
Telecoms	

# Site Plan ref: n/a SHLAA ref: 5366 Other Heritage England Natural England Conclusions Submission Draft Plan Allocation

Submission Draft Plan Allocation Conclusion

Not allocated for housing

Land at Holywell Lane, Shadwell, Leeds

Green Belt site which lies outside the settlement heirachy and therefore the location does not align with the spatial development strategy.

#### Land at Nanny Goat Lane, Garforth, Leeds

Site Plan ref: n/a SHLAA ref: 5367

#### **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**

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	. 🗍	

#### **Regeneration Areas**

Inner 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	
Nearest train station		Garforth
Nearest train station distance (	m)	784.66
Nearest bus st	top	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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? 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? 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 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 and 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	Rank (1-5)
Meets accessibility requirements except for public transport (700m)	3

# Land at Nanny Goat Lane, Garforth, Leeds

Site Plan ref: n/a SHLAA ref: 5367

Access comments  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.	1
Local network comments  Small site will have minimal impact, but Barwick road / Aberford Road junction is at capacity	3
Mitigation measures	Total score
	7
Highways site support No	
Contingent on other sites	
Walnus France	
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	d into on-site open
space. Brown Hare and Lapwing recorded in the immediate area.	
Education comments	
Flood Risk	
FIGOR RISK	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	

Other
Heritage England

Natural England

#### Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

#### Submission Draft Plan Allocation Conclusion

Land at Nanny Goat Lane, Garforth, Leeds

SHLAA ref: 5367

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.

Site Plan ref: n/a SHLAA ref: 5368

Site	<b>Details</b>
JILE	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	raphy Flat and sloping		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		

#### **Regeneration Areas**

Inner 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	
Nearest train station		Garforth
Nearest train station distance	(m)	4786.92
Nearest bus s	13753	
Nearest bus stop distance	158.03	

Agricultural classification			
Grade	Percent		
Grade 2	1.19		
Grade 3	98.81		

Site Plan ref: n/a SHLAA ref: 5368	}		
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer	Overlaps Overlaps	os Public Right of Way laps SFRA Flood Zone verlaps EA Flood Zone aps HSE Major Hazard laps HSE Gas Pipeline os Pot. Contamination Minerals Safeguarded als Safeguarded 100m	
Greenbelt Assessment			
1. Check the unrestricted sprawl of large built up	areas		
Would development lead to/constitute ribbon development	ent? 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 urb and the undeveloped land?	oan area No		
Unrestricted Sprawl Conclusion High potential to lead t	to unrestricted spraw	1	
Prevent neighbouring towns from merging     Would development lead to physical connection of settle     Do features provide boundaries to contain the developm     Coalescence Conclusion    No merging of settlements			
3. Assist in safeguarding the countryside from en	ncroachment		
Strong defensible boundary between site and urban area			
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/hedgerd	ows? No		
Site includes Grade 1, Grade 2 or Grade 3a agricultural I	and? Yes		
Does the site contain buildings	No		
Are these buildings used for agricultural purposes?	No		
Encroachment Conclusion Site does not perform an imp	oortant role in safegu	arding from encroachm	ent
4. Preserve the setting and special character of h	nistoric 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 a	nd special character of	of historic features	
Overall Conclusion from assessment against all 4 characteristics of openness and permanence	purposes of greer	n belt and essential	
Whilst a small part of the site is well related to the sett would consititute sprawl to the west of Aberford. Whilst particularly strong defensible boundaries. The site also to the Becca Banks ancient scheduled monument.	st boundary treatmen lies partly within and	t is present to the west d partly adjacent to the	of the site it is not considered to form Aberford conservation area as well as adjacent

# 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

Site Plan ref: n/a SHLAA ref: 5368

Access comments		
	from Highfield Road, depending on land ownership of the garage court, extent of adopted highway is e is unsuitable to access additional development.	_ 2
	•••	
Local network comme Minimal increase in m	ovement would be expected, unlikely to be material on wider network	
		4
Mitigation measures		Total score
3		8
Highways site support		٦
No		
Contingent on other s	tes	
		_
Highways England		
Impact	Network Status	
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agend	:у	
Constraints		
LCC		
Ecology support	Not supported	
northern side of the a route for bats, and ha and the tree line along private garden space) addressed through a (immediately adjacen	Southern boudary includes part of Becca Banks Local Wildlife Site and also a significant line of mature trees allocated from Main Street (at the southern end of this allocation). This may be a locally important commuting the importance as linking habitat from nearby roosts. Development would only be acceptable if access was from the southern boundary retained in full (not used for vehicle access) together with provision of a biodiversity the could form part of the open space. Development could be acceptable on ecological grounds if above concessite Requirement for no vehicle access from the southern boundary - subject to Highways approval. Part of Becton is a Scheduled Monument and needs to have any impacts assessed, together with any associated late Iron Activity in the area (WYAS should be consulted for further advice on this site).	ng and foraging in Highfield Road buffer (not irns are ica Banks
Education comments		
Flood Risk		
Utilities		
Gas		
Electric		

SHLAA ref: 5368

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

#### Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

#### 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

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		

# **Regeneration Areas**

Inner 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 %		2.87
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	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **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? Nο 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? 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
City description of Completion City description of the completion	6

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

#### 4. Preserve the setting and special character of historic towns

	a.	·
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	l be mitigated against	through appropriate detailed desi

#### 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 aknowledged 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 constitue unrestricted sprawl. A group of listed buildings are situated to the north of the site, however it is considered thatan impact on these could be mitigated through appropriate design.

Summary of	f infras	tructure	provider	comment	S
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ountiliary or infrastructure provider o	on monto	
LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Fails to meet Core Strategy accessibility standard	ls, 1 bus p.h.	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 s	core
Things and the second s		
	9	
Highways site support		
Yes with mitigation		
Contingent on other sites		
History France		
Highways England		
Impact Network Status		
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agency		
Constraints		
CONSTRAINS		
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 asset		bat
commuting/foraging will be required and consideration for Great Crested Newts - good terrestrial habitat exists close to western boun substantial biodiversity buffer along the western boundary to include retention of the pond will be required - which could form part of		P
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
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	n East			Ward	Harewood	

# **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topogra	aphy S	Sloping	Landscape	Limited Tree Cover
Bounda	ries F	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		

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB 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	8312.34	
Nearest bus s	1399	
Nearest bus stop distance	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **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 Yes and the undeveloped land? 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 Nο 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? 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 o	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 detrimntal 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. 2

# Land at Smithy Lane, Bardsey, Leeds

Site Plan ref: n/a SHLAA ref: 5370

Access comments		
	I of a length of hedgerow to achiece visibility due to the narrow	
footway.		3
Local network comments  Church Lane has a narrow carriageway and footway. Wider ne	otwork ampact will be small	
Church care has a harrow carriageway and rootway. Wider he	etwork ompact will be small	3
Mitigation measures		Total score
initigation mousules		
		8
Highways site support		
No		
		_
Contingent on other sites		7
		_
Highways England		
Impact Network Status		
Network Rail		
Network Rail		
Yorkshire Water		
Treatment Works		
<b>Environment Agency</b>		
Constraints		
LCC		
Ecology support Supported		
Supported (Green). An assessment for foraging bats will be n	needed, and possible presence of Thistle Broomrape which is known fro	m this area.
Education comments		
Flood Risk		
Utilities		
Gas		
Electric		
Electric		
Fire and Rescue		
Telecoms		
TELECUITIS		

Land at Smithy Lane, Bardsey, Leeds

Site Plan ref: n/a SHLAA ref: 5370

#### 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.

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.

## 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	<b>✓</b>	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB 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)	2788.90
Nearest bus s	top	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		

Site Plan ref: M	IX2-39 SHLA	A ref: 5372				
Grade 3a	56.34					
	Overlaps SSSI		Overlaps	Public Righ	it of Way	<b>✓</b>
Overlaps SEGI			Overla	ps SFRA Flo	ood Zone	
	Overlaps LNA		Ove	erlaps EA Flo	ood Zone	
	Overlaps LNR			Overlaps HSE Major Hazard		
	os Conservation Area			Overlaps HSE Gas Pipeline		
Ove	erlaps Listed Building Overlaps N37 SLA			Overlaps Pot. Contamination  Overlaps Minerals Safeguarded		
Overlans Strat	. Employment buffer	Overl		s Safeguard	_	
Greenbelt Assessi	ment					
1. Check the unre	stricted sprawl of la	arge built up areas			_	
Would development	lead to/constitute ribb	oon development?	No			
Would development	result in an isolated d	evelopment?	Yes			
Is the site well conn	ected to the built up a	rea?	No			
Nould development	round off the settlem	ent?	No			
Is there a good exist and the undeveloped	ting barrier between tl d land?	he existing urban area	Yes			
Unrestricted Sprawl	Conclusion High pot	ential to lead to unrestric	ted sprawl			
2 Dusseut waischle						
	lead to physical conne		No		1	
	boundaries to contain		Yes			
Coalescence Conclus		would significantly reduc		belt gap		
		_				
3. Assist in safegu	uarding the country	side from encroachme	ent		_	
Strong defensible bo	oundary between site a	and urban area	Yes			
Does the site provid	e access to the countr	yside	No	No		
Does the site include	e 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	Yes			
Does the site contain buildings		Yes				
Are these buildings used for agricultural purposes?		Yes				
Encroachment Conc	Site performs a	an important role in safeç	guarding fro	m encroach	nment	
4. Preserve the se	etting and special c	haracter of historic to	wns			
		listed building/historical f		Yes		
	eserve this character?			Yes		
			acter, could	1	ed against	through appropriate detailed design

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

Development of the site would 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.

Site Plan ref: MX2-39 SHLAA ref: 5372

LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
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	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 opportunies	4
Local network comments	
Significant cummulative impact issues on the local and stategic highway network	4
Mitigation measures	Total score
none identified - to be assessed through TA	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

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 J27significant 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.

# 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.

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.

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.

#### 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.

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.

## NEB Site, Scarcorft Lodge, Scarcroft, Leeds

Site Plan ref: n/a SHLAA ref: CFSM033

# **Site Details**

Easting	436501	Northing	441067	Site area ha	4.78	SP7	Other Rural Extension
HMCA	Outer North	n 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.

## 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	<b>✓</b>	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB 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)		6624.65
Nearest bus stop		9867
Nearest bus stop distance	(m)	281.11

Agricultural classification		
Grade	Percent	
Grade 3	100	

# NEB Site, Scarcorft Lodge, Scarcroft, Leeds

Site Plan ref: n/a SHLAA ref: CFSM033

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area	<u> </u>	Overlaps HSE Gas Pipeline		
Overlaps Listed Building	<u> </u>	Overlaps Pot. Contamination	<u></u>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
		<u> </u>		
Greenbelt assessment not required				
Summary of infrastructure prov	ider comment	s		
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
_	1			
				9
Highways site support				]
No				]
				,
Contingent on other sites				1
				I
Highways England				
Impact Major impact	Network Status	Likely to require significant physical	mitigation	
Network Rail				
Network Rail				
Yorkshire Water				
Treatment Works				
<b>Environment Agency</b>				
Constraints				
FZ1 over1 ha. See comments in main tex	xt of our response			
c.ca. coc comments in main to	5. 5ai 105poil50.			
LCC				1
Ecology support Supported				
Supported (Green)				

# NEB Site, Scarcorft Lodge, Scarcroft, Leeds

Site Plan ref: n/a SHLAA ref: CFSM033

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 assessment 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).