

Billams Hill - former Bridge End Cattle Market, Otley

Site Plan ref: n/a SHLAA ref: 175

Site Details							
Easting	419882	Northing	445744	Site area ha	10.51	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics	
Site type	80:20 green/brown
On-site land uses	
Car Parks	
Neighbouring land uses	
Other	
Dwellings	
Shops	

Other land uses - None

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

Description	Large site on the north bank of the River Wharfe bordered by Billams Hill to the east. The majority of the land is greenfield in agricultural or open use. The eastern side of the site next to the road has rough hardstanding/laid out for informal car parking.
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Spatial relationships

UDP Designations

N32 Greenbelt	79.42	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	20.58	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.23
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Nearest train station	Guiselay
Nearest train station distance (m)	3676.27
Nearest bus stop	9702
Nearest bus stop distance (m)	267.01

Agricultural classification	
Grade	Percent
Grade 3	71.46
Urban	28.54

Billams Hill - former Bridge End Cattle Market, Otley

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
3 local buses ph, bus station 740m, meets all localservices		3
Access comments		
Access possible on to Billams Hill but close to Bridge where traffic queues in peak, adoptable roads within the site would need to be raised above flood level.		2
Local network comments		
Congestion in Otley spreads over bridge, large site would add to congestion		2
Mitigation measures		Total score
Would require mitigation svcheme, difficult to identify effective scheme. Raised road levels within site to be adoptable.		7
Highways site support		
no		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not supported
Not supported (Red). The whole site is within the Leeds Habitat Network and forms an important part of the River Wharfe GI Corridor. The hard-standing area of the former auction market could be re-developed without significant impact on the rest of the Leeds Habitat Network/GI Corridor. Potential impacts on important bat roost in Otley Bridge.	

Billams Hill - former Bridge End Cattle Market, Otley

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Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Sieved out site. Flood zone 3b (washland) on Strategic Flood Risk Assessment.	

Westgate, Otley

Site Plan ref: MX2-2 SHLAA ref: 313

Site Details

Easting	420088	Northing	445436	Site area ha	0.83	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Brownfield
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On-site land uses
Manufacturing and Wholesale
Car Parks
Dwellings

Neighbouring land uses
Dwellings
Shops
Financial and professional services

Other land uses - None

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

Description
Flat site comprising a mix of uses, with poorly defined boundaries.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	28.34
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Nearest train station	Guiselley
Nearest train station distance (m)	3448.67
Nearest bus stop	6622
Nearest bus stop distance (m)	144.44

Agricultural classification	
Grade	Percent
Urban	100

Westgate, Otley

Site Plan ref: MX2-2 SHLAA ref: 313

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Bus services half hourly to Leeds and Bradford, town centre location but no rail		5
Access comments		
Adequate access		5
Local network comments		
Small development. Max 26 dwellings, brownfield site		5
Mitigation measures		Total score
Footpath required		15
Highways site support		
yes		
Contingent on other sites		
no		

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

Network Rail	

Yorkshire Water	
Treatment Works	Otley

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

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

This site lies within the Otley Conservation Area.
The NPPF makes it clear that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area. Consequently, if the buildings on the site make a positive contribution to the Conservation Area, they should be retained.
If allocated, development proposals would need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.
There are also a number of Listed Buildings in close proximity to this site. 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 allocations 320, 313 and 7 are adjacent to the River Wharfe, Otley & Mid Wharfedale/Wetherby local nature conservation site. The SA should determine whether these allocations have a significant adverse effect on this site, alone or cumulatively.

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

Brownfield site within urban area. Site falls within Otley Town Centre boundary and is suitable for mix of residential and retail uses.

Westgate - Ashfield Works, Otley

Site Plan ref: MX2-1 SHLAA ref: 320

Site Details

Easting	420001	Northing	445534	Site area ha	1.86	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Brownfield
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On-site land uses
Manufacturing and Wholesale
Car Parks

Neighbouring land uses
Dwellings
Outdoor amenity and open space
Waterways

Other land uses - None

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

Description
Brownfield site occupied by variety of uses including a public car park and vacant employment uses in derelict condition. The site is bordered by the River Wharfe to the north and adjoins Otley Town Centre.

Spatial relationships

UDP Designations

N32 Greenbelt	0.01	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.75	
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	1.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	97.58
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Nearest train station	Guiseley
Nearest train station distance (m)	3511.34
Nearest bus stop	6622
Nearest bus stop distance (m)	144.05

Agricultural classification	
Grade	Percent
Urban	100

Westgate - Ashfield Works, Otley

Site Plan ref: MX2-1 SHLAA ref: 320

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Bus services half hourly to Leeds and Bradford, town centre location but no rail		5
Access comments		
Adequate frontage, mitigation works funding		4
Local network comments		
Unsuitable local network but mitigation possible		2
Mitigation measures		Total score
Signalised junction required		11
Highways site support		
yes with mitigation		
Contingent on other sites		
no		

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

Network Rail	

Yorkshire Water	
Treatment Works	Otley
Combined sewers and a pipe bridge adjacent to the river along northern boundary	

Environment Agency	
Constraints	FZ 2 & 3
FZ2 along boundary with River Wharfe (Main River)	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 riverside. Retain a minimum 20 metre corridor from the River Wharfe. Otters, bats, Water Voles to consider.	

Westgate - Ashfield Works, Otley

Site Plan ref: MX2-1 SHLAA ref: 320

Education comments

Flood Risk

Site adjacent to River Wharfe and the NW boundary of the site is in Flood Zone 2. However, the majority of the site is shown to be in 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 Otley Conservation Area. The NPPF makes it clear that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area. Consequently, if the buildings on the site make a positive contribution to the Conservation Area, they should be retained. If allocated, development proposals would need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.

Natural England

Housing allocations 320, 313 and 7 are adjacent to the River Wharfe, Otley & Mid Wharfedale/Wetherby local nature conservation site. The SA should determine whether these allocations have a significant adverse effect on this site, alone or cumulatively.

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

Brownfield site within urban area. Part of site falls within existing Otley Town Centre boundary. Suitable for mixed use development of retail and residential use.

Creskeld Lane, Bramhope - land to rear of no. 45

Site Plan ref: HG2-16 SHLAA ref: 1002

Site Details

Easting	425751	Northing	443505	Site area ha	1.49	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

Two existing houses on street frontage with fields and trees to the west.

Spatial relationships

UDP Designations

N32 Greenbelt	57.63	% 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	42.37	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	4563.31
Nearest bus stop	9350
Nearest bus stop distance (m)	487.92

Agricultural classification	
Grade	Percent
Grade 3	26.99
Grade 4	73.01

Creskeld Lane, Bramhope - land to rear of no. 45**Site Plan ref: HG2-16 SHLAA ref: 1002**

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

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

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

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

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

Coalescence Conclusion	No merging but there is no defensible boundary
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3. Assist in safeguarding the countryside from encroachment

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

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

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

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

Part of the site is within the Green Belt. Development of the site would effectively 'round off' the settlement.
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Summary of infrastructure provider comments**LCC Highways Comments****Public transport accessibility comments**

Three quarters of site area within accessibility zone for primary education and health. Some local services. Site just outside for access zone of 3 buses per hour
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Rank (1-5)**3****Access comments**

Should be acceptable for 24 houses

5

Creskeld Lane, Bramhope - land to rear of no. 45

Site Plan ref: HG2-16 SHLAA ref: 1002

Local network comments		5
Should be acceptable for 24 houses		
Mitigation measures		Total score 13
None		
Highways site support		
yes		
Contingent on other sites		
no		

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

Network Rail

Yorkshire Water	
Treatment Works	Pool
Various foul and surface water sewers cross the site mostly towards western side of site	

Environment Agency	
Constraints	
FZ1 over1 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 of the beck to the north, and retain the area of woodland. Retain a minimum 20 metres corridor to the beck. Bats, White-clawed Crayfish and Water Voles to consider.	

Education comments
1002+1080+3367A+3400 = 305 houses generates 76 primary and 30.5 secondary children. Bramhope has a small village school which usually fills so land required for 0.5FE expansion. School cannot expand on current site.

Flood Risk
Flood Zone 1. However, there is an un-named watercourse running along the Northern boundary of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Creskeld Lane, Bramhope - land to rear of no. 45

Site Plan ref: HG2-16 SHLAA ref: 1002

Other	
Heritage England	
Natural England	
	Housing sites 1080, 1002, 3367A, 3400 and 2130 within 2km of Breary Marsh SSSI/LNR (see citation below). The effects of each site (if progressed) should be assessed alone and cumulatively. www.sssi.naturalengland.org.uk/citation/citation_photo/1004046.pdf

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
	Part of the site is within the Green Belt. Redevelopment of the site would require demolition of one property. Development of the site would effectively 'round off' the settlement.

Site Details							
Easting	423531	Northing	443383	Site area ha	0.5	SP7	Other Rural Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	
Small field enclosure located to the south of Old Lane in an isolated location west of Bramope.	

Spatial relationships

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

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	4335.59
Nearest bus stop	12343
Nearest bus stop distance (m)	205.25
Agricultural classification	
Grade	Percent
Grade 4	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Fails to meet all accessibility standards. Public Transport provision is poor.		2
Access comments		
Access visibility should be achievable within the extents of the site frontage. Access would have to be off-set 30m from the junction of Moor Rd/Hilton Grange. A nearside footway would be required.		4
Local network comments		
Local congestion issues.		3
Mitigation measures		Total score
Must contribute to mitigation measures at Dyneley Arms as a result of cumulative impact.		9
Highways site support		
Yes		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

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

Moor Road (west of), Bramhope LS16

Site Plan ref: n/a SHLAA ref: 1037

Site Details

Easting	424676	Northing	442645	Site area ha	0.76	SP7	Other Rural Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Neighbouring land uses

Dwellings

Other land uses - None

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

Description
Area of agricultural land contained by houses to the north and south. The site is located to the west of Moor Road.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3514.44
Nearest bus stop	10840
Nearest bus stop distance (m)	637.02

Agricultural classification	
Grade	Percent
Grade 4	100

Moor Road (west of), Bramhope LS16

Site Plan ref: n/a SHLAA ref: 1037

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Fails to meet accessibility standards. Public Transport provision is poor.		2
Access comments		
Access visibility should be achievable within the extents of the site frontage		5
Local network comments		
Local congestion issues.		3
Mitigation measures		Total score
Must contribute to mitigation measures at Dyneley Arms as a result of cumulative impact.		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)	

Moor Road (west of), Bramhope LS16

Site Plan ref: n/a SHLAA ref: 1037

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. Not within settlement hierarchy.	

Site Details							
Easting	426085	Northing	442972	Site area ha	19.32	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	
Greenfield site extending from Leeds Road to Breary Lane East. Agricultural land with a number of trees within the site and a pond adjacent to the Breary Lane East frontage.	

Spatial relationships

UDP Designations

N32 Greenbelt	20.12	% overlap
N34 PAS	79.80	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	0.08	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	4178.37
Nearest bus stop	2979
Nearest bus stop distance (m)	258.11

Agricultural classification	
Grade	Percent
Grade 3	20.18
Urban	1.46
Grade 3b	55.55
Grade 3a	22.81

Breary Lane East, Bramhope

Site Plan ref: HG2-17 SHLAA ref: 1080_3367A

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

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?	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?	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 south east part of the site falls within the Green Belt. The western and larger area of the site is an existing PAS site. Whilst having no defensible Green Belt boundary to the east it is relatively contained by the road to the south. Urban sprawl will need to be controlled by a strong GB boundary to the east.

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

Public transport accessibility comments

1/4 of site ok for education, some local services. PT CS standards not met but 75% site within 3 buses per hour buffer.

Rank (1-5)

2

Access comments		
Access possible from A660 Leeds Road, access shouldn't be taken from Breary Lane		4
Local network comments		
Congestion on A660 and Ring Road to investigate		3
Mitigation measures		Total score
Dyneley Arms capacity improvements, A660 pedestrian crossing required.		9
Highways site support		
yes with mitigation		
Contingent on other sites		

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

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) provided that Spring Wood is protected by providing a minimum 20 metre buffer adjacent to its southern and western boundaries with native shrub and small tree planting, and public access into Spring Wood is strongly discouraged by appropriate boundary fencing. The eastern and western boundary hedgerows (UK BAP Priority habitat)of 3367A should be protected and enhanced by providing a 20m wide buffer planted with locally native trees and shrubs - if any sections of these hedgerows are to be removed this will need to be off-set with additional areas of native shrub and small tree planting adjacent to the southern boundary of Spring Wood, along the eastern boundary and/or off-site north of Spring Wood .	

Education comments

Flood Risk
FZ1. The site is not at significant risk from surface water flooding. However, areas downstream are prone to flooding, and this may influence the surface water drainage design for any development of the site.

Utilities
Gas

Electric

Fire and Rescue

Breary Lane East, Bramhope

Site Plan ref: HG2-17 SHLAA ref: 1080_3367A

Telecoms

Other

Heritage England

Natural England

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

App Number	Proposal	Decision	% of site
13/05134/OT	Outline planning application (all matters reserved except for partial means of access to, but not within, the site) for residential development (up to 380 dwellings), a convenience store (up to 372sqm) and public open space	R	99

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

The south east part of the site falls within the Green Belt. The western and larger area of the site is an existing UDP Protected Area of Search (PAS) site. Whilst having no defensible Green Belt boundary to the east it is relatively contained by the road to the south. Urban sprawl will need to be controlled by a strong Green Belt boundary to the east. Part of the site should be retained for provision of a school.

Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Site Plan ref: n/a SHLAA ref: 1095A

Site Details

Easting	424240	Northing	445447	Site area ha	1.7	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site between Pool Road and the River Wharfe.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.05	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	6277.56
Nearest bus stop	3823
Nearest bus stop distance (m)	69.69

Agricultural classification	
Grade	Percent
Grade 3	40.8
Grade 3b	10.91
Grade 3a	48.29

Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Site Plan ref: n/a

SHLAA ref: 1095A

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

The site is separated from the existing settlement, but performs relatively well against the remaining purposes.

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

Public transport accessibility comments

Only ok for access to primary education. No other accessibility criteria met

Rank (1-5)

1

Access comments

Access from Pool Road acceptable in principle but may require third party land to achieve acceptable visibility splays and junction spacing. If by-pass is built this would further restrict access potential - access would have to be tied into by-pass access.

2

Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Site Plan ref: n/a

SHLAA ref: 1095A

Local network comments		2
Local congestion, mitigation required		
Mitigation measures		Total score 5
By-pass and off site improvements required		
Highways site support		
No		
Contingent on other sites		
Yes		

Highways England	
Impact	Network Status
No objection	

Network Rail

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

Environment Agency	
Constraints	

LCC	
Ecology support	Not supported
Not supported (RED). No site-based designations but includes land alongside the River Wharfe Site of Ecological and Geological Importance	

Education comments

Flood Risk
Site adjacent to River Wharfe. Almost all the site is in Flood Zone 2 and 3. Even if flood risk addressed, compensatory flood plain storage would be an issue
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	

Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Site Plan ref: n/a SHLAA ref: 1095A

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 separated from the existing settlement, so development would be isolated being located to the north of the A659 Pool Road, and is within flood risk zones 2 (medium risk), 3a (high risk) and 3b (functional flood plain).

Site Details							
Easting	424180	Northing	445097	Site area ha	23.09	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	
Greenfield site to the west of Pool village with frontage to Pool Road. The land rises up south westwards towards the Chevin and Old Pool Bank.	

Spatial relationships

UDP Designations

N32 Greenbelt	53.17	% overlap
N34 PAS	43.30	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	0.07	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	5962.09
Nearest bus stop	3823
Nearest bus stop distance (m)	288.02

Agricultural classification	
Grade	Percent
Grade 3	62.95
Grade 3b	27.96
Grade 3a	9.09

Old Pool Bank, Pool in Wharfedale, Otley LS21

Site Plan ref: HG3-5

SHLAA ref: 1095B_1369

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

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

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

Summary of infrastructure provider comments**Highways England**

Impact		Network Status	

Network Rail

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Old Pool Bank, Pool in Wharfedale, Otley LS21

Site Plan ref: HG3-5

SHLAA ref: 1095B_1369

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support Not supported

Not supported (RED). No site-based designations but includes unimproved grassland to south near disused railway corridor.

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion

The eastern part of the site is designated as a Protected Area of Search (PAS) on the UDP and the western part of the site is Green Belt forming an extension. 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.

Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Site Plan ref: n/a SHLAA ref: 1095C

Site Details

Easting	424615	Northing	444945	Site area ha	0.09	SP7	Smaller Settlement Infill
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Brownfield
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On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Existing residential property enclosed by stone all at the junction of Pool Bank and Old Pool Bank within the Conservation Area.
--

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	5808.93
Nearest bus stop	1373
Nearest bus stop distance (m)	136.67

Agricultural classification	
Grade	Percent
Grade 3	100

Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Site Plan ref: n/a SHLAA ref: 1095C

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Accessible to primary education. No other accessibility criteria met		1
Access comments		
Land required for by-pass access		1
Local network comments		
Local congestion, mitigation required		2
Mitigation measures		Total score
By-pass and off site improvements required		4
Highways site support		
No		
Contingent on other sites		
Yes		

Highways England	
Impact	Network Status
No objection	

Network Rail	

Yorkshire Water	
Treatment Works	Pool
Private highway drain and outfall and water mains in eastern part of site	

Environment Agency	
Constraints	FZ 2 & 3
The majority of this site is classified as functional floodplain in the Leeds SFRA. As such, only 'water compatible' development and 'essential infrastructure' are appropriate in this area.	

LCC	
Ecology support	

Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Site Plan ref: n/a SHLAA ref: 1095C

Education comments

1095B, C and D, 1369 =500 houses generates 125 primary and 50 secondary children. Small village school – Pool C of E – land would be required to expand the school by 0.5FE

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

Not proposed for allocation as the site is too small and is already in residential use, however the site is required for access to the safeguarded site HG3-5. In the event that site HG3-5 comes forward for development in the future, provision will need to be made by the planning application to include site 1095C and 1095D to enable access to the site

Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Site Plan ref: n/a SHLAA ref: 1095D

Site Details

Easting	424628	Northing	444900	Site area ha	0.06	SP7	Smaller Settlement Infill
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

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

On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Existing residential property enclosed by stone all at the junction of Pool Bank and Old Pool Bank within the Conservation Area.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	5764.71
Nearest bus stop	1373
Nearest bus stop distance (m)	92.70

Agricultural classification	
Grade	Percent
Grade 3	100

Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Site Plan ref: n/a SHLAA ref: 1095D

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Accessible to primary education. No other accessibility criteria met		1
Access comments		
Land required for by-pass access		1
Local network comments		
Local congestion, mitigation required		2
Mitigation measures		Total score
By-pass and off site improvements required		4
Highways site support		
No		
Contingent on other sites		
Yes		

Highways England	
Impact	Network Status
No objection	

Network Rail	

Yorkshire Water	
Treatment Works	Pool

Environment Agency	
Constraints	

LCC	
Ecology support	

Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Site Plan ref: n/a SHLAA ref: 1095D

Education comments

1095B, C and D, 1369 =500 houses generates 125 primary and 50 secondary children. Small village school – Pool C of E – land would be required to expand the school by 0.5FE

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

Not proposed for allocation as the site is too small and is already in residential use, however the site is required for access to the safeguarded site HG3-5. In the event that site HG3-5 comes forward for development in the future, provision will need to be made by the planning application to include site 1095C and 1095D to enable access to the site

Weston Lane and Green Lane (land off), Otley

Site Plan ref: n/a SHLAA ref: 1101

Site Details

Easting	419560	Northing	446128	Site area ha	2.52	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Education

Agriculture

Other land uses - None

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

Description

Flat greenfield site on the south side of Weston Lane, crossed by driveway to Ashfield House.

Spatial relationships

UDP Designations

N32 Greenbelt	98.66	% 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	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.34	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiselley
Nearest train station distance (m)	3976.56
Nearest bus stop	10827
Nearest bus stop distance (m)	122.98

Agricultural classification	
Grade	Percent
Grade 3	0.05
Urban	99.95

Weston Lane and Green Lane (land off), Otley

Site Plan ref: n/a

SHLAA ref: 1101

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Green Belt site. Development would represent a significant incursion into Green Belt and would set a precedent for further sprawl to the west.

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

Public transport accessibility comments

Rank (1-5)

Site ok for health and education and some local services but Public Transport Core Strategy standards not met

2

Access comments

Access achievable with mitigation (trees could be problem)

4

Weston Lane and Green Lane (land off), Otley

Site Plan ref: n/a SHLAA ref: 1101

Local network comments	3
Local congestion issues, north of the river bridge in Otley	
Mitigation measures	Total score 9
Unknown at this stage	
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	Otley
Private water supply pipe runs through centre of site	

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

LCC	
Ecology support	Supported
Supported	

Education comments

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

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Weston Lane and Green Lane (land off), Otley

Site Plan ref: n/a SHLAA ref: 1101

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Development would represent a significant incursion into the Green Belt and would set a precedent for further urban sprawl to the west. Highway concerns regarding Otley river bridge and capacity through town centre. Poor accessibility to public transport.

Low Pasture Farm (land at), off Bradford Road, Otley

Site Plan ref: n/a SHLAA ref: 1179

Site Details

Easting	418906	Northing	444575	Site area ha	4.88	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Unmanaged Forest

Other land uses - None

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

Description

Linear site on the south western boundary of Otley abutted by the Chevin. Limited highway access.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiselley
Nearest train station distance (m)	2362.01
Nearest bus stop	7467
Nearest bus stop distance (m)	197.99

Agricultural classification

Grade	Percent
Grade 4	99.99
Urban	0.01

Low Pasture Farm (land at), off Bradford Road, Otley

Site Plan ref: n/a

SHLAA ref: 1179

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Green Belt site, unrelated to the existing settlement of Otley. Development would extend development south of Otley and set a precedent for sprawl.

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

Public transport accessibility comments

Rank (1-5)

Poor access to employment and Public Transport. Average access to local services

2

Access comments

No frontages with adopted highway

1

Low Pasture Farm (land at), off Bradford Road, Otley

Site Plan ref: n/a

SHLAA ref: 1179

Local network comments

Possible cumulative impact in local area

4**Mitigation measures**

needs adjacent land/dwelling for access, improvements to PT

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

no

Contingent on other sites

no

Highways England

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

Treatment Works	Otley
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Two culverted watercourses along cross northern boundary

Environment Agency**Constraints**

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

LCC

Ecology support	Supported
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Supported

Education comments**Flood Risk**

Flood Zone 1

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

Utilities**Gas****Electric****Fire and Rescue****Telecoms****Other****Heritage England**

Low Pasture Farm (land at), off Bradford Road, Otley

Site Plan ref: n/a SHLAA ref: 1179

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site, unrelated to the existing settlement of Otley. Development would extend development south of Otley and set a precedent for sprawl. Highways concerns regarding access.

Site Details							
Easting	425689	Northing	442356	Site area ha	2.38	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	
Agricultural land accessed by and to the north of The Sycamores, adjacent to Bramhope Grove Farm.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.90	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.10	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3457.57
Nearest bus stop	12414
Nearest bus stop distance (m)	468.74

Agricultural classification	
Grade	Percent
Grade 4	80.19
Urban	19.81

The Sycamores (land at), Bramhope LS16

Site Plan ref: n/a

SHLAA ref: 1181A

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Development of site could create a rounding off of the settlement and would be contained by the road and housing on three sides.
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Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Quarter of site area accessible to primary and secondary education but lacks local services and does not meet public transport Core Strategy standards. Half site has access to 3 buses per hour.	2
Access comments	
Road width needs widening, may not be adequate width in highway. End of road not adopted, may require additional land.	3

Local network comments		
Local congestion, mitigation required		3
Mitigation measures		Total score
Unknown at this stage		8
Highways site support		
No		
Contingent on other sites		
No		

Highways England			
Impact		Network Status	
No objection			

Network Rail	

Yorkshire Water	
Treatment Works	Knostrop High Level
Three sewers, including large diameter, cross the centre of the site south/north	

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

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary. Poor accessibility.

Site Details							
Easting	425849	Northing	442252	Site area ha	6.1	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

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	Existing well defined	Road front	Yes

Description	
Agricultural land accessed by and to the south of The Sycamores, adjacent to Bramhope Grove Farm and West Park Rugby club.	

Spatial relationships

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

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	3424.35
Nearest bus stop	14216
Nearest bus stop distance (m)	413.18
Agricultural classification	
Grade	Percent
Grade 4	75.13
Urban	24.87

The Sycamores (land at), Bramhope LS16

Site Plan ref: n/a

SHLAA ref: 1181B

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Green Belt site. Development of site could set a precedent for unrestricted urban sprawl to the south of Bramhope.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

One quarter of site ok for education but lacks local services and does not meet Public Transport Core Strategy. Half site in 3 buses per hour zone

Rank (1-5)

2

Access comments

Road width needs widening, may not be adequate width in highway. End of road not adopted, may require additional land.

3

Local network comments	3
Local congestion, mitigation required	
Mitigation measures	Total score 8
Unknown at this stage	
Highways site support	
No	
Contingent on other sites	
No	

Highways England			
Impact		Network Status	
No objection			

Network Rail			

Yorkshire Water	
Treatment Works	Knothrop High Level

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

LCC	
Ecology support	Supported
Supported	

Education comments

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

Utilities	
Gas	

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Development of site could set a precedent for urban sprawl to the south of Bramhope. Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary to the east of the site to the A660. Poor accessibility.

West Busk Lane (land off), Otley LS21

Site Plan ref: n/a SHLAA ref: 1196

Site Details

Easting	418670	Northing	445146	Site area ha	11.26	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Waterways

Neighbouring land uses

Agriculture
Outdoor sport facility
Dwellings

Other land uses - None

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

Description

Agricultural land to the north of West Busk Lane. Gill Beck on the western site boundary.

Spatial relationships

UDP Designations

N32 Greenbelt	98.59	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.41	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	14.15
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Nearest train station	Guiselay
Nearest train station distance (m)	2938.55
Nearest bus stop	5221
Nearest bus stop distance (m)	231.18

Agricultural classification

Grade	Percent
Grade 3	79.74
Urban	20.26

West Busk Lane (land off), Otley LS21

Site Plan ref: n/a

SHLAA ref: 1196

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Development would represent unrestricted sprawl. and would not round off the settlement, but represent a large extension to the north of existing residential properties unrelated to the settlement form. No defensible Green Belt boundary

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

Public transport accessibility comments

Rank (1-5)

Poor access to employment and public transport. Average access to local services

2

Access comments

Poor access visibility onto adopted highway, needs access through site 1317

2

Local network comments		
Possible cummulative impact in local area		4
Mitigation measures		Total score
needs adjacent land/dwelling for access, improvements to PT		8
Highways site support		
no		
Contingent on other sites		
yes with 1317		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	Otley
Surface water sewer within eastern part of the site.	

Environment Agency	
Constraints	FZ 2 & 3
Partly FZ2 and 3. See comments in main text of our response	

LCC	
Ecology support	Not supported
Not supported (RED). No site-based designations but Gill Beck and adjacent land in the west of this site has protected species and good quality riparian habitat including a strip of woodland. Protected species to consider - Otter, White Clawed Crayfish and bats	

Education comments	

Flood Risk	
Site in close proximity to River Wharfe and Mickle Ing beck runs along Northern boundary. There is also a minor watercourse running through the site. Approximately 40 % of the site is shown to be in Flood Zones 2 and 3. 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	

West Busk Lane (land off), Otley LS21

Site Plan ref: n/a SHLAA ref: 1196

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Development would represent unrestricted sprawl and would not round off the settlement, but represent a large extension to the north of existing residential properties unrelated to the settlement form. The Green Belt boundary is poorly defined. Highways concerns regarding access.	

Cross Green Rugby Ground and Allotments, Otley LS21

Site Plan ref: n/a SHLAA ref: 1197

Site Details

Easting	420634	Northing	445822	Site area ha	2.65	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

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

On-site land uses

Outdoor sport facility

Allotment and city farm

Neighbouring land uses

Dwellings

Outdoor sport facility

Shops

Other land uses - None

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

Description

Flat site occupied by Otley RUFC, playing field and allotments.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	35.14	
N5 Open Space	0.00	
N6 Playing Pitch	64.84	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiselay
Nearest train station distance (m)	4021.83
Nearest bus stop	3299
Nearest bus stop distance (m)	189.38

Agricultural classification	
Grade	Percent
Urban	100

Cross Green Rugby Ground and Allotments, Otley LS21

Site Plan ref: n/a SHLAA ref: 1197

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Public Transport not in line with Core Strategy accessibility standards but meets accessibility for employment, health and education		3
Access comments		
Adequate frontage		5
Local network comments		
Local congestion issues.		3
Mitigation measures		Total score
Unknown at this stage		11
Highways site support		
yes with mitigation		
Contingent on other sites		
no		

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

Network Rail	

Yorkshire Water	
Treatment Works	Otley
Large diameter combined sewer crosses the north of the site	

Environment Agency	
Constraints	FZ2
Part FZ2 See comments in main text of our response	

LCC	
Ecology support	Supported
Supported	

Cross Green Rugby Ground and Allotments, Otley LS21

Site Plan ref: n/a SHLAA ref: 1197

Education comments

Flood Risk

Site in close proximity to River Wharfe and approximately 30% of the site is shown to be in Flood Zone 2
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

Residential use would be contrary to the designation of the site as green space in the Site Allocations Plan.

Pool Road - Stephen Smith's Garden Centre (land adjoining), Otley LS21

Site Plan ref: n/a SHLAA ref: 1198

Site Details

Easting	421710	Northing	445776	Site area ha	8.64	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

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

On-site land uses

Outdoor sport facility

Neighbouring land uses

--

Dwellings

Other

Other land uses - None

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

Description

The site is occupied by a number of playing pitches and associated buildings. Stephen Smiths Garden Centre lies to the west of the site with farmland to the south and housing to the east.

Spatial relationships

UDP Designations

N32 Greenbelt	91.55	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	95.33	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	8.45	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiselley
Nearest train station distance (m)	4563.02
Nearest bus stop	12244
Nearest bus stop distance (m)	193.75

Agricultural classification	
Grade	Percent
Grade 2	3.01
Grade 3	95.96
Grade 3b	1.02

Pool Road - Stephen Smith's Garden Centre (land adjoining), Otley LS21

Site Plan ref: n/a SHLAA ref: 1198

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Fails to meet accessibility standards. Public Transport provision is poor.		2
Access comments		
Access visibility should be achievable within the extents of the site frontage		4
Local network comments		
Would add to the severe congestion experienced in Otley, Pool and at th Dyneley Arms junction.		3
Mitigation measures		Total score
Significant mitigation measures would be needed to address the cumulative impact. Including the delivery of the Otley Relief Road, improvements to Dyneley Arms and the petrol station triangle at the junction of Pool Road and Main Street.		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)	

Pool Road - Stephen Smith's Garden Centre (land adjoining), Otley LS21

Site Plan ref: n/a SHLAA ref: 1198

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site sieved out. Flood zone 3b (washland) on Strategic Flood Risk Assessment.

Old Manor Farm (land at), off Old Lane, Bramhope LS16

Site Plan ref: n/a SHLAA ref: 1204

Site Details

Easting	424291	Northing	443460	Site area ha	12.69	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

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

On-site land uses

Agriculture
Dwellings

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Linear shaped site running parallel with properties on Old Lane, in agricultural use.

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	0.02	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	1.08
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Nearest train station	Horsforth
Nearest train station distance (m)	4322.31
Nearest bus stop	11562
Nearest bus stop distance (m)	502.49

Agricultural classification	
Grade	Percent
Grade 4	48.48
Urban	51.52

Old Manor Farm (land at), off Old Lane, Bramhope LS16

Site Plan ref: n/a

SHLAA ref: 1204

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Green Belt site. Development of site would constitute ribbon development along Old Lane and create potential for sprawl to the north given the poorly defined boundary. The site does not relate well to the existing settlement.

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

Public transport accessibility comments

Does not meet accessibility standards for health, education and employment. Half site in 3 buses per hour zone as crow flies but would not be accessible without additional land.

Rank (1-5)

1

Access comments

Narrow unlit country lane unsuitable for large development

1

Old Manor Farm (land at), off Old Lane, Bramhope LS16

Site Plan ref: n/a

SHLAA ref: 1204

Local network comments		3
Local congestion		
Mitigation measures		Total score 5
Unknown at this stage		
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	Pool
There is very limited capacity at Pool 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 over1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Old Manor Farm (land at), off Old Lane, Bramhope LS16

Site Plan ref: n/a SHLAA ref: 1204

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Development of site would constitute ribbon development along Old Lane and create potential for sprawl to the north given the poorly defined boundary. The site does not relate well to the existing settlement. Highways concerns regarding access and accessibility.	

West Busk Lane (105 House and Garden), Otley LS21 3LX

Site Plan ref: n/a SHLAA ref: 1317

Site Details

Easting	418517	Northing	444909	Site area ha	0.43	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Mixed
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On-site land uses

Dwellings
Vacant land

Neighbouring land uses

Dwellings
Outdoor sport facility

Other land uses - None

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

Description

Existing residential property on east side of site with trees on site boundary. Remainder of site is unused greenfield area. Gill Beck forms the northern and western boundary. Site access is from the existing property at the junction of West Busk Lane and the access to Otley Golf Club.

Spatial relationships

UDP Designations

N32 Greenbelt	75.81	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	24.19	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiselley
Nearest train station distance (m)	2716.91
Nearest bus stop	9872
Nearest bus stop distance (m)	69.71

Agricultural classification	
Grade	Percent
Urban	100

West Busk Lane (105 House and Garden), Otley LS21 3LX

Site Plan ref: n/a

SHLAA ref: 1317

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Green Belt site. Site contained by boundary of beck thereby limiting potential sprawl.

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

Public transport accessibility comments

Poor access to employment and public transport. Average access to local services

Rank (1-5)

2

Access comments

Mitigation works required to bring private road to adoptable standard. Access initially off private road. Possible problem with tree on adopted highway in visibility splay.

3

West Busk Lane (105 House and Garden), Otley LS21 3LX

Site Plan ref: n/a

SHLAA ref: 1317

Local network comments

Possible cumulative impact in local area

4**Mitigation measures**

needs access and footway improvements

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

no

Contingent on other sites

yes with 1317

Highways England

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

Treatment Works	Otley
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There is capacity at Otley 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	FZ 2 & 3
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FZ3. See comments in main text of our response

LCC

Ecology support	Not supported
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Not supported (RED). No site-based designations but Gill Beck and adjacent land in the west of this site has protected species and good quality riparian habitat including a strip of woodland. Protected species to consider - Otter, White Clawed Crayfish and bats

Education comments**Flood Risk**

Site in close proximity to River Wharfe and Gill beck runs along Northern boundary. Almost all the site is shown to be in Flood Zone 3. 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

West Busk Lane (105 House and Garden), Otley LS21 3LX

Site Plan ref: n/a SHLAA ref: 1317

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
09/05594/FU	5 bedroom detached dwelling with integral double garage to garden site	R	52

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Site contained by boundary of beck thereby limiting potential sprawl. However, Highways concerns as access is off private road. Within flood zone 3a (high risk).	

Site Details							
Easting	422201	Northing	445720	Site area ha	25.45	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

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

Other land uses - None

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

Description	
Large site in agricultural use located to the south of Pool Road. The site is isolated from the built up area of Otley.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	4843.99
Nearest bus stop	11254
Nearest bus stop distance (m)	314.50

Agricultural classification	
Grade	Percent
Grade 2	51.9
Grade 3	5.75
Grade 3b	42.34

Midgley Farm, Otley

Site Plan ref: n/a SHLAA ref: 1358

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Fails to meet accessibility standards. Public Transport provision is poor.		2
Access comments		
At least 2 points of access would be required. Difficult to see how this could be achieved given that Pool Road is derestricted. Would have to consider some form of controlled access point/s and speed limit reduction. Could involve third party land.		2
Local network comments		
Would add to the severe congestion experienced in Otley, Pool and at th Dyneley Arms junction.		3
Mitigation measures		Total score
Significant mitigation measures would be needed to address the cumulative impact. Including the delivery of the Otley Relief Road, improvements to Dyneley Arms and the petrol station triangle at the junction of Pool Road and Main Street.		7
Highways site support		
No		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). The most important features are the Holbeck (along the southern boundary) and wet ditches and semi-improved grassland areas within the site - these would all need to be protected and enhanced.	

Midgley Farm, Otley

Site Plan ref: n/a SHLAA ref: 1358

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Sieved out site. Flood Zone 3b (washland) on Strategic Flood Risk Assessment. Minerals safeguarded site.	

Site Details							
Easting	420599	Northing	445032	Site area ha	1.5	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Auction Market	
Car Parks	
Neighbouring land uses	
Office	
Dwellings	
Vacant land	

Other land uses - None

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

Description	
Brownfield site on the edge of Otley in use as an auction market site. The site lies to the north of the A660 Otley by-pass.	

Spatial relationships

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

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Guiselay
Nearest train station distance (m)	3312.16
Nearest bus stop	3459
Nearest bus stop distance (m)	79.67

Agricultural classification	
Grade	Percent
Grade 4	48.35
Urban	51.65

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments	Rank (1-5)
Public transport accessibility comments Bus services half hourly to Leeds and Bradford, edge of town centre location but no rail station	5
Access comments Adequate frontage, mitigation works	4
Local network comments Local congestion issues but existing brownfield site, some mitigation required	5
Mitigation measures 20 mph funding	Total score 14
Highways site support yes	
Contingent on other sites no	

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

Network Rail

Yorkshire Water
Treatment Works Otley
Culverted water course in the centre of the site runs north

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

LCC
Ecology support Supported
Supported

East Chevin Road, Otley

Site Plan ref: n/a SHLAA ref: 2035

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

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is in existing use as a cattle auction site and provides other community functions including car boot sales. Whilst a brownfield site within the urban area, it is not considered appropriate as a residential site.

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

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

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

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	99.99	Main Urban Area	0.01
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Sch. Ancient Mon.	0.00		

Other Spatial Relationships

LCC ownership %	99.26
Nearest train station	Horsforth
Nearest train station distance (m)	5018.41
Nearest bus stop	172
Nearest bus stop distance (m)	583.44

Agricultural classification	
Grade	Percent
Grade 3	98.92
Non-agricultural	0.84
Urban	0.23

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

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

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

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

Public transport accessibility comments

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

Rank (1-5)

2

Access comments

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

2

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

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

Network Rail	

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

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

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

Education comments	

Flood Risk	
Flood Zone 1. Minor watercourse runs through site and discharges into Eccup Reservoir Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
Natural England	

Conclusions

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

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

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

Other land uses - None

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

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

Spatial relationships

UDP Designations			Core Strategy	
N32 Greenbelt	99.99	% overlap	Main Urban Area	0.01
N34 PAS	0.00		Major Settlement	0.00
RL1 Rural Land	0.00		Minor Settlement	0.00
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		Regeneration Areas	
N5 Open Space	0.00		Inner South RA	0.00
N6 Playing Pitch	0.00		LB Corridor RA	0.00
N8 Urban Green Corridor	26.87		EASEL RA	0.00
CC Shopping Quarter	0.00		Aire Valley RA	0.00
UDP City Centre	0.00		West Leeds Gateway	0.00
S2S6 Town Centre	0.00			
Proposed Local Centre	0.00			
Sch. Ancient Mon.	0.00			

Other Spatial Relationships

LCC ownership %		99.49
Nearest train station		Horsforth
Nearest train station distance (m)		4266.64
Nearest bus stop		7075
Nearest bus stop distance (m)		255.86
Agricultural classification		
Grade	Percent	
Grade 3	73.52	
Non-agricultural	3.76	
Urban	22.72	

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

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

Rank (1-5)

2

Access comments

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

2

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

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

Network Rail	

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

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

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

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

King Lane, Alwoodley LS17

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

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

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

Harrogate Road, Moortown LS17

Site Plan ref: n/a SHLAA ref: 2054

Site Details

Easting	431038	Northing	441266	Site area ha	22.19	SP7	Main Urban Area Extension
HMCA	Outer North West				Ward	Alwoodley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Unmanaged Forest

Dwellings

Other land uses - None

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

Description

Greenfield site in agricultural use to the west of Harrogate Road close to Eccup reservoir. Access from roundabout on Harrogate Road
--

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	99.98
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Nearest train station	Burley Park
Nearest train station distance (m)	6850.08
Nearest bus stop	7381
Nearest bus stop distance (m)	529.43

Agricultural classification	
Grade	Percent
Grade 3	100

Harrogate Road, Moortown LS17

Site Plan ref: n/a

SHLAA ref: 2054

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

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

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

The site is unrelated to the existing settlement pattern and would represent sprawl to the western side of the Harrogate Road.
--

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

Public transport accessibility comments	Rank (1-5)
80% of the site is accessible to public transport. Only a small part of the site is accessible to health and education.	3
Access comments	
Size of site would require at least 2 junctions with external highway. Constraints on Harrogate Road.	2

Harrogate Road, Moortown LS17

Site Plan ref: n/a SHLAA ref: 2054

Local network comments		
Constraints on Harrogate Road. Capacity problems leading to queuing at peak times		2
Mitigation measures		Total score
mitigation may not be possible		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 High Level
Three large water mains cross the centre of the site north/south and a rising main in the northern boundary.	

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

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

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Harrogate Road, Moortown LS17

Site Plan ref: n/a SHLAA ref: 2054

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Residential development would lead to unrestricted sprawl. Highway concerns regarding access and local network capacity. Part of site identified as Park and Ride in the UDP.	

Site Details							
Easting	427244	Northing	440370	Site area ha	14.7	SP7	Main Urban Area Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	Greenfield site between Otley Lane and Church Lane. The majority of the site is in agricultural use with a number of residential dwellings on the western site boundary.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3079.29
Nearest bus stop	7354
Nearest bus stop distance (m)	258.23

Agricultural classification	
Grade	Percent
Grade 3	13.84
Grade 3b	68.27
Grade 3a	17.89

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
50% of site meets Core Strategy standard. Local shops within walking distance	3

Access comments	
No access from Church Lane, main access from Otley Road possible	4

Local network comments	
Local congestion issues, mitigation potential	3

Mitigation measures	Total score
No access off Church Lane, possible limited access from adjacent site, main access from Otley Road with new signal junction(s)	10

Highways site support	
yes with mitigation	

Contingent on other sites	
no	

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works	Knostrup High Level
Combined sewer in north western corner.	

Environment Agency

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

LCC

Ecology support	Supported with mitigation
Supported with mitigation (Amber). Beck runs through the site and will need retaining in a natural channel with buffer. New access road from opposite Kingsley Drive will sever a bat commuting/foraging corridor and may affect a bat roost, this road will also need to pass through a wet grassland area and wet ditch with locally significant ecological value.	

Education comments

2130=186 houses generates 46.5 primary and 19 secondary children. Pressure for places in Adel. Expansion of existing school needed.

Flood Risk

Flood Zone 1, although there are a couple of minor watercourses running 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

This site adjoins the boundary of the Adel St John's 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

Housing sites 1080, 1002, 3367A, 3400 and 2130 within 2km of Breary Marsh SSSI/LNR (see citation below). The effects of each site (if progressed) should be assessed alone and cumulatively. www.sssi.naturalengland.org.uk/citation/citation_photo/1004046.pdf

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Protected Area of Search (PAS) site on UDP. Suitable for residential in principle subject to suitable design, conservation and access considerations. Part of the site should be retained for provision of a school.

Site Details							
Easting	419650	Northing	446886	Site area ha	1.7	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

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

Other land uses - None

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

Description	
Greenfield site in agricultural use to the north of properties on St Davids Road. Pedestrian access via a foot path from St Davids Road. No highway access.	

Spatial relationships

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

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

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Guiseley
Nearest train station distance (m)	4738.65
Nearest bus stop	7867
Nearest bus stop distance (m)	410.47

Agricultural classification	
Grade	Percent
Grade 3	36
Urban	64

Land north St Davids Road, Newall Otley

Site Plan ref: n/a

SHLAA ref: 3002

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Development would represent an isolated extension into Green Belt to the north of the existing settlement limits of Otley, creating urban sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Half site ok for access to health and education, but lacks access to local facilities. Public Transport Core Strategy standards not met	1

Access comments

No access to highway, existing private route through is narrow, not suitable even as a private drive	1
--	---

Land north St Davids Road, Newall Otley

Site Plan ref: n/a

SHLAA ref: 3002

Local network comments

Existing issues with St Davids Road and level of development already served by single access point

3

Mitigation measures

Unknown at this stage

Total score

5

Highways site support

no

Contingent on other sites

yes

Highways England

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Otley
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There is capacity at Otley 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 over1 ha. See comments in main text of our response.

LCC

Ecology support	Not supported
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Not supported (RED). No site-specific designations but includes a beck on the west side, mature trees to the north on steeply sloping land, and a hedgerow across the centre with mature/dying trees with good ecological value to the south-east.

Education comments

Flood Risk

Flood Zone 1

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Development would represent an isolated extension into Green Belt to the north of the existing settlement limits of Otley, creating urban sprawl. Highways concerns regarding access and accessibility.	

Otley Golf Course

Site Plan ref: n/a SHLAA ref: 3021

Site Details

Easting	418095	Northing	444814	Site area ha	9.65	SP7	Other
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.17
-----------------	------

Nearest train station	Guiseley
Nearest train station distance (m)	2710.64
Nearest bus stop	11143
Nearest bus stop distance (m)	275.33

Agricultural classification

Grade	Percent
Grade 3	78.53
Grade 4	21.47

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

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

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

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Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Otley Golf Course

Site Plan ref: n/a SHLAA ref: 3021

Submission Draft Plan Allocation Conclusion

Green Belt. Site sieved out. Not within settlement hierarchy.

Laurel Bank/Ivy Bank, Bradford Road

Site Plan ref: n/a SHLAA ref: 3022

Site Details

Easting	417912	Northing	444617	Site area ha	7.38	SP7	Other
HMCA	Outer North West			Ward	Otley and Yeadon		

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Spatial relationships

UDP Designations

N32 Greenbelt	97.62	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	10.19
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Nearest train station	Guiseley
Nearest train station distance (m)	2582.97
Nearest bus stop	6132
Nearest bus stop distance (m)	169.39

Agricultural classification

Grade	Percent
Grade 4	97.28
Urban	0.34

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

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

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Laurel Bank/Ivy Bank, Bradford Road

Site Plan ref: n/a SHLAA ref: 3022

Submission	Draft	Plan	Allocation	Conclusion
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Green Belt. Site sieved out. Not within settlement hierarchy.

Birdcage Walk, Otley

Site Plan ref: n/a SHLAA ref: 3025

Site Details

Easting	419969	Northing	444950	Site area ha	1.31	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Greenfield
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On-site land uses

Unmanaged Forest

Transport tracks and ways

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

Long narrow site running parallel to the north side of Birdcage Walk. All of site occupied by trees.
--

Spatial relationships

UDP Designations

N32 Greenbelt	96.42	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	3.58	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	25.99
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Nearest train station	Guiselley
Nearest train station distance (m)	2952.86
Nearest bus stop	2742
Nearest bus stop distance (m)	227.91

Agricultural classification

Grade	Percent
Grade 4	81.71
Urban	18.29

Birdcage Walk, Otley

Site Plan ref: n/a

SHLAA ref: 3025

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Very narrow site creating ribbon development to the south side of Otley bypass.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Average to good Accessibility all round	4

Access comments

Poor land gradient levels (on embankment towards A660), multiple accesses not suitable due to speed of road and trees. Difficult site to unlock	1
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Birdcage Walk, Otley

Site Plan ref: n/a SHLAA ref: 3025

Local network comments		4
Possible cummulative impact in local area		
Mitigation measures		Total score 9
land levels overhaul, access improvements		
Highways site support		
no		
Contingent on other sites		
no		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	Otley
Various sized sewers and water mains within whole site.	

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

LCC	
Ecology support	Not supported
Not supported (RED). This proposed allocation lies over a linear strip of Lowland mixed deciduous woodland a UK Biodiversity Action Plan habitat. This woodland forms an important wildlife corridor. Allocation would be counter to policies on increasing woodland cover in Leeds in the draft LDF.	

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	

Birdcage Walk, Otley

Site Plan ref: n/a SHLAA ref: 3025

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Very narrow site which would create unrestricted sprawl to the south side of Otley bypass. The site currently forms a landscape buffer to Otley bypass. Highways concerns regarding direct access to individual properties and mature trees would cause difficulties in gaining visibility at entrances.	

Site Details							
Easting	426114	Northing	440801	Site area ha	36.69	SP7	Main Urban Area Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	
Site occupied by Cookridge Golf Course and buildings associated with the use of the golf course. Undulating site extends northwards from Holt Lane with highway access from Cookridge Lane.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.94	% overlap	Main Urban Area	0.06	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.07		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	15.22		Inner South RA	0.00	% overlap
N6 Playing Pitch	0.00		LB Corridor RA	0.00	
N8 Urban Green Corridor	0.00		EASEL RA	0.00	
CC Shopping Quarter	0.00		Aire Valley RA	0.00	
UDP City Centre	0.00		West Leeds Gateway	0.00	
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				

Other Spatial Relationships	
LCC ownership %	15.19
Nearest train station	Horsforth
Nearest train station distance (m)	2372.31
Nearest bus stop	4628
Nearest bus stop distance (m)	561.45
Agricultural classification	
Grade	Percent
Grade 3	95.22
Urban	4.78

Cookridge Hall Golf Course (N)

Site Plan ref: n/a

SHLAA ref: 3360B

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. The site also performs an important role in safeguarding from encroachment.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
PT accessibility OK, poor to other facilities	3

Access comments

No access off Holt Lane unless fully reconstructed, would remove all trees on frontage, needs to be linked with 3360A	4
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Cookridge Hall Golf Course (N)

Site Plan ref: n/a

SHLAA ref: 3360B

Local network comments

congested wider network

3

Mitigation measures

Holt Lane reconstruction

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
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Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

Ecology support	Not supported
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Not supported (RED). Breary Marsh Site of Special Scientific Interest (SSSI) lies only 200m from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds BAP priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds.

Education comments

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

Flood Risk

Flood Zone 1

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

Utilities

Gas

Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility	

Site Details							
Easting	426286	Northing	443024	Site area ha	4.18	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	
Greenfield site with the majority of the area occupied by mature woodland.	

Spatial relationships

UDP Designations	
N32 Greenbelt	99.93
N34 PAS	0.01
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

% overlap

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

% overlap

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

% overlap

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	4309.31
Nearest bus stop	9280
Nearest bus stop distance (m)	418.80
Agricultural classification	
Grade	Percent
Grade 3	99.73
Grade 3b	0.27

Breary Lane East, Bramhope, LS16

Site Plan ref: n/a

SHLAA ref: 3367B

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	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?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

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

4. Preserve the setting and special character of historic towns

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

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

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

Green Belt site. The majority of the site is occupied by an extensive area of woodland so is not considered suitable for residential allocation.

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

Public transport accessibility comments

None of the accessibility criteria are met

Rank (1-5)

1

Access comments

Very poor access

2

Breary Lane East, Bramhope, LS16

Site Plan ref: n/a

SHLAA ref: 3367B

Local network comments

Poor access options.

1

Mitigation measures

None

Total score

4

Highways site support

No

Contingent on other sites

No

Highways England

Impact

Network Status

No objection

Network Rail

Yorkshire Water

Treatment Works

Knostrap High Level

Knostrap High and Low level are large works which serve the bulk of Leeds. There is capacity for significant 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). This site includes 3.14ha of replanted ancient woodland. The woodland is a valuable habitat which should be retained. The small area north of Spring Wood has valuable hedgerows along its north, east and west boundaries which should be retained and protected - once a protective 20 metre buffer is put in place adjacent to each boundary this will reduce the northern portion of this allocation significantly - therefore it may only be suitable for "off-site" compensation as woodland creation to help off-set hedgerow loss from any other allocations to the west and south.

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

Breary Lane East, Bramhope, LS16

Site Plan ref: n/a SHLAA ref: 3367B

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The majority of the site is occupied by an extensive area of woodland so is not considered suitable for residential allocation.	

Green Acres & Equestrian Centre, Moor Road, Bramhope

Site Plan ref: HG2-15 SHLAA ref: 3400

Site Details

Easting	424707	Northing	443094	Site area ha	1.54	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

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

Agriculture
Dwellings
Other

Neighbouring land uses

Agriculture
Dwellings

Other land uses

Equestrian Centre

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

Description

Residential dwelling with existing equestrian use on the site with associated buildings, paddock and exercise area.

Spatial relationships

UDP Designations

N32 Greenbelt	99.96	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.04	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3964.58
Nearest bus stop	10840
Nearest bus stop distance (m)	208.87

Agricultural classification

Grade	Percent
Grade 4	100

Green Acres & Equestrian Centre, Moor Road, Bramhope

Site Plan ref: HG2-15 SHLAA ref: 3400

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Green Belt site. Development of the site could constitute rounding off of the settlement to parallel the southern boundary of new development to the east of Moor Road.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor access to employment, public transport and primary education. Good access to secondary education and local services

Rank (1-5)

2

Access comments

Good frontage with adopted highway but trees fronting highway may be an issue. Requires footway and access works

4

Green Acres & Equestrian Centre, Moor Road, Bramhope

Site Plan ref: HG2-15 SHLAA ref: 3400

Local network comments		
Possible cummulative impact in local area		4
Mitigation measures		Total score
access and footway improvements		10
Highways site support		
no		
Contingent on other sites		
yes with 3434		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	Knostrop High Level
Various water mains in north eastern corner	

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

LCC	
Ecology support	Supported
Supported	

Education comments	
1002+1080+3367A+3400 = 305 houses generates 76 primary and 30.5 secondary children. Bramhope has a small village school which usually fills so land required for 0.5FE expansion. School cannot expand on current site.	

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	

Green Acres & Equestrian Centre, Moor Road, Bramhope

Site Plan ref: HG2-15 SHLAA ref: 3400

Other	
Heritage England	
Natural England	
Housing sites 1080, 1002, 3367A, 3400 and 2130 within 2km of Breary Marsh SSSI/LNR (see citation below). The effects of each site (if progressed) should be assessed alone and cumulatively. www.sssi.naturalengland.org.uk/citation/citation_photo/1004046.pdf	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
10/00633/FU	Change of use involving alterations and extension of equestrian centre to form primary and secondary school with associated car parking, play areas and landscaping		58

Conclusions	
Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Part greenfield, part brownfield. Development of the site would constitute rounding off of the settlement in parallel with existing development to the east of Moor Road. No Highways concerns.	

Green Acres Equestrian Centre and surrounding land site submission plan

Site Plan ref: n/a SHLAA ref: 3434

Site Details

Easting	424493	Northing	442921	Site area ha	7	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Energy production and distribution
Agriculture

Neighbouring land uses

Dwellings

Other land uses

Stables

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

Description

Majority of site in agricultural use. A substation is located on the eastern site boundary next to Moor Road.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3782.47
Nearest bus stop	10840
Nearest bus stop distance (m)	479.29

Agricultural classification	
Grade	Percent
Grade 4	100

Green Acres Equestrian Centre and surrounding land site submission plan

Site Plan ref: n/a

SHLAA ref: 3434

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Poor all round accessibility	1
Access comments	
Good frontage with adopted highway but trees fronting highway may be an issue. Requires footway and access works	4

Green Acres Equestrian Centre and surrounding land site submission plan

Site Plan ref: n/a

SHLAA ref: 3434

Local network comments

Possible cumulative impact in local area

4

Mitigation measures

access and footway improvements

Total score

9

Highways site support

no

Contingent on other sites

yes with 3400

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knostrop High Level
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant 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 over1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
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Supported

Education comments

Flood Risk

Flood Zone 1. There is an un-named watercourse running through across the middle 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

Green Acres Equestrian Centre and surrounding land site submission plan

Site Plan ref: n/a SHLAA ref: 3434

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 constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary. Highways concerns regarding poor accessibility and access difficult to achieve due to short frontage and dense trees.	

Site Details

Easting	427525	Northing	441317	Site area ha	19.33	SP7	Main Urban Area Extension
HMCA	Outer North West				Ward	Alwoodley/Adel and Wharfedale	

Site Characteristics

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

Other land uses - None

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

Description	Green Belt site. Large site in agricultural use, the ground slopes gently from north to south. The western boundary borders a small wooded area providing a natural barrier. The north and east side boarder roads. A collection of cottages are set to the south.
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Spatial relationships

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

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

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

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	3792.38
Nearest bus stop	11118
Nearest bus stop distance (m)	671.06

Agricultural classification	
Grade	Percent
Grade 3	56.22
Grade 4	43.78

Eccup Lane, Adel

Site Plan ref: n/a

SHLAA ref: 4153

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	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 an isolated location with no connection to the existing settlement and safeguards the countryside from encroachment. Development would lead to unrestricted urban sprawl with no defensible Green belt boundaries.

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

Public transport accessibility comments

CS Standards not met

Rank (1-5)

1

Access comments

Sufficient site frontage to create an access on to Ecup lane or Arthington Lane

5

Eccup Lane, Adel

Site Plan ref: n/a

SHLAA ref: 4153

Local network comments

The local network that the sites fronts consists of country lanes with no footways which are unsuitable to serve additional development. Church Lane junction with A660 congested, as is A660

2

Mitigation measures

Major upgrade of local highway network required, mitigation of congestion on A660

Total score

8

Highways site support

No

Contingent on other sites

Combine as a later phase of 4159 and 4160 with direct access from A660

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
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Network Rail

Yorkshire Water

Treatment Works

Owing to the size of this site we would expect a surface water management plan (utilising SuDS as the preferred option) to be drawn up for the whole area

Environment Agency

Constraints

South West corner of site in FZ3. See comments in our previous I&O consultation. Ordinary Watercourse (Adel Beck) and unnamed culvert runs through the south west corner of site. Ordinary Watercourse (Running Dike) and drain runs through the middle of the site

LCC

Ecology support	Not supported
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Red - Poor site due to impact on SEGI and wildlife habitat network. Lies adjacent to Adel Dam SEGI a Yorkshire Wildlife Trust Reserve. The site is designated for its regionally rare wet woodland communities, but is also a valuable site for birds, plants, dragonflies and butterflies. There is potential for adverse impacts caused by changes to the hydrology of the land surrounding the site and increased levels of disturbance. Also - Archaeology, Roman Site issue at south-eastern portion.

Education comments

Flood Risk

Majority of the site is located in Flood Zone 1 and is appropriate for housing. However, the bottom SW corner is located in the flood plain of Adel Beck = FZ 3A(i). Any development in this part of the site will need to pass the Exception Test. 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 been sieved out at Issues & Options stage as it is Green Belt and unconnected to the existing settlement. Development would represent sprawl to the north of the urban area extending as far as Golden Acre Park, unrelated to the existing settlement form.

Site Details							
Easting	427052	Northing	440810	Site area ha	4.42	SP7	Main Urban Area Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	
Flat open site with current agricultural use, tree lined along eastern boundary. Road frontage along western boundary (A660).	

Spatial relationships

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

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Horsforth
Nearest train station distance (m)		3116.41
Nearest bus stop		8653
Nearest bus stop distance (m)		302.66
Agricultural classification		
Grade	Percent	
Grade 3	100	

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Development would lead to unrestricted urban sprawl and ribbon development.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
CS Standards not met	1

Access comments	Rank (1-5)
Direct access from A660, would need to be a roundabout or traffic signals only one access to serve 4159, 4160 and 4161	4

Otley Road, Adel

Site Plan ref: n/a

SHLAA ref: 4159

Local network comments		
No footways on A660 east side, Congestion concerns on A660		3
Mitigation measures		Total score
Upgrade A660 footways, aite access major junction, mitigation of congestion on A660		8
Highways site support		
No		
Contingent on other sites		
Combine 4159, 4160 and 4161		

Highways England

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

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse (running through the south of site)	

LCC

Ecology support	Not supported
Red - includes an unimproved area of rush pasture to the southern area. A 20 metre buffer is required to the southern wetland area and eastern boundary to mitigate from disturbance - the biodiversity buffer to be enhanced.	

Education comments

--

Flood Risk

Flood Zone 1
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

--

Otley Road, Adel

Site Plan ref: n/a

SHLAA ref: 4159

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 & Options stage as it is Green Belt and development would lead to unrestricted urban sprawl and ribbon development.	

Site Details							
Easting	427305	Northing	440814	Site area ha	10.88	SP7	Main Urban Area Extension
HMCA	Outer North West				Ward	Adel and Wharfedale/Alwoodley	

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	Partially well-defined	Road front	Yes

Description	
Slightly sloping open site with agricultural use, tree lined along western boundary. Farm housing / small residential use adjoins site to the east.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.14
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Nearest train station	Horsforth
Nearest train station distance (m)	3334.74
Nearest bus stop	8653
Nearest bus stop distance (m)	433.18

Agricultural classification	
Grade	Percent
Grade 3	100

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

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

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

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

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

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

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

The site is an isolated location with no connection to the existing settlement. Development would lead to unrestricted urban sprawl with no defensible Green belt boundaries.

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

Public transport accessibility comments

PT CS Standards not met Primary Education and Health care partial, no secondary ed.

Rank (1-5)

2

Access comments

Direct access from A660, would need to be a roundabout or traffic signals only one access to serve 4159, 4160 and 4162

4

Local network comments	3
No footways on A660 east side, Congestion concerns on A661	
Mitigation measures	Total score
Upgrade A660 footways, aite access major junction, mitigation of congestion on A660	9
Highways site support	
No	
Contingent on other sites	
Combine 4159, 4160 and 4162	

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

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ 2 & 3 (Eastern section of site). See comments in our previous I&O consultation. Ordinary watercourse (Adel Beck) running through the east of site.	

LCC	
Ecology support	Not supported
Red - Poor site due to impact on Meanwood to Breary Marsh wildlife habitat network. Breary Marsh SSSI, Adel Dam SEGI and important wildlife corridor - development will lead to increased isolation. This is generally a poor site as it lies along a very important connecting section of the wildlife habitat network between Meanwood Valley LNR, Adel Dam, Golden Acre Park and Breary Marsh. Threat of truncating this corridor and increased pressure from disturbance. To allow any development a significant corridor for wildlife will be needed and enhanced by specifically managing for nature conservation. Note - Archaeology issues - Roman settlement (Ian Sanderson).	

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	

Adel Mill, Otley Road, Adel

Site Plan ref: n/a SHLAA ref: 4160

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 & Options stage as it is Green Belt and as it is unconnected to the existing settlement with poorly defined Green Belt boundaries. Development would lead to unrestricted urban sprawl.	

Site Details							
Easting	427335	Northing	440607	Site area ha	6.69	SP7	Main Urban Area Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	
Green Belt site. Largely flat open site with agricultural use, tree lined along western boundary.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3263.07
Nearest bus stop	8653
Nearest bus stop distance (m)	354.84

Agricultural classification	
Grade	Percent
Grade 3	99.54
Grade 3b	0.34
Grade 3a	0.12

Otley Road, Leeds

Site Plan ref: n/a

SHLAA ref: 4161

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

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

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

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

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

Coalescence Conclusion	No merging but there is no defensible boundary
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3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	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
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4. Preserve the setting and special character of historic towns

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

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

The site is an isolated location with no connection to the existing settlement. Development would lead to unrestricted urban sprawl with no defensible Green belt boundaries.

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

Public transport accessibility comments

CS Standards not met

Rank (1-5)

1

Access comments

Direct access from A660, would need to be a roundabout or traffic signals only one access to serve 4159, 4160 and 4163

4

Otley Road, Leeds

Site Plan ref: n/a SHLAA ref: 4161

Local network comments		
No footways on A660 east side, Congestion concerns on A662		3
Mitigation measures		Total score
Upgrade A660 footways, aite access major junction, mitigation of congestion on A660		8
Highways site support		
No		
Contingent on other sites		
Combine 4159, 4160 and 4163		

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 (drain) running through the centre and eastern boundary of site	

LCC	
Ecology support	Not supported
Red - Poor site due to impact on Meanwood to Breary Marsh wildlife habitat network. Breary Marsh SSSI, Adel Dam SEGI and important wildlife corridor - development will lead to increased isolation. This is generally a poor site as it lies along a very important connecting section of the wildlife habitat network between Meanwood Valley LNR, Adel Dam, Golden Acre Park and Breary Marsh. Threat of truncating this corridor and increased pressure from disturbance. To allow any development a significant corridor for wildlife will be needed and enhanced by specifically managing for nature conservation.	

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	

Otley Road, Leeds

Site Plan ref: n/a

SHLAA ref: 4161

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. No connection to settlement and poorly defined Green Belt boundaries. Development would lead to unrestricted urban sprawl.	

Pool Road, LS21

Site Plan ref: n/a

SHLAA ref: 4173

Site Details

Easting	423693	Northing	445305	Site area ha	12.47	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Mixed
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On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Agriculture

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

A paper making factory with cricket pitch, agricultural land and a small area of woodland. Site is within the Green Belt. Part of the site is 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	15.69	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	5737.93
Nearest bus stop	3519
Nearest bus stop distance (m)	166.40

Agricultural classification	
Grade	Percent
Grade 3	100

Pool Road, LS21

Site Plan ref: n/a

SHLAA ref: 4173

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

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

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

The site is isolated from the existing settlement. Whilst the majority of the site is brownfield allocation of the site would create an island within the Green Belt.

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

Public transport accessibility comments	Rank (1-5)
CS Standards not met	1

Access comments

Access possible to the east of the pool Business Park opposite.	5
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Pool Road, LS21

Site Plan ref: n/a

SHLAA ref: 4173

Local network comments		
Congestion concerns in Otley and A660/A658 junction		3
Mitigation measures		Total score
Address capacity issues at Otley and A660 / A638		9
Highways site support		
Yes with mitigation		
Contingent on other sites		
Combine with 1095B and 1369, three separate accesses can't be provided on to A659		

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

Network Rail	

Yorkshire Water	
Treatment Works	
Owing to the size of this site we would expect a surface water management plan (utilising SuDS as the preferred option) to be drawn up for the whole area. Pool Waste Water treatment works has limited capacity and further investigation will be required if this site is adopted	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse and culvert running through west of site. Active Landfill within 250m	

LCC	
Ecology support	Not supported
Red - Woodland within the site is Lowland mixed deciduous woodland UK BAP priority habitat and should not be further fragmented by any access roads. Grassland along western boundary is too small to be developed but offers opportunity for woodland and meadow creation to offset impacts elsewhere on-site.	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Pool Road, LS21

Site Plan ref: n/a

SHLAA ref: 4173

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 & Options stage as it is Green Belt, isolated and unrelated to the existing settlement hierachy. Development would lead to unrestricted urban sprawl. Existing factory in employment use, in an area where loss of employment is a concern.	

Land behind Moor Road, Bramhope

Site Plan ref: n/a SHLAA ref: 4230

Site Details

Easting	424640	Northing	442707	Site area ha	0.59	SP7	Other Rural Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Field set outside village of Bramhope. No access.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3573.97
Nearest bus stop	10840
Nearest bus stop distance (m)	587.57

Agricultural classification	
Grade	Percent
Grade 4	100

Land behind Moor Road, Bramhope

Site Plan ref: n/a SHLAA ref: 4230

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
only meets health		1
Access comments		
Requires third party land for access and visibility		1
Local network comments		
small site, little impact		4
Mitigation measures		Total score
		6
Highways site support		
no		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported

Land behind Moor Road, Bramhope

Site Plan ref: n/a SHLAA ref: 4230

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. The site would have been sieved out at Issues & Options stage as it is Green Belt and not within the settlement hierarchy.	

Lawnswood Arms, Holt Lane, Adel

Site Plan ref: n/a SHLAA ref: 4232

Site Details

Easting	426960	Northing	440129	Site area ha	0.78	SP7	Main Urban Area Infill
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

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

On-site land uses

Public House

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

Lawnswood Arms site - currently in use. Consists of public house and car park. Set in main urban area with road frontage.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Horsforth
Nearest train station distance (m)	2724.96
Nearest bus stop	6702
Nearest bus stop distance (m)	90.10

Agricultural classification	
Grade	Percent
Grade 3	62.06
Urban	37.94

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets Standards		5
Access comments		
Exisitng access can be reused		5
Local network comments		
A660 corridor congested, however Bus and NGT will provide alternative travel to city centre		4
Mitigation measures		Total score
		14
Highways site support		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	

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

LCC	
Ecology support	Supported
Supported	

Lawnswood Arms, Holt Lane, Adel

Site Plan ref: n/a SHLAA ref: 4232

Education comments

Flood Risk

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

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

App Number	Proposal	Decision	% of site
12/04038/FU	Single-storey extension to pub/restaurant	A	95

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Whilst this is a brownfield site, so could be considered suitable for residential use in principle, it is in existing use as a public house and the owners have not submitted the site. As such, the site is not considered available.

Moorcock Hill, Old Lane, Bramhope

Site Plan ref: n/a SHLAA ref: 4236

Site Details

Easting	423347	Northing	443339	Site area ha	3.63	SP7	Other Rural Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site in agricultural use. Road frontage along north and west boundaries. Housing to the northern side.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	4334.96
Nearest bus stop	12343
Nearest bus stop distance (m)	164.81

Agricultural classification	
Grade	Percent
Grade 4	100

Moorcock Hill, Old Lane, Bramhope

Site Plan ref: n/a

SHLAA ref: 4236

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

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

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

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

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

Isolated site unrelated to existing settlement.

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

Public transport accessibility comments

half site meets health and secondary ed

Rank (1-5)

1

Access comments

Access on to Old Lane ok

4

Moorcock Hill, Old Lane, Bramhope

Site Plan ref: n/a SHLAA ref: 4236

Local network comments		
Junction of Old Lane / Harrogate Road may need improvement		3
Mitigation measures		Total score
Harrogate Road/ Old Lane junction improvement		8
Highways site support		
no		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported

Education comments	
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Flood Risk	
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Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
Heritage England	

Moorcock Hill, Old Lane, Bramhope

Site Plan ref: n/a SHLAA ref: 4236

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 & Options stage as it is Green Belt and isolated and unrelated to the existing settlement hierarchy.

Land at Eccup Lane, Adel

Site Plan ref: n/a SHLAA ref: 4251

Site Details

Easting	427230	Northing	441047	Site area ha	6.4	SP7	Main Urban Area Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses	
Agriculture	

Neighbouring land uses	
Agriculture	

Other land uses - None

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

Description	
Green Belt site. Line of trees split the site down the centre. Agricultural use. Separated from the settlement.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3395.89
Nearest bus stop	8917
Nearest bus stop distance (m)	479.44

Agricultural classification	
Grade	Percent
Grade 3	84.87
Grade 4	15.13

Land at Eccup Lane, Adel

Site Plan ref: n/a

SHLAA ref: 4251

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

No links to urban area. Performs poorly in GB terms.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Fails CS standards

Rank (1-5)

1

Access comments

Wouldn't want isolated access on this section of A660

2

Land at Eccup Lane, Adel

Site Plan ref: n/a SHLAA ref: 4251

Local network comments		3
A660 towards city and Dynley Arms		
Mitigation measures		Total score 6
Highways site support		
No		
Contingent on other sites		

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

Network Rail

Yorkshire Water
Treatment Works
Owing to the size of this site we would expect a surface water management plan (utilising SuDS as the preferred option) to be drawn up for the whole area

Environment Agency
Constraints
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse (drain) runs across north boundary. Flood zones 20m east of site

LCC	
Ecology support	Not supported
Red - This proposed allocation lies adjacent to Adel Dam SEGI a Yorkshire Wildlife Trust Nature Reserve an regionally important wetland for birds, wet woodland and reedbed. The reserve has an impressive list of birds many of which are on the red and amber list of birds of conservation concern. The woodland also supports badger, harvet mouse and bats. Generally a poor site which will result in pressure on the SEGI, and it lies along a very important connecting section of the wildlife habitat network between Meanwood Valley LNR, Adel Dam, Golden Acre Park and Breary Marsh. Threat of truncating this corridor and increased pressure from disturbance. To allow any development a significant corridor for wildlife will be needed and enhanced as part of mitigation by specifically managing for nature conservation (potential to work with Yorkshire Wildlife Trust on transfer of land shown as red hatching on drawing RM/4251).	

Education comments

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

Utilities
Gas

Electric

Fire and Rescue

Land at Eccup Lane, Adel

Site Plan ref: n/a SHLAA ref: 4251

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 & Options stage as it is Green Belt, isolated and unrelated to the existing settlement hierarchy. Development would represent sprawl to the north of the urban area extending towards Golden Acre Park.	

Former Inglewood Children's Home, White Croft Garth, Otley

Site Plan ref: HG2-13 SHLAA ref: 4259

Site Details

Easting	419922	Northing	445028	Site area ha	0.45	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

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

Residential institution

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

A brownfield site located within the urban area. Former childrens home.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	98.42
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Nearest train station	Guiselley
Nearest train station distance (m)	3008.33
Nearest bus stop	2742
Nearest bus stop distance (m)	140.76

Agricultural classification	
Grade	Percent
Grade 4	15.25
Urban	84.75

Former Inglewood Children's Home, White Croft Garth, Otley

Site Plan ref: HG2-13 SHLAA ref: 4259

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets CS standards		5
Access comments		
Access should be taken from Whiteley Croft Garth		5
Local network comments		
Suitable for the likely scale of development		5
Mitigation measures		Total score
None identified		15
Highways site support		
Yes		
Contingent on other sites		

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

Network Rail	
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Yorkshire Water	
Treatment Works	

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

LCC	
Ecology support	Supported
Supported	

Former Inglewood Children's Home, White Croft Garth, Otley

Site Plan ref: HG2-13 SHLAA ref: 4259

Education comments

Flood Risk

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

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

App Number	Proposal	Decision	% of site
15/07171/DEM	Demolition of vacant care home	R	100
15/07166/FU	Nine dwellings with garages and associated landscaping	A	100
14/07212/FU	Demolition of former childrens home and construction of six detached dwellings		100

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Brownfield site within the settlement. Suitable for residential development. Planning statement prepared.

Pool Road

Site Plan ref: n/a SHLAA ref: 5006

Site Details							
Easting	423472	Northing	445204	Site area ha	10.89	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

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

Other land uses - None

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

Description	
Land to the west of Whiteleys Paper Mill. The land is some distance from the main village of Pool within the Green Belt. The site is in agricultural use with farm buildings located in the north western boundary with access off Pool Road.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	5497.77
Nearest bus stop	790
Nearest bus stop distance (m)	365.54

Agricultural classification	
Grade	Percent
Grade 3	100

Pool Road

Site Plan ref: n/a

SHLAA ref: 5006

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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

Site would constitute isolated development within the green belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Part Education and Health, no PT

Rank (1-5)

2

Access comments

Access onto A639 requires tree loss for visibility and footway

3

Pool Road

Site Plan ref: n/a SHLAA ref: 5006

Local network comments		
Congestion at Dyneley Arms A658/A660 and Otley, lack of footway on site side		2
Mitigation measures		Total score
Dyneley Arms and Otley capacity improvements, footway		7
Highways site support		
No		
Contingent on other sites		
4173 to provide comprehensive access solution		

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

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints
FZ1 over 1ha. See comments in our previous I&O consultation. Drain/culvert running through south of site. EA regulated site close to site

LCC	
Ecology support	Not supported
Not supported (Red) - this site includes hedgerows/linear belts of trees along the north and west boundary and a pond along the central southern part of the site. These are all UK BAP Priority Habitats. A disused railway runs along the southern boundary and forms part of a wildlife corridor - a minimum of 20 metres buffer from the edge of the disused railway will be needed, together with a 20 metre buffer along the western and northern boundaries to retain existing trees.	

Education comments

Flood Risk
Site is located within Flood Zone 1. However, because of close proximity to River Wharfe, FFLs may need to be raised 600mm above the 100 yr flood level. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Pool Road

Site Plan ref: n/a SHLAA ref: 5006

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 & Options stage as it is Green Belt, isolated and unrelated to the existing settlement hierarchy.	

Land east of Moor Road Bramhope

Site Plan ref: n/a SHLAA ref: 5155

Site Details

Easting	424879	Northing	442918	Site area ha	3.81	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

--

Other land uses - None

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

Description

Greenfield site on the southern edge of Bramhope. The land slopes downwards towards the southern boundary beyond which there is an area of established woodland. The route of the railway tunnel on the Leeds-Harrogate line lies to the east of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	99.91	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	0.09	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3806.56
Nearest bus stop	10840
Nearest bus stop distance (m)	348.11

Agricultural classification	
Grade	Percent
Grade 4	100

Land east of Moor Road Bramhope

Site Plan ref: n/a

SHLAA ref: 5155

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Whilst the site is mainly contained by the adjacent existing housing and planting, it has an indefensible boundary. Development of the site creates an incursion into the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor PT, Ok health and primary Education

Rank (1-5)

3

Access comments

Access on to Moor Road requires tree loss and speed reduction measures

4

Land east of Moor Road Bramhope

Site Plan ref: n/a SHLAA ref: 5155

Local network comments		
Congestion at Dyneley Arms A658/A660 and Otley, lack of footway on site side		2
Mitigation measures		Total score
Dyneley Arms and Otley capacity improvements, footway		9
Highways site support		
yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported - Green.	

Education comments	

Flood Risk	
There is a minor watercourse running along the Southern boundary of the site. It should be assumed that there will be no development within 9m of the beck. Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Land east of Moor Road Bramhope

Site Plan ref: n/a SHLAA ref: 5155

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Whilst the site is mainly contained by the adjacent existing housing and planting, it has an indefensible boundary.	

Site Details							
Easting	419189	Northing	445236	Site area ha	2.18	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics	
Site type	80:20 green/brown
On-site land uses	Manufacturing and Wholesale
Neighbouring land uses	Office
	Dwellings

Other land uses - None

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

Description
A large employment site now vacated on the western edge of Otley. The River Wharfe partially adjoins the northern site boundary. Other employment uses at the Wharfedale Business Centre are located to the east. A site has a flat topography with a long road frontage to Ilkley Road.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	3040.13
Nearest bus stop	9506
Nearest bus stop distance (m)	219.75

Agricultural classification	
Grade	Percent
Grade 3	10.07
Urban	89.93

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Access to PT CS standards not fully met. Access to Primary School and Secondary Schools, health facilities met.

4

Access comments

The section of Ilkley Road running along the site frontage is adopted highway, however, the carriageway and footway widths are too narrow, also, it may not be of suitable construction. Improvements would be necessary.

5

Local network comments

Cumulative impact on peak hours. Local congestion, mitigation required.

4

Mitigation measures

Not fully determined but measures would be necessary to reduce the attractiveness of the eastern section of Ilkley Road to development generated traffic as it is a narrow residential street with a large amount of on street parking

Total score

13

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 supportSupported with mitigation

Supported with mitigation (Amber). Immediately adjacent to River Wharfe SEGI and open water feature (old mill pond and culvert) forming north-east boundary. Otter on the River Wharfe and may also be using mill pond and culverts within the site for lying up. Bat will also use the mill pond for feeding, and it could be a refuge for white-clawed crayfish. Site Requirement "Biodiversity buffer to north and north-east boundary that is not

transferred to private ownership."

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is mainly brownfield land on the edge of Otley with visual prominence from Ilkley Road. Given the identified need for employment land within outer north west Leeds it is considered that the site should not be allocated for residential use.It should be retained in employment use providing an opportunity for new occupiers.

Land to south of Old Lane, Bramhope

Site Plan ref: n/a SHLAA ref: 5278

Site Details

Easting	423811	Northing	443170	Site area ha	5.41	SP7	Other Rural Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Holiday park

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Other land uses - None

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

Description

Large agricultural site extending to the south of Old Lane in an isolated location not connected to the settlement boundary of Bramhope.
--

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	4076.04
Nearest bus stop	12343
Nearest bus stop distance (m)	556.88

Agricultural classification	
Grade	Percent
Grade 4	100

Land to south of Old Lane, Bramhope

Site Plan ref: n/a

SHLAA ref: 5278

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

An isolated site within the green belt detached from the settlement boundary of Bramhope. Development of the site would lead to high potential for urban sprawl and impact on the openness of the green belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Access to PT CS standard not met. Access to primary, health, secondary not met.	1

Access comments

Site has frontage to Old Lane. Old Lane has narrow carriageway and no footways.	2
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Land to south of Old Lane, Bramhope

Site Plan ref: n/a SHLAA ref: 5278

Local network comments		1
Cumulative impact on peak hours congestion.		
Mitigation measures		Total score 4
None identified at this stage. But would need to contribute to mitigation measures of cumulative impact.		
Highways site support		
Not supported		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Land to south of Old Lane, Bramhope

Site Plan ref: n/a SHLAA ref: 5278

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

An isolated site within the green belt detached from the settlement boundary of Bramhope. Development of the site would lead to high potential for urban sprawl and impact on the openness of the green belt.

Land to south of Old Lane, Bramhope

Site Plan ref: n/a SHLAA ref: 5282

Site Details

Easting	424563	Northing	443157	Site area ha	4.89	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Open agricultural field sloping gently down away from residential properties to the south of Bramhope. Access is via a narrow country lane off Old Lane.

Spatial relationships

UDP Designations

N32 Greenbelt	99.92	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.02	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	4020.00
Nearest bus stop	10840
Nearest bus stop distance (m)	286.41

Agricultural classification	
Grade	Percent
Grade 4	99.4
Urban	0.6

Land to south of Old Lane, Bramhope

Site Plan ref: n/a

SHLAA ref: 5282

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but 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?	Yes
Can development preserve this character?	
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

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

Development would lead to high potential for unrestricted sprawl into the green belt. It is visually prominent on the south side of Bramhope. The site includes a public right of way providing access into the countryside and provides a role in safeguarding the countryside from encroachment.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Access to PT CS standard not met. Access to primary, health, met. Access to secondary not met.	2

Access comments

Site has road frontage to Old Lane. However, visibility to the west is poor and improvement would require removal of trees along the Old Lane frontage.	2
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Land to south of Old Lane, Bramhope

Site Plan ref: n/a SHLAA ref: 5282

Local network comments		
Cumulative impact on peak hours congestion.		1
Mitigation measures		Total score
None identified at this stage. But would need to contribute to mitigation measures of cumulative impact.		5
Highways site support		
Not supported.		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Land to south of Old Lane, Bramhope

Site Plan ref: n/a SHLAA ref: 5282

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Development would lead to high potential for unrestricted sprawl into the green belt. It is visually prominent on the south side of Bramhope. The site includes a public right of way providing access into the countryside and provides a role in safeguarding the countryside from encroachment.

Site Details							
Easting	426899	Northing	440632	Site area ha	2.56	SP7	Main Urban Area Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics	
Site type	70:30 green/brown
On-site land uses	
Agriculture	
Dwellings	
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	The site comprises agricultural land bordering onto Otley Road to the east and residential properties to the south. The farm dwelling and associated farm buildings lie on the western side of the site.The land lies at a lower level than the road frontage.
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Spatial relationships

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

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	2892.63
Nearest bus stop	8653
Nearest bus stop distance (m)	151.83
Agricultural classification	
Grade	Percent
Grade 3	100

Land at Manor Farm, Otley Rd, Adel

Site Plan ref: n/a

SHLAA ref: 5284

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Development of the site would set a precedent for unrestricted sprawl into the green belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Access to PT CS standards not fully met. Access to Primary School and Secondary Schools met. Access to health facilities not fully met.

Rank (1-5)

3

Access comments

Site has frontage onto Otley Road, but this is tree-lined. Trees would have to be lost to provide a suitable access

4

Local network comments		
Cumulative impact on peak hours congestion. A660, is one of the most congested radials in Leeds and site is located some distance from local facilities. Cancellation of NGT means there is no immediate prospect of PT enhancements.	3	
Mitigation measures		Total score
Relocation of speed limit on Otley Road is required to bring site in to 30mph area. Footway widening along Otley Road. Mitigation Improvements to A660 to ease congestion. May need signal controlled access.	10	
Highways site support		
Yes with mitigation		
Contingent on other sites		
could be combined with HSG01922		

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	Supported
Supported (Green)	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	

Land at Manor Farm, Otley Rd, Adel

Site Plan ref: n/a SHLAA ref: 5284

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Development of the site would set a precedent for unrestricted sprawl into the green belt and potentially lead to further development to the north of Adel. Surface water flooding constraint on south east corner of site.

Site Details

Easting	426788	Northing	440869	Site area ha	13.6	SP7	Other Rural Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Outdoor sport facility (golf)

Other land uses - None

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

Description

Large site unconnected to the settlement hierarchy lying in a visually prominent position at a higher level than the Otley Road frontage.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	2931.82
Nearest bus stop	8653
Nearest bus stop distance (m)	411.60

Agricultural classification	
Grade	Percent
Grade 3	100

Otley Road, Adel

Site Plan ref: n/a

SHLAA ref: 5293

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but 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

An isolated island site which is not well connected to the urban area. Development of the site would be visually prominent and detrimental to the openness of the Green Belt to the north of Adel. Development would set a precedent for further sprawl.

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

Public transport accessibility comments

Rank (1-5)

Access to PT CS standards not fully met. Access to local centre, primary school and health facilities not fully met. Access to Secondary school met.

3

Access comments

Site has frontage onto Otley Road, but this is tree-lined. Trees would have to be lost to provide a suitable access

4

Otley Road, Adel

Site Plan ref: n/a

SHLAA ref: 5293

Local network comments

Cumulative impact on peak hours congestion. A660, is one of the most congested radials in Leeds and site is located some distance from local facilities. Cancellation of NGT means there is no immediate prospect of PT enhancements.

3

Mitigation measures

Relocation of speed limit on Otley Road is required to bring site in to 30mph area. Footway widening along Otley Road. Mitigation Improvements to A660 to ease congestion. May need signal controlled access.

Total score
10

Highways site support

Yes with mitigation

Contingent on other sites

Could be combined with HSG01913

Highways England

Impact	Network Status

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported with mitigation
Supported with mitigation (Amber). 360m from Breary Marsh SSSI - liaison with Natural England and mitigation likely to require addressing recreational impacts and hydrological impacts. Site Requirement "Provide a substantial biodiversity buffer along the western boundary with ecological open-water SUDs features to include reedbed establishment. Offsite compensation to Breary Marsh SSSI to address increased future recreational impacts. Ensure no new path linkages to Breary Marsh SSSI."	

Education comments

--

Flood Risk

--

Utilities

Gas

--

Electric

--

Fire and Rescue

--

Telecoms

--

Otley Road, Adel

Site Plan ref: n/a

SHLAA ref: 5293

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
An isolated island site which is not well connected to the urban area. Development of the site would be visually prominent and detrimental to the openness of the Green Belt to the north of Adel. Development would set a precedent for further sprawl.	

Land west of Chapel Hill Road, Pool-in-wharfedale

Site Plan ref: n/a SHLAA ref: 5327

Site Details

Easting	424376	Northing	444970	Site area ha	1.32	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses	
Agriculture	

Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

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

Description	
Agricultural site to the south of Church Close with no direct highway access. A flat site contained by existing fencing and planting to the south and west.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	99.78	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	0.22	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	5830.49
Nearest bus stop	9378
Nearest bus stop distance (m)	226.07

Agricultural classification	
Grade	Percent
Grade 3	15.24
Grade 3b	84.76

Land west of Chapel Hill Road, Pool-in-wharfedale

Site Plan ref: n/a SHLAA ref: 5327

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Only ok for access to primary education - no other accessibility criteria met		2
Access comments		
No direct access to adopted highway. Access relies on being combined with adjacent sites HSG01095 and HSG01369 and delivery of Pool By-Pass		3
Local network comments		
Cumulative impact on peak hours. Local congestion, mitigation required (Pool By-Pass)		2
Mitigation measures		Total score
By-Pass and off-site improvements		7
Highways site support		
Yes with mitigation if combined with adjacent sites HSG01369 and HSG01095		
Contingent on other sites		
Yes		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Land west of Chapel Hill Road, Pool-in-wharfedale

Site Plan ref: n/a SHLAA ref: 5327

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 lies within the UDP PAS site (Proposed safeguarded site HG3-5 in the draft SAP).No highways support for site as a separate site. Reliant on HG3-5 coming forward as a whole and delivery of Pool By-Pass.	

Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ

Site Plan ref: n/a SHLAA ref: CFSM035

Site Details

Easting	424528	Northing	442951	Site area ha	8.41	SP7	
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Mixed
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On-site land uses

Agriculture
Dwellings
Other

Neighbouring land uses

Agriculture
Dwellings

Other land uses

Equestrian centre

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

Description

Residential dwelling with existing equestrian use on the site with associated buildings, paddock and exercise area. The majority of the site is agricultural land.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3813.41
Nearest bus stop	10840
Nearest bus stop distance (m)	433.07

Agricultural classification	
Grade	Percent
Grade 4	100

Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ

Site Plan ref: n/a

SHLAA ref: CFMS035

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Development of the site would create unrestricted urban sprawl into the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Does not meet public transport, primary education or employment criteria and only part of site meets secondary education and heath criteria	1
Access comments	
Good frontage with adopted highway but trees fronting highway may be an issue, requires footway and access works	4

Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ

Site Plan ref: n/a

SHLAA ref: CFSM035

Local network comments

Possible cumulative impact in local area

4**Mitigation measures**

access and footway improvements

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

Yes with mitigation

Contingent on other sites**Highways England**

Impact	Material Impact	Network Status	No objection subject to satisfactory mitigation

Network Rail**Yorkshire Water**

Treatment Works Knothrop

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

Environment Agency

Constraints

LCC

Ecology support Not supported

Not supported (RED). There are two areas of Lowland Mixed Deciduous Woodland (a UK Biodiversity Action Plan Priority Habitat) along the eastern parts of this allocation (approx. 0.5ha.) which should be excluded.

Education comments**Flood Risk**

Flood Zone 1. Minor watercourse bisects 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 mixed use

Submission Draft Plan Allocation Conclusion

Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary. Highways concerns regarding poor accessibility and access difficult to achieve due to short frontage and dense trees.