

Site Details

Easting	441550	Northing	430407	Site area ha	0.55	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

Site type	Brownfield
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On-site land uses
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Vacant land
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Neighbouring land uses
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Dwellings
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Other land uses - None

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

Description
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Cleared former school site, trees in northern end, bounded partly by wall/railings and surrounded by wider residential.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
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 %	100.00
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Nearest train station	East Garforth
Nearest train station distance (m)	2634.40
Nearest bus stop	4444
Nearest bus stop distance (m)	32.84

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input 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		
Good accessibility		5
Access comments		
Limited frontage to Westfield Lane and mitigation maybe needed for access onto Leeds Road		4
Local network comments		
cumulative issues		4
Mitigation measures		Total score
footway widening to achieve visibility		13
Highways site support		
yes with mitigation		
Contingent on other sites		

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

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported
Supported	

Education comments
Existing school site. Take off SHLAA.

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation
Housing allocation

Submission Draft Plan Allocation Conclusion
Brownfield site of demolished former school. LCC is to market for sale for elderly accommodation.

Site Details

Easting	442458	Northing	427809	Site area ha	1.8	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

Site type	Brownfield
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On-site land uses
-------------------

Manufacturing and Wholesale
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Neighbouring land uses
------------------------

Dwellings
-----------

Office
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Manufacturing and Wholesale
-----------------------------

Other land uses - None

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

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

The site has a current employment use and is set between two housing estates to the north and south (the latter being a new development) and an office development to the south east. Allotments border the site to the north west. Site is flat, long and thin with the only access / road frontage coming from the east. Trees align the boundaries of the site on all sides.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
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	East Garforth
Nearest train station distance (m)	5305.66
Nearest bus stop	7720
Nearest bus stop distance (m)	172.45

Agricultural classification	
Grade	Percent
Grade 4	100

**Barnsdale Road, Allerton Bywater**

Site Plan ref: HG2-135 SHLAA ref: 310

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

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

Public transport accessibility comments

**Rank (1-5)**

4 buses per hour, 100% primary &amp; secondary education, 80% employment

**4**

Access comments

Visibility probably achievable from Barnsdale Road

**5**

Local network comments

Local congestion issues

**3**

Mitigation measures

Junction improvements onto Barnsdale Road

**Total score****12**

Highways site support

Yes with mitigation

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
n/a			

**Network Rail****Yorkshire Water**

Treatment Works Owlwood/Garforth

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

**Environment Agency**

Constraints

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

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor of the disused railway	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

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

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Brownfield site in employment use between two housing estates (one being a new development) and an office development. Suitable in principle for residential.	

Swillington Lane (land on west side of), Swillington

Site Plan ref: n/a                      SHLAA ref: 352

Site Details

Easting	437857	Northing	430576	Site area ha	0.9	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture
-------------

Neighbouring land uses

Agriculture
-------------

Dwellings
-----------

Other land uses

Being used as paddock
-----------------------

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

Description

Field to the west of Swillington outside the settlement. Bounded to the east by a road, to the south and west by trees/hedgerows, and no boundary to the north as cuts across an open field.

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	Woodlesford
Nearest train station distance (m)	1822.36
Nearest bus stop	1777
Nearest bus stop distance (m)	233.90

Agricultural classification	
Grade	Percent
Grade 3	100

**Swillington Lane (land on west side of), Swillington**

Site Plan ref: n/a

SHLAA ref: 352

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion No merging but there is no defensible boundary

**3. Assist in safeguarding the countryside from encroachment**

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	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 performs an important role in safeguarding from encroachment

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

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

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

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

Green Belt site. The site juts out to the west of Swillington, and is unrelated to the existing settlement form. Development could set a precedent for further Green Belt sprawl.

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

Public transport accessibility comments

Rank (1-5)

90% Primary, 90% Health, No Secondary or Employment. Within 700m of 3 buses per hour.

2

Access comments

Suitable access can be achieved from Swillington Lane

5



**Swillington Lane (land on west side of), Swillington**

Site Plan ref: n/a

SHLAA ref: 352

**Local network comments**

The scale of the development should not cause an issue on the local network

**5****Mitigation measures**

Accessibility not ideal but on balance ok due to small scale of development

**Total score****12****Highways site support**

Yes

**Contingent on other sites****Highways England**

Impact No material impact

Network Status

No objection

n/a

**Network Rail****Yorkshire Water**

Treatment Works Owlwood/Garforth

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

**Environment Agency**

Constraints

FZ1 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

Swillington Lane (land on west side of), Swillington

Site Plan ref: n/a                      SHLAA ref: 352

Other	
Heritage England	

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

Conclusions

Submission Draft Plan Allocation	
	Not allocated for housing
Submission Draft Plan Allocation Conclusion	
	Green Belt site. The site juts out to the west of Swillington, and is unrelated to the existing settlement form. Development could set a precedent for further Green Belt sprawl.

Site Details							
Easting	440933	Northing	428713	Site area ha	0.89	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

Site type

Greenfield

On-site land uses

Other

Neighbouring land uses

Dwellings

Agriculture

Other land uses

Open greenspace, appears to be some garden encroachment

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

Description

Greenfield site in Allerton Bywater. The site is well contained with an access point to the west. There are a few TPOs related to the site.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	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 %

0.40

Nearest train station

Woodlesford

Nearest train station distance (m)

4128.72

Nearest bus stop

6427

Nearest bus stop distance (m)

168.70

Agricultural classification

Grade	Percent
Grade 3	100

**Carlton View, Allerton Bywater**

Site Plan ref: HG2-134 SHLAA ref: 827

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)**

Mostly meets accessibility standards

**4**

Access comments

Access achievable from Carlton View, although no direct link to adopted highway (likely ransom strip) - limit development to 30 units max

**3**

Local network comments

Small site with negligible local impact

**5**

Mitigation measures

**Total score****12**

Highways site support

yes

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
n/a			

**Network Rail****Yorkshire Water**

Treatment Works Owlwood/Garforth

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

**Environment Agency**

Constraints

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

## Carlton View, Allerton Bywater

Site Plan ref: HG2-134      SHLAA ref: 827

LCC	
Ecology support	Supported
Supported - but Great Crested Newts recorded on adjacent land	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

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

## Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Site within the existing settlement. Outline permission for residential development approved 2006, not built. Suitable in principle for residential use, subject to detailed design to account for Tree Preservation Order on site.	

Site Details							
Easting	441372	Northing	432744	Site area ha	3.18	SP7	Major Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

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

Other land uses - None

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

Description	
Greenfield site in Garforth. Well contained by development and well connected to residential area. Boundary to the north is less well defined.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	41.16	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	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	East Garforth
Nearest train station distance (m)	359.91
Nearest bus stop	11002
Nearest bus stop distance (m)	199.06

Agricultural classification	
Grade	Percent
Urban	100

# Kennet Lane (land to north of), Garforth

Site Plan ref: n/a

SHLAA ref: 1004

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

Greenbelt assessment not required

## Summary of infrastructure provider comments

### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility

5

Access comments

site accessed by Kennet Lane

5

Local network comments

cumulative issues

4

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

### Highways England

Impact	No material impact	Network Status	No objection
n/a			

### Network Rail

### Yorkshire Water

Treatment Works Owlwood/Garforth

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

### Environment Agency

Constraints

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

LCC	
Ecology support	Not supported
Not supported (RED). Kennet Lane Meadows covers the southern half of this site, based on the open grassland habitat. Also forms part of a valuable wildlife corridor alongside the disused railway.	

Education comments
1232 + 1004 + 3110 +1244 = 6593 houses generates 1648 primary and 659 secondary children. Approx 4x2FE primary schools required.

Flood Risk
Flood Zone 1. Possible surface water flood risk along Southern boundary, where there are also a couple of public sewers. 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
Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Site within existing settlement. Southern half is allocated as N1 greenspace and Local Nature Area on UDP. Greenspace provision has been considered across the HMCA and local preference is to retain as greenspace.



Site Details							
Easting	440016	Northing	431999	Site area ha	5.9	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

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

Other land uses - None

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

Description	Currently used for agriculture the site has no road frontage being surrounded by further fields and a beck to the north. Trees border the site on three sides, apart from the south east boundary where a further field leads to a disused railway track. Sloping site and part of a wider collection of SHLAA sites in this area.
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Spatial relationships

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

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Garforth
Nearest train station distance (m)		1742.89
Nearest bus stop		3356
Nearest bus stop distance (m)		382.26
Agricultural classification		
Grade	Percent	
Grade 3	65.43	
Grade 3b	34.57	

**Selby Road (land south of), Garforth**

Site Plan ref: n/a

SHLAA ref: 1007

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?	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?	

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

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

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

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

Isolated site. Not connected to settlement and has no road frontage. Performs an important role in safeguarding countryside.

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

Public transport accessibility comments

60% 4 buses per hour

Rank (1-5)

3

Access comments

Landlocked site, requires adjacent site for access

3

Local network comments	3
Existing local congestion and significant cumulative issues	
Mitigation measures	Total score 9
Highways site support	
No	
Contingent on other sites	
Yes	

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

Network Rail

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

Environment Agency	
Constraints	
FZ2 & FZ3 slightly encroaches site on boundary where site abuts The Beck (main river). Part of site is on top of Historic Landfill. 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 south-west and fish ponds to the north. Retain a minimum 20 metres corridor to the beck. Otters (fish ponds), bats, White-clawed Crayfish and Water Voles to consider	

Education comments

Flood Risk
Part of site in Flood Zone 1. Land adject to 'The Beck' is in Flood Zones 3A, 3B and 2. There are a number of large ponds within the site, and these appear to connect into The Beck. There are a number of public sewers within the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms	

Other	
Heritage England	

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the existing settlement. There is no road frontage to the site for access.	

Goody Cross Lane (land to the south of), Little Preston

Site Plan ref: n/a                      SHLAA ref: 1013

Site Details

Easting	438694	Northing	430396	Site area ha	1.17	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

Agriculture
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Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

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

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

Greenfield site between Swillington and Little Preston. Borders residential area to the west.
---

Spatial relationships

UDP Designations

N32 Greenbelt	99.76	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.24	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB 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	Woodlesford
Nearest train station distance (m)	2290.81
Nearest bus stop	8816
Nearest bus stop distance (m)	220.11

Agricultural classification	
Grade	Percent
Grade 3	100

**Goody Cross Lane (land to the south of), Little Preston**

Site Plan ref: n/a

SHLAA ref: 1013

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 checked="" 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?	Yes
Do features provide boundaries to contain the development?	No

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

**3. Assist in safeguarding the countryside from encroachment**

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

Green Belt site between Swillington and Little Preston, would significantly reduce the green belt gap.

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

## Public transport accessibility comments

2 buses per hour within 600m of 3 buses per hour. 100% Primary, 100% Health. No Secondary or Employment.

Rank (1-5)

3

## Access comments

The site has no frontage to adopted highway

1

## Goody Cross Lane (land to the south of), Little Preston

Site Plan ref: n/a

SHLAA ref: 1013

### Local network comments

The scale of the development should not cause an issue on the local network

5

### Mitigation measures

None that can overcome the lack of access

Total score

9

### Highways site support

No

### Contingent on other sites

### Highways England

Impact	No material impact	Network Status	No objection
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n/a

### Network Rail

### Yorkshire Water

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

### Environment Agency

#### Constraints

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

### LCC

Ecology support	Supported with mitigation
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Supported with mitigation to protect and enhance the wildlife corridor of the beck and associated woodland to the east. Retain a minimum 20 metres corridor to the beck. Bats, White-clawed Crayfish and Water Voles to consider.

### Education comments

### Flood Risk

Flood Zone 1. However, strip of land adjacent to beck on Eastern boundary at risk of flooding.

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

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

Goody Cross Lane (land to the south of), Little Preston

Site Plan ref: n/a                      SHLAA ref: 1013

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site between Swillington and Little Preston, would significantly reduce the Green Belt gap. As submitted the site has no access to the adopted highway.



Wakefield Road and Barrowby Lane, Garforth

Site Plan ref: n/a                      SHLAA ref: 1044

Site Details

Easting	439916	Northing	433519	Site area ha	21.89	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

Other land uses - None

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

Description	Flat triangular site currently used for agriculture. It is set to the east of Garforth but bordered by housing to the east and north. Farms are located to the south west and further fields beyond. A small pylon runs along part of the northern boundary.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.61	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.39	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	744.54
Nearest bus stop	5789
Nearest bus stop distance (m)	225.04

Agricultural classification	
Grade	Percent
Grade 2	13.87
Grade 3	53.1
Urban	33.03

## Wakefield Road and Barrowby Lane, Garforth

Site Plan ref: n/a

SHLAA ref: 1044

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

### Greenbelt Assessment

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

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	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	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
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#### 4. Preserve the setting and special character of historic towns

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

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

Site has an important strategic purpose in keeping the gap between settlements open and potential to lead to unrestricted sprawl.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Not all of the site meets requirements for primary education and health, difficult for pedestrian crossing A642 to reach local centre

Rank (1-5)

4

Access comments

Size of site would require multiple accesses to be provided

5

## Wakefield Road and Barrowby Lane, Garforth

Site Plan ref: n/a

SHLAA ref: 1044

### Local network comments

Local congestion issues and potential for significant cumulative impact with other nearby sites

3

### Mitigation measures

Unclear whether sufficient mitigation and capacity improvements can be achieved

Total score

12

### Highways site support

Yes with mitigation

### Contingent on other sites

### Highways England

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

### Network Rail

### Yorkshire Water

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

### Environment Agency

#### Constraints

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

### LCC

Ecology support	Supported
Supported	

### Education comments

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

### Flood Risk

Flood Zone 1. There is a field drain running across middle of site, and the land immediately adjacent to this is at risk of surface water flooding. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

Wakefield Road and Barrowby Lane, Garforth

Site Plan ref: n/a                      SHLAA ref: 1044

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. It has an important strategic purpose in keeping the gap between settlements open. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.

Wakefield Road - Clearview Farm, Garforth LS25

Site Plan ref: n/a SHLAA ref: 1100

Site Details

Easting	439724	Northing	433304	Site area ha	3.58	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

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

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

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

Spatial relationships

UDP Designations

N32 Greenbelt	99.69	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.31	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Garforth
Nearest train station distance (m)	982.89
Nearest bus stop	9935
Nearest bus stop distance (m)	157.75

Agricultural classification	
Grade	Percent
Grade 3	62.23
Urban	37.77

**Wakefield Road - Clearview Farm, Garforth LS25**

Site Plan ref: n/a

SHLAA ref: 1100

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion No merging of settlements

**3. Assist in safeguarding the countryside from encroachment**

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

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

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

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

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

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

Well connected to settlement. Tree line to north west boundary contain site reducing potential for further sprawl.

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

Public transport accessibility comments

Railway station just outside 800m buffer, difficult for pedestrians crossing A642 to reach local centre

Rank (1-5)

4

Access comments

Highway frontage likely to be insufficient for required sightlines

3

**Wakefield Road - Clearview Farm, Garforth LS25**

Site Plan ref: n/a

SHLAA ref: 1100

**Local network comments**

Local congestion/capacity issues and potential for significant cumulative impact with other nearby sites

**3****Mitigation measures**

Unclear whether sufficient mitigation and capacity improvements can be achieved

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

No

**Contingent on other sites**

Yes

**Highways England**

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

**Network Rail****Yorkshire Water**

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

**Environment Agency****Constraints**

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

**LCC**

Ecology support	Not supported
Not supported (RED). No site-based designations but Water Vole records in drain to north of the site.	

**Education comments**

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

**Flood Risk****Flood Zone 1**

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**

Wakefield Road - Clearview Farm, Garforth LS25

Site Plan ref: n/a                      SHLAA ref: 1100

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. It has an important strategic purpose in keeping the gap between settlements open. On its own the site would not relate well to the existing settlement form. The proposed HS2 rail line runs to the north west. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.



Park Lane / Doctor's Lane (land off), Allerton Bywater

Site Plan ref: HG3-20      SHLAA ref: 1149A

Site Details

Easting	441537	Northing	428515	Site area ha	40.56	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Water Storage and Treatment
-----------------------------

Other land uses - None

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

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

Large site that adjoins the northern border of Allerton Bywater, this used to be a railway line and is set on an embankment preventing access to the majority of the site. Site has an agriculture use with two sections of woodland in the central part, the south east section has a road frontage and is well linked to residential development.

Spatial relationships

UDP Designations

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

Core Strategy

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 %	8.69
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Nearest train station	East Garforth
Nearest train station distance (m)	4526.58
Nearest bus stop	9373
Nearest bus stop distance (m)	409.17

Agricultural classification

Grade	Percent
Grade 3	20.87
Grade 4	5.92
Grade 3b	64.04
Grade 3a	9.17

Park Lane / Doctor's Lane (land off), Allerton Bywater

Site Plan ref: HG3-20      SHLAA ref: 1149A

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
3/4bph, 40% employment, 40% primary and secondary education, 40% primary health		2
Access comments		
Single access on to Park Lane achievable, needs further accesses for size of site		2
Local network comments		
congestion issues A656 / Park Lane		2
Mitigation measures		Total score
Major works required can't deliver without 1149B		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	

Park Lane / Doctor's Lane (land off), Allerton Bywater

Site Plan ref: HG3-20      SHLAA ref: 1149A

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion

The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. Split from former single site at Issues and Options, to separate out 1149B which is Green Belt in southern part and is not to be allocated. Large agricultural site with two sections of woodland in the central part, the south east section has a road frontage and is well linked to residential development. Concern at the scale of the site in relation to the size of Allerton Bywater, and including local preference determined to retain as safeguarded land because on balance are better sites and strategic options for development earlier than this one.

Park Lane / Doctor's Lane (land off), Allerton Bywater

Site Plan ref: n/a                      SHLAA ref: 1149B

Site Details

Easting	442360	Northing	428206	Site area ha	12.33	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

Site type	Greenfield
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On-site land uses
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Agriculture
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Neighbouring land uses
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Agriculture
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Dwellings
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Office
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Other land uses - None

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

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

Agricultural fields and small area of car park hardstanding, all bounded by trees. Road frontages to south and east, open fields to north and west (adjacent PAS site) and residential and an office building to the south.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	1.50
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	4898.84
Nearest bus stop	1129
Nearest bus stop distance (m)	158.30

Agricultural classification	
Grade	Percent
Grade 3	61.19
Grade 4	38.81

**Park Lane / Doctor's Lane (land off), Allerton Bywater**

Site Plan ref: n/a

SHLAA ref: 1149B

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion No merging of settlements

**3. Assist in safeguarding the countryside from encroachment**

Strong defensible boundary between site and urban area	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?	

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**

Would constitute rounding off with defensible boundaries, however, without development of 1149B (now identified to remain as PAS) could lead to encroachment and sprawl.

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

Public transport accessibility comments

3/4bph, 40% employment, 40% primary and secondary education, 40% primary health

Rank (1-5)

2

Access comments

Single access on to Park Lane achievable

4

Park Lane / Doctor's Lane (land off), Allerton Bywater

Site Plan ref: n/a                      SHLAA ref: 1149B

Local network comments		3
congestion issues A656 / Park Lane		
Mitigation measures		Total score 9
Major works required possibly new signaled junction Park Lane / A656 junction		
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Park Lane / Doctor's Lane (land off), Allerton Bywater

Site Plan ref: n/a                      SHLAA ref: 1149B

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Could constitute rounding off of the settlement with defensible boundaries. However, concern at the scale of the site in relation to the size of Allerton Bywater. On balance there are better sites and strategic options for development elsewhere.

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

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

Other land uses - None

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

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

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Grade 3	3.98
Grade 3b	96.02



**Barwick Road (land north of), Garforth**

Site Plan ref: n/a

SHLAA ref: 1165

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion No merging of settlements

**3. Assist in safeguarding the countryside from encroachment**

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

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

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

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

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

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

Public transport accessibility comments

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

Rank (1-5)

3

**Barwick Road (land north of), Garforth**

Site Plan ref: n/a

SHLAA ref: 1165

**Access comments**

No frontage onto highway, requires other site for access

**2****Local network comments**

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

**3****Mitigation measures**

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

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

No

**Contingent on other sites****Highways England**

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

**Network Rail****Yorkshire Water**

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

**Environment Agency****Constraints**

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

**LCC**

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

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

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

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

**Utilities****Gas**

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

Barwick Road (land north of), Garforth

Site Plan ref: n/a                      SHLAA ref: 1165

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

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

Hall Farm Road (paddock to the rear of), Micklefield LS25

Site Plan ref: n/a                      SHLAA ref: 1169

Site Details

Easting	443931	Northing	433684	Site area ha	1.01	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

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
-------------

Small field bordered by residential properties on three sides, to the north are further fields. Gently sloping site that due to the topography is raised slightly above the surrounding houses. Trees line the boundaries and there are two access points, one to the south and the other to the east.

Spatial relationships

UDP Designations

N32 Greenbelt	98.56	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.44	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	2442.36
Nearest bus stop	10894
Nearest bus stop distance (m)	168.99

Agricultural classification	
Grade	Percent
Grade 2	100

**Hall Farm Road (paddock to the rear of), Micklefield LS25**

Site Plan ref: n/a

SHLAA ref: 1169

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?	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**

Well related to settlement. Development would round off this part of Micklefield. Well contained reducing potential for further sprawl.

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

Public transport accessibility comments

Poor bus services, rail available but outside 800m buffer

Rank (1-5)

2

Access comments

Access achievable onto St Helens Drive

5

**Hall Farm Road (paddock to the rear of), Micklefield LS25**

Site Plan ref: n/a

SHLAA ref: 1169

**Local network comments**

Small site with no significant impact, but cumulative issues with much larger adjacent sites

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

Yes

**Contingent on other sites****Highways England**

Impact	No material impact	Network Status	No objection
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n/a

**Network Rail****Yorkshire Water**

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

**Environment Agency****Constraints**

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

**LCC**

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

Supported

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

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

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

Hall Farm Road (paddock to the rear of), Micklefield LS25

Site Plan ref: n/a                      SHLAA ref: 1169

Other
Heritage England

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

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Green Belt site. Whilst the site is well related to the existing settlement pattern, it is subject to a planning obligation requiring its partial retention and laying out as a tree belt in association with an adjacent planning permission. As it has not been possible to secure the provision of the tree belt through voluntary means or court action a compulsory purchase order was made, which was approved following an inquiry in April 2013.

Honeysuckle Close (adjacent to) , Micklefield (land to south of)

Site Plan ref: n/a SHLAA ref: 1173

Site Details							
Easting	444609	Northing	432048	Site area ha	8.3	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

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

Other land uses - None

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

Description	
Flat site set just to the south of the main settlement. Currently in agricultural use as a single field. This is bordered on two sides by woodland, to the east the main road provides a frontage whilst to the north the site abuts grazing land that was part of an old quarry.	

Spatial relationships

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

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	East Garforth
Nearest train station distance (m)	3191.93
Nearest bus stop	911
Nearest bus stop distance (m)	417.42

Agricultural classification	
Grade	Percent
Grade 2	38.45
Grade 3a	61.55



**Honeysuckle Close (adjacent to) , Micklefield (land to south of)**

Site Plan ref: n/a

SHLAA ref: 1173

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 checked="" type="checkbox"/>

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

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

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

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

Coalescence Conclusion	No merging of settlements
------------------------	---------------------------

**3. Assist in safeguarding the countryside from encroachment**

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

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
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**4. Preserve the setting and special character of historic towns**

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

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

Set to the south of Micklefield the site only connected by one boundary. Development would extend the settlement significantly to the south and presents a significant encroachment into the Green Belt.
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**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

100% rail

Rank (1-5)

3

Access comments

Frontage to Great North Road should provide visibility

5

**Honeysuckle Close (adjacent to) , Micklefield (land to south of)**

Site Plan ref: n/a

SHLAA ref: 1173

Local network comments		4
Cumulative issues		
Mitigation measures		Total score
		12
Highways site support		
Yes		
Contingent on other sites		

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

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

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

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to enhance the adjacent woodland to the east and south west by planting up an area of at least 0.15 hectares towards the southern corner of the site.	

Education comments	
2157A+1176+1270+1173 = 1248 houses generates 312 primary and 125 secondary children. 1.5FE primary school required.	

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

Utilities	
Gas	

Electric	
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Fire and Rescue	
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Honeysuckle Close (adjacent to) , Micklefield (land to south of)

Site Plan ref: n/a                      SHLAA ref: 1173

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is set on the southern edge of Micklefield. Development would extend the settlement significantly to the south and presents a significant encroachment into the Green Belt.

Micklefield Railway Station Car Park (land to north of), Micklefield, LS25

Site Plan ref: HG2-126      SHLAA ref: 1174

Site Details							
Easting	444632	Northing	432746	Site area ha	0.66	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

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

Other land uses - None

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

Description	Triangular shaped flat site set between Micklefield station and existing housing. Currently an agricultural use, the field borders the station car park to the south, the houses to the north are separated by a small access road that runs along the boundary. There is a small gap in the north east corner where the field links to further fields that are designated as a future housing site through the UDP. Trees line the the eastern boundary.
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Spatial relationships

UDP Designations

N32 Greenbelt	85.19	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	14.81	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	3.02
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Nearest train station	East Garforth
Nearest train station distance (m)	3070.67
Nearest bus stop	3207
Nearest bus stop distance (m)	208.59

Agricultural classification	
Grade	Percent
Grade 2	100

**Micklefield Railway Station Car Park (land to north of), Micklefield, LS25****Site Plan ref: HG2-126      SHLAA ref: 1174**

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

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

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

Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl
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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 of settlements
------------------------	---------------------------

**3. Assist in safeguarding the countryside from encroachment**

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

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

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

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

Development would slightly extend the settlement. Adjacent to railway station. Well contained with low potential for further sprawl.
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**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
100% rail	3

Access comments	
Access via Garden Village is not suitable	1

**Micklefield Railway Station Car Park (land to north of), Micklefield, LS25****Site Plan ref: HG2-126     SHLAA ref: 1174**

Local network comments		4
Cumulative issues		
Mitigation measures		Total score 8
Highways site support		
No		
Contingent on other sites		

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

Network Rail
Impact on existing station, opportunity for increased car parking

Yorkshire Water	
Treatment Works	Micklefield
There is capacity at Micklefield 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 under1 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

Micklefield Railway Station Car Park (land to north of), Micklefield, LS25

Site Plan ref: HG2-126      SHLAA ref: 1174

Other
Heritage England

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

Conclusions

Submission Draft Plan Allocation
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Housing allocation

Submission Draft Plan Allocation Conclusion
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Green Belt site, low potential for sprawl as well contained by residential development to the north, railway station and railway line to the south, and the A1(M) to the east. Development would effectively constitute rounding off of the settlement north of the railway. Access would only be possible through the adjacent site HG1-306 to the north east.

Site Details							
Easting	441290	Northing	429716	Site area ha	3.03	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

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

Description	Currently an agricultural use the site consists of a square shaped field bordered by trees. It has a road frontage along the western boundary and abuts a Site of Ecological and Geological Importance (SEGI) to the east (the SHLAA site has been separated so this section is no longer included within this site).
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Spatial relationships

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

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

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

Other Spatial Relationships		
LCC ownership %	0.03	
Nearest train station	East Garforth	
Nearest train station distance (m)	3337.85	
Nearest bus stop	1249	
Nearest bus stop distance (m)	279.50	

Agricultural classification	
Grade	Percent
Grade 3	100



**Brigshaw Lane (land to east of), Kippax**

Site Plan ref: HG2-132 SHLAA ref: 1175A

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion No merging but there is no defensible boundary

**3. Assist in safeguarding the countryside from encroachment**

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	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?	

Character Conclusion Marginal effect on the setting &amp; 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**

Set to the south of settlement but is linked to the north and west. No defensible boundary to south could lead to further sprawl.

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

Public transport accessibility comments

Meets CS guidance

Rank (1-5)

5

Access comments

Brigshaw Lane will provide access

5

**Brigshaw Lane (land to east of), Kippax**

Site Plan ref: HG2-132 SHLAA ref: 1175A

Local network comments		4
cumulative issues		
Mitigation measures		Total score
		14
Highways site support		
yes		
Contingent on other sites		

Highways England	
Impact	Network Status
No objection	

Network Rail

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

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

LCC	
Ecology support	Supported
Supported	

Education comments

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

Utilities
Gas

Electric

Fire and Rescue

Telecoms

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

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site, agricultural field with road frontage. Set to the south of settlement which could lead to further sprawl due to no clear boundary, but is linked to the north and west so relates well to the existing settlement. Adjacent to a Site of Ecological and Geological Importance (SEGI) to the east.	

Site Details							
Easting	441425	Northing	429772	Site area ha	1.01	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

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

Other land uses - None

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

Description	
The site is designated as a Site of Ecological & Geological Importance (SEGI). Site is roughly square, flat and overgrown. A pylon is situated in the south east corner.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.74
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Nearest train station	East Garforth
Nearest train station distance (m)	3272.84
Nearest bus stop	1249
Nearest bus stop distance (m)	241.39

Agricultural classification	
Grade	Percent
Grade 3	100

**Brigshaw Lane (land to east of), Kippax**

Site Plan ref: n/a

SHLAA ref: 1175B

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion No merging but there is no defensible boundary

**3. Assist in safeguarding the countryside from encroachment**

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

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

Character Conclusion Significant effect on the setting and special character of historic features

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

Protected SEGI. Performs important function in protecting countryside.

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

Public transport accessibility comments

OK PT poor other

Rank (1-5)

3

Access comments

No access without 1175A

2

**Brigshaw Lane (land to east of), Kippax**

Site Plan ref: n/a

SHLAA ref: 1175B

Local network comments		4
cumulative issues		
Mitigation measures		Total score
		9
Highways site support		
yes		
Contingent on other sites		

Highways England	
Impact	Network Status
No objection	
Network Rail	

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

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

LCC	
Ecology support	Not supported
Not supported (RED). The site includes part of Kippax Measow SEGI which is important for calcareous grassland and scrub.	

Education comments

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

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Brigshaw Lane (land to east of), Kippax

Site Plan ref: n/a                      SHLAA ref: 1175B

Other
Heritage England

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

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Green Belt site and a protected Site of Ecological and Geological Importance (SEGI) on the existing UDP. West Yorkshire Ecology have objected to its potential development. Site could potentially to lead to unrestricted sprawl and performs an important role in safeguarding countryside from encroachment.

Site Details							
Easting	444296	Northing	432596	Site area ha	4.3	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

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

Other land uses - None

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

Description	
Gently sloping, triangular shaped site which abuts housing to the east. Currently used for agriculture the site is a single field but has allotments currently in use in the southern corner. A road frontage runs along the northern boundary, to the west is offices and to the south of this is a steep bank that was part of an old quarry.	

Spatial relationships

UDP Designations		
N32 Greenbelt	1.19	% overlap
N34 PAS	97.38	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.44	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	East Garforth	
Nearest train station distance (m)	2756.45	
Nearest bus stop	3207	
Nearest bus stop distance (m)	161.16	

Agricultural classification	
Grade	Percent
Grade 2	27.69
Grade 3b	24.67
Grade 3a	47.65



**Pit Lane (land to south of), Micklefield****Site Plan ref: HG2-125      SHLAA ref: 1176**

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

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

100% rail

**Rank (1-5)****4****Access comments**

Visibility achievable on Pit Lane, however narrow road with footway on on side and has limited visibility at junction with Great North Road

**5****Local network comments**

Cumulative issues

**4****Mitigation measures**

Junction improvement of Pit Lane and Great North Road

**Total score****13****Highways site support**

Yes with mitigation

**Contingent on other sites****Highways England**

Impact   No material impact   Network Status   No objection

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

**Network Rail**

Possible impact on Mickelfield Parkway

**Yorkshire Water**

Treatment Works   Micklefield

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

**Environment Agency**

Constraints

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

Pit Lane (land to south of), Micklefield

Site Plan ref: HG2-125      SHLAA ref: 1176

LCC	
Ecology support	Supported
Supported	

Education comments
2157A+1176+1270+1173 = 1248 houses generates 312 primary and 125 secondary children. 1.5FE primary school required.

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

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

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

Conclusions

Submission Draft Plan Allocation
Housing allocation

Submission Draft Plan Allocation Conclusion
Protected Area of Search (PAS) site on UDP, not Green Belt, with long road frontage and adjoining housing to the east. Suitable in principle for residential use. Majority is agricultural field with southern part in current use for allotments and smallholdings whereby their retention or replacement would be considered at detailed design stage.

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

Site Plan ref: n/a SHLAA ref: 1226

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

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

Other land uses - None

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

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

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Garforth
Nearest train station distance (m)	737.41
Nearest bus stop	4418
Nearest bus stop distance (m)	326.07

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

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

Site Plan ref: n/a

SHLAA ref: 1226

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

### Greenbelt Assessment

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

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

#### 2. Prevent neighbouring towns from merging

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

#### 3. Assist in safeguarding the countryside from encroachment

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

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

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

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

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

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

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

Rank (1-5)

3

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

Site Plan ref: n/a

SHLAA ref: 1226

### Access comments

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

4

### Local network comments

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

2

### Mitigation measures

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

Total score

9

### Highways site support

No

### Contingent on other sites

### Highways England

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

### Network Rail

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

### Yorkshire Water

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

### Environment Agency

#### Constraints

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

### LCC

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

### Education comments

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

### Flood Risk

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

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

### Utilities

#### Gas

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

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

Site Plan ref: n/a                      SHLAA ref: 1226

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

Conclusions

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

Stourton Grange Farm North, Selby Road - Ridge Road, Garforth

Site Plan ref: n/a                      SHLAA ref: 1232A

Site Details

Easting	442454	Northing	433468	Site area ha	137.74	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses
Agriculture

Neighbouring land uses
Agriculture
Dwellings

Other land uses - None

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

Description
Green belt site, majority is agricultural fields plus farm buildings and a pond and strands of trees. Bounded by roads to the north and east, housing to the west, and railway line to the south.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.50	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	977.11
Nearest bus stop	5486
Nearest bus stop distance (m)	778.61

Agricultural classification	
Grade	Percent
Grade 2	99.85
Grade 3a	0.15

**Stourton Grange Farm North, Selby Road - Ridge Road, Garforth**

Site Plan ref: n/a

SHLAA ref: 1232A

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

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

**3. Assist in safeguarding the countryside from encroachment**

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

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

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

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

Large site that would result in significant encroachment in the Green Belt. Well contained by roads/railway around the site but would greatly reduce separation between Garforth and Micklefield.

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

Public transport accessibility comments

10% 4bph, 10% rail, otherwise fails to meet standards

Rank (1-5)

2

Access comments

Large scale development, will require multiple access points, access positions on Ridge Road need to be considered in conjunction with access to large development site opposite

5



Stourton Grange Farm North, Selby Road - Ridge Road, Garforth

Site Plan ref: n/a                      SHLAA ref: 1232A

Local network comments		
Significant cumulative issues, improvements to A63 corridor will be necessary.		4
Mitigation measures		Total score
A63 corridor and M1 junction 47 improvements, linkages to East Garforth will need to be established.		11
Highways site support		
yes, but likely significant external network capacity issues		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Stourton Grange Farm North, Selby Road - Ridge Road, Garforth

Site Plan ref: n/a                      SHLAA ref: 1232A

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Very large Green Belt site to east of Garforth (split from former single site at Issues and Options, into 1232A north of railway, and HG2-124 (1232B) south of railway). North portion 1232A not as favoured as HG2-124 through local preference, and because it is closer to HS2.

Stourton Grange Farm South, Selby Road - Ridge Road, Garforth

Site Plan ref: HG2-124      SHLAA ref: 1232B

Site Details

Easting	442313	Northing	432280	Site area ha	147.31	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture
Dwellings
Water storage
Unmanaged Forest
Shops

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

Green belt site. The site comprises agricultural fields, a garden centre (with restaurant), an outdoor clothing store, a caravan park, a tree belt, and a covered reservoir. Bounded by housing (rear gardens) and some tree belts to the west, railway line to the north, road to the east with further fields beyond, and road to the south with fields beyond.

Spatial relationships

UDP Designations

N32 Greenbelt	99.80	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.11	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.01
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	1060.13
Nearest bus stop	8010
Nearest bus stop distance (m)	741.45

Agricultural classification	
Grade	Percent
Grade 2	94.92

## Stourton Grange Farm South, Selby Road - Ridge Road, Garforth

Site Plan ref: HG2-124 SHLAA ref: 1232B

Grade 3	1.78
Urban	0.31
Grade 3b	2.98

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

### Greenbelt Assessment

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

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

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

#### 3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

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

Character Conclusion 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

Very large site that would result in significant encroachment in the Green Belt. Well contained by roads/railway around the site but would reduce separation between Garforth and Micklefield. Good potential for landscape buffer on all boundaries if needed.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

10% 4bph, 10% rail, otherwise fails to meet standards

Rank (1-5)

2

Stourton Grange Farm South, Selby Road - Ridge Road, Garforth

Site Plan ref: HG2-124      SHLAA ref: 1232B

Access comments		
Large scale development, will require multiple access points, access positions on Ridge Road need to be considered in conjunction with access to large development site opposite	5	
Local network comments		
Significant cummulative issues, improvements to A63 corridor will be necessary.	4	
Mitigation measures		Total score
A63 corridor and M1 junction 47 improvements, linkages to East Garforth will need to bee established.		11
Highways site support		
yes, but likely significant external network capacity issues		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). Likely to be indirect recreational impacts on Roach Lime Hills, and also on woodland areas witin this site and sensitive woodland areas along west boundary.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Stourton Grange Farm South, Selby Road - Ridge Road, Garforth

Site Plan ref: HG2-124     SHLAA ref: 1232B

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	Very large Green Belt site HG2-124 incorporates former sites 1244, 3110, 5171, 5255, 5289 and 5298 and is dependent on comprehensive development with masterplanning. Site capacity reduced to allow for build out rates in the plan period. The railway line to the north and existing roads to east and south create defensible boundaries. Site chosen through local preference, and because it is further from proposed HS2. A large site will improve opportunity for securing new facilities/services compared to smaller sites to the west and north of Garforth. Good road links and strong defensible boundaries. Development to include a green corridor/park to west of the site and substantial landscaping/planting along the eastern boundary. Part of the site must be reserved for education use.

Astley Lane (land to the north and east of), Swillington,

Site Plan ref: n/a                      SHLAA ref: 1237

Site Details

Easting	438896	Northing	429628	Site area ha	6.17	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture
-------------

Neighbouring land uses

Agriculture
-------------

Manufacturing and Wholesale
-----------------------------

Other land uses - None

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

Description

Greenfield site to the south of Swillington. Separated from residential area by industrial estate to the north.
---

Spatial relationships

UDP Designations

N32 Greenbelt	94.58	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	5.42	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB 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	Woodlesford
Nearest train station distance (m)	2147.61
Nearest bus stop	7695
Nearest bus stop distance (m)	467.26

Agricultural classification	
Grade	Percent
Grade 3	100

**Astley Lane (land to the north and east of), Swillington,**

Site Plan ref: n/a

SHLAA ref: 1237

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

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

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	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?	
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 to the south of Swillington. Development would extend the settlement to the south and could set a precedent for further sprawl to the north and east of the site.

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

Public transport accessibility comments	Rank (1-5)
5% Health, 40% Primary, No Secondary, No Employment, No Transport	1

**Access comments**

Frontage on Astley Lane with scope for required visibility	4
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**Astley Lane (land to the north and east of), Swillington,**

Site Plan ref: n/a

SHLAA ref: 1237

**Local network comments**

The scale of the development should not cause an issue on the local network

**5****Mitigation measures**

Speed limit reduction from National to 30mph along and in advance of site frontage may also require traffic calming features to support reduction

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

No

**Contingent on other sites****Highways England**

Impact	No material impact	Network Status	No objection
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n/a

**Network Rail****Yorkshire Water**

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

**Environment Agency****Constraints**

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

**LCC**

Ecology support	Supported with mitigation
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Supported with mitigation to protect and enhance the beck that flows down the east of the site (which flows to St Aidans). Provide a 20 metre buffer from the beck.

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

Flood Zone 1. Fleakingley Beck runs along Eastern boundary of the site. Public sewer runs across SW corner of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

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

Astley Lane (land to the north and east of), Swillington,

Site Plan ref: n/a                      SHLAA ref: 1237

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site to the south of Swillington. Although it borders an industrial/trading estate, the site is poorly connected with the residential area of Swillington. Development would extend the settlement to the south and could set a precedent for further sprawl to the north and east of the site. Highways concerns regarding poor accessibility.

Pit Lane and Roman Road (land between), Micklefield

Site Plan ref: n/a SHLAA ref: 1269

Site Details

Easting	443412	Northing	432286	Site area ha	27.66	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Mineral works and quarries
----------------------------

Other land uses - None

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

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

Large flat site currently with an agricultural use. Fields surround a farm in the centre, the site is bordered to the south and west by roads. There is a quarry to the east and some sporadic housing that runs along the north east boundary. Trees line the northern border containing the site.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.26	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	1986.10
Nearest bus stop	12951
Nearest bus stop distance (m)	836.46

Agricultural classification	
Grade	Percent
Grade 2	100

**Pit Lane and Roman Road (land between), Micklefield**

Site Plan ref: n/a

SHLAA ref: 1269

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

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

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

**3. Assist in safeguarding the countryside from encroachment**

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

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

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

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

Isolated site that does not relate to settlement. Development would reduce the separation between Garforth and Micklefield and set a precedent for further sprawl.

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

Public transport accessibility comments

The site fails all the accessibility criteria

Rank (1-5)

**1**

Access comments

Has frontage access to the highway

**4**

## Pit Lane and Roman Road (land between), Micklefield

Site Plan ref: n/a

SHLAA ref: 1269

Local network comments

Local congestion issues

3

Mitigation measures

Total score

8

Highways site support

No

Contingent on other sites

Would require the development of 1232 and 2157 to meet CS standards

### Highways England

Impact Major Impact

Network Status

Likely to require significant physical mitigation

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

### Network Rail

### Yorkshire Water

Treatment Works

Owlwood/Garforth

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

### Environment Agency

Constraints

FZ1 over 1 ha - see comments in main text of our response. Site abuts Peckfield Landfill site

### LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor function of the land to the north, and tree belt along the roadside to the west i.e. minimum 20 metre buffer along northern boundary and retention of vegetation along road to the west.

Education comments

Flood Risk

Flood Zone 1. Part of site shown to be at risk of surface water flooding.

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

### Utilities

Gas

Electric

Fire and Rescue

Pit Lane and Roman Road (land between), Micklefield

Site Plan ref: n/a                      SHLAA ref: 1269

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Isolated site, unrelated to the existing settlement of Micklefield. Development would set a precedent for unrestricted sprawl and contribute to the coalescence of Garforth and Micklefield. Highways concerns regarding poor accessibility.

Pit Lane and The Crescent (land between), Micklefield

Site Plan ref: n/a                      SHLAA ref: 1270

Site Details

Easting	444319	Northing	432359	Site area ha	14.78	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Mineral works and quarries
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Other land uses - None

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

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

The site is a disused part of the quarry to the west, it now has an agricultural use as grazing land. The eastern section borders the southern part of Micklefield, here the site slopes steeply upwards before levelling off once it is much higher than the settlement.

Spatial relationships

UDP Designations

N32 Greenbelt	94.99	% overlap
N34 PAS	0.03	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	4.98	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	2827.36
Nearest bus stop	12482
Nearest bus stop distance (m)	205.68

Agricultural classification	
Grade	Percent
Grade 2	98.95
Grade 3b	0.23
Grade 3a	0.82

**Pit Lane and The Crescent (land between), Micklefield**

Site Plan ref: n/a

SHLAA ref: 1270

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

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

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

**2. Prevent neighbouring towns from merging**

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

**3. Assist in safeguarding the countryside from encroachment**

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

Site is set to the west of settlement and doesn't relate particularly well. However, it is fairly well contained by the quarry to the west which reduces potential for further sprawl.

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

Public transport accessibility comments	Rank (1-5)
4 buses per hour, 100% primary, 40% secondary, 100% health	4

**Access comments**

Frontage onto Moorleigh Drive	5
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## Pit Lane and The Crescent (land between), Micklefield

Site Plan ref: n/a

SHLAA ref: 1270

### Local network comments

Small site with no significant impact

5

### Mitigation measures

Total score

14

### Highways site support

Yes

### Contingent on other sites

### Highways England

Impact Major Impact

Network Status

Likely to require significant physical mitigation

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

### Network Rail

### Yorkshire Water

Treatment Works

Micklefield

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

### Environment Agency

Constraints

FZ1 over 1 ha - see comments in main text of our response. Site abuts Peckfield Landfill site

### LCC

Ecology support

Not supported

Not supported (RED). Possible Magnesian Limestone grassland areas that will need to be removed - further botanical survey required and Red areas will need to be assessed against Local Wildlife Site (SEGI) criteria.

### Education comments

2157A+1176+1270+1173 = 1248 houses generates 312 primary and 125 secondary children. 1.5FE primary school required.

### Flood Risk

Flood Zone 1. Field drain along NW boundary.

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

### Utilities

Gas

Electric

Fire and Rescue

Pit Lane and The Crescent (land between), Micklefield

Site Plan ref: n/a                      SHLAA ref: 1270

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is adjacent to an existing quarry and slopes steeply because of this. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl. Development would be highly visible due to the height and sloping nature of the land.

Newfield Lane - land at Manor House Farm, Ledsham

Site Plan ref: n/a                      SHLAA ref: 1276

Site Details

Easting	445761	Northing	429737	Site area ha	0.73	SP7	Other Rural Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses
Agriculture
Dwellings

Neighbouring land uses
Agriculture
Dwellings

Other land uses - None

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

Description
Part brownfield containing farm buildings and hardstanding, and part greenfield grazing field. Bounded by road frontage or hedgerows.

Spatial relationships

UDP Designations

N32 Greenbelt	66.21	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	5332.78
Nearest bus stop	14
Nearest bus stop distance (m)	215.38

Agricultural classification	
Grade	Percent
Grade 2	100

Newfield Lane - land at Manor House Farm, Ledsham

Site Plan ref: n/a                      SHLAA ref: 1276

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

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

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Flood Risk

--

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

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

Claypit Lane, Hill Top Farm, Ledsham

Site Plan ref: n/a SHLAA ref: 1277

Site Details

Easting	445385	Northing	429784	Site area ha	3.29	SP7	Other Rural Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

Site type	Mixed
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On-site land uses

Agriculture
Dwellings

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

Agricultural field with some tree cover, farm buildings and dwellings with gardens. Steep bank down to Park Lane.

Spatial relationships

UDP Designations

N32 Greenbelt	91.88	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	5011.92
Nearest bus stop	12701
Nearest bus stop distance (m)	128.49

Agricultural classification	
Grade	Percent
Grade 2	100

Claypit Lane, Hill Top Farm, Ledsham

Site Plan ref: n/a                      SHLAA ref: 1277

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

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Claypit Lane, Hill Top Farm, Ledsham

Site Plan ref: n/a                      SHLAA ref: 1277

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Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

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



Moorleigh Drive, South of Pondfields Drive, Kippax

Site Plan ref: n/a                      SHLAA ref: 1321

Site Details							
Easting	441689	Northing	430637	Site area ha	0.33	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

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

Other land uses - None

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

Description	
The site is the central section of a larger allotment site. Small and roughly square the site appears to have been vacant for some time, and is overgrown. Residential properties border the site to the east and west, access is also available via a road to the west.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	99.99	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
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	East Garforth
Nearest train station distance (m)	2406.52
Nearest bus stop	2357
Nearest bus stop distance (m)	127.83

Agricultural classification	
Grade	Percent
Urban	100

**Moorleigh Drive, South of Pondfields Drive, Kippax**

Site Plan ref: n/a

SHLAA ref: 1321

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 Core Strategy standards in most areas but falls short of secondary education

**4**

Access comments

Has access onto Pondfields Drive

**5**

Local network comments

Spare capacity in this area

**5**

Mitigation measures

None

**Total score****14**

Highways site support

Yes

Contingent on other sites

No

**Highways England**

Impact No material impact Network Status No objection

n/a

**Network Rail****Yorkshire Water**

Treatment Works Owlwood/Garforth

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

**Environment Agency**

Constraints

FZ1 under1 ha. See comments in main text of our response.

Moorleigh Drive, South of Pondfields Drive, Kippax

Site Plan ref: n/a                      SHLAA ref: 1321

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

Planning History    Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
12/02642/CLE	Certificate of Existing lawful use of allotments as vacant land	W	98

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Site is part of a larger UDP N1a allotment allocation and local preference is for retention as such. The allotments are designated as green space in the Site Allocations Plan. Development would be set within the middle of the allotment area, so likely to set a precedent for further pressure to release adjacent land.	

Site Details							
Easting	440644	Northing	428414	Site area ha	2.92	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics	
Site type	50:50 green/brown
On-site land uses	
Agriculture	
Dwellings	
Gypsy and traveller site	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

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

Description	The site is flat, roughly square and joined by residential development to the east and the north. The land has a mix of uses, residential properties are located in the south west corner, a farm building currently used as a kennels is to the south east and a private gypsy and traveller site (1 pitch) is to the north west. Above this to the north is vacant grassland. The site is contained to the west by a dense tree line and to the north by a public footpath.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.98	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.02	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Woodlesford
Nearest train station distance (m)	3880.53
Nearest bus stop	1045
Nearest bus stop distance (m)	245.73

Agricultural classification	
Grade	Percent
Grade 4	100

**Ninevah Lane, Allerton Bywater****Site Plan ref: HG2-133     SHLAA ref: 1357**

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

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

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

**2. Prevent neighbouring towns from merging**

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

**3. Assist in safeguarding the countryside from encroachment**

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

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

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

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

Strong links to settlement. Well contained by tree to west reducing potential for further sprawl.
---

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

Public transport accessibility comments	Rank (1-5)
Good accessibility	5
Access comments	
access from Ninevah Lane	5

## Ninevah Lane, Allerton Bywater

Site Plan ref: HG2-133 SHLAA ref: 1357

Local network comments		5
no issues		
Mitigation measures		Total score 15
Ninevah Lane would need improvements to width and pedestrian facilities		
Highways site support		
Yes with mitigation		
Contingent on other sites		

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

Network Rail

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

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

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided to protect and enhance the adjacent Lowther North Site of Ecological and Geological Interest, particularly provision of native hedgerow and scrub planting in the south western corner and a biodiversity buffer (not private garden space) along the western boundary.	

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

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

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site with strong links to the settlement, connected to residential development to the east and the north and well contained on all sides. Trees line the western boundary creating a natural buffer that would prevent further sprawl. Contains a mix of uses, part greenfield and part brownfield.

Selby Road (land south of), Garforth , LS25 1

Site Plan ref: n/a                      SHLAA ref: 1366

Site Details

Easting	439869	Northing	432359	Site area ha	1.06	SP7	Major Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses
-------------------

Dwellings
-----------

Neighbouring land uses
------------------------

Dwellings
-----------

Agriculture
-------------

Other land uses - None

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

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

Three separate sites all set along Selby Road. These are small, flat brownfield sites, two with existing houses on. The other is an access way into properties and some parking.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.21	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	99.79	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	1486.27
Nearest bus stop	3186
Nearest bus stop distance (m)	36.49

Agricultural classification	
Grade	Percent
Grade 3	100



**Selby Road (land south of), Garforth , LS25 1**

Site Plan ref: n/a

SHLAA ref: 1366

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

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

Public transport accessibility comments

**Rank (1-5)**

4 buses per hour, 100% employment, 100% primary health &amp; secondary education

**4**

Access comments

Adjacent sites needed

**3**

Local network comments

Cumulative issues

**4**

Mitigation measures

**Total score****11**

Highways site support

Yes but adjacent sites needed

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
n/a			

**Network Rail****Yorkshire Water**

Treatment Works Owlwood/Garforth

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

**Environment Agency**

Constraints

FZ1 under 1 ha. Site furthest east is on an historic landfill.

Selby Road (land south of), Garforth , LS25 1

Site Plan ref: n/a                      SHLAA ref: 1366

LCC	
Ecology support	Supported
Supported	

Education comments
1366+2132+3109A and C+2131 = 863 houses generates 216 primary and 86 secondary children. New 1FE primary school required.

Flood Risk
Flood Zone 1. The eastern section has a public surface water sewer running within the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

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

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
A three part brownfield site located within the settlement boundary. Two sites contain existing residential dwellings and the other is surrounded by houses. Originally submitted as a way to improve access into the larger safeguarded land site to the south (HG3-18). Not allocated because HG3-18 is to be retained as safeguarded land, and therefore the site is not needed for access in the plan period.

Lotherton Way, Ash Lane, Garforth

Site Plan ref: n/a                      SHLAA ref: 2032

Site Details

Easting	441351	Northing	433840	Site area ha	0.72	SP7	Major Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses
-------------------

Vacant land
-------------

Neighbouring land uses
------------------------

Manufacturing and Wholesale
-----------------------------

Dwellings
-----------

Outdoor sport facility
------------------------

Other land uses - None

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

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

Vacant overgrown site sandwiched between residential dwellings to the east, employment to the west and north and a playing pitch to the south. Main road frontage is to the west which borders the site.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Garforth
Nearest train station distance (m)	730.77
Nearest bus stop	4325
Nearest bus stop distance (m)	259.59

Agricultural classification	
Grade	Percent
Urban	100

**Lotherton Way, Ash Lane, Garforth**

Site Plan ref: n/a

SHLAA ref: 2032

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

**Greenbelt assessment not required**

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments

**Rank (1-5)**

4 buses per hour, 100% primary, 100% health,

**4**

Access comments

Landlocked site, requires adjacent site for access

**3**

Local network comments

Local congestion issues

**3**

Mitigation measures

Possible traffic signals incorporating other existing junctions

**Total score**

**10**

Highways site support

No

Contingent on other sites

Yes

**Highways England**

Impact	No material impact	Network Status	no objection
n/a			

**Network Rail**

**Yorkshire Water**

Treatment Works Owlwood/Garforth

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

**Environment Agency**

Constraints

FZ1 under1 ha. See comments in main text of our response.

Lotherton Way, Ash Lane, Garforth

Site Plan ref: n/a                      SHLAA ref: 2032

LCC	
Ecology support	Supported
Supported - but Great Crested Newts to consider	

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

Flood Risk
Flood Zone 1. There is Yorkshire Water pumping station and associated pipework located within the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

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

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
10/00772/FU	Detached workshop to vacant land	R	100

Conclusions
Submission Draft Plan Allocation
Not allocated for housing
Submission Draft Plan Allocation Conclusion
Within the existing settlement. Concerns over access and without use of adjacent site 2091 (not to be allocated) there is little scope to improve.

Site Details							
Easting	441359	Northing	433694	Site area ha	1.73	SP7	Major Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Outdoor sport facility	
Neighbouring land uses	
Manufacturing and Wholesale	
Dwellings	

Other land uses - None

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

Description	Greenfield land with two playing pitches on site. Pitches are currently in use, some trees line the boundary of the site. A mix of employment and residential adjoin the site, the main road runs along the southern boundary with a smaller road along the west.
-------------	---

Spatial relationships

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

Core Strategy		
Main Urban Area	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 %	99.54
Nearest train station	East Garforth
Nearest train station distance (m)	687.44
Nearest bus stop	8628
Nearest bus stop distance (m)	136.84

Agricultural classification	
Grade	Percent
Urban	100

**Aberford Road, Garforth LS25**

Site Plan ref: n/a

SHLAA ref: 2091

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

4 buses per hour, 100% primary, 20% secondary, 80% health

**Rank (1-5)****4**

## Access comments

Site frontage onto complex section of A642, level differences limit options for access. Mitigation works might be needed

**4**

## Local network comments

Local congestion issues

**3**

## Mitigation measures

Possible traffic signals incorporating other existing junctions

**Total score****11**

## Highways site support

Yes with possible mitigation

## Contingent on other sites

No

**Highways England**

Impact No material impact Network Status No objection

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

**Network Rail****Yorkshire Water**

Treatment Works Owlwood/Garforth

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

**Environment Agency**

## Constraints

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

LCC	
Ecology support	Supported
Supported	

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

Flood Risk
Flood Zone 1. YW rising main located inside the Western 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

Other
Heritage England

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

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Within existing settlement. Currently in use as playing pitches and local preference for their retention. Designated as green space in the Site Allocations Plan.



Site Details							
Easting	441950	Northing	431037	Site area ha	10.44	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

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	Existing well defined	Road front	Yes

Description
Site is heavily treed and adjoins the northern boundary of Kippax, set beyond the rear gardens of Sandgate Drive. The site slopes gently upwards to the North and eventually links to open fields. Access is possible from Bula Close and Baildon Avenue.

Spatial relationships

UDP Designations		
N32 Greenbelt	0.03	% overlap
N34 PAS	99.94	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	% overlap
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.03	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	East Garforth
Nearest train station distance (m)	2039.32
Nearest bus stop	13139
Nearest bus stop distance (m)	278.46

Agricultural classification	
Grade	Percent
Grade 2	19.9
Grade 3	74.92
Urban	5.19

**Moorgate Kippax**

Site Plan ref: HG3-19 SHLAA ref: 2131

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

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

Public transport accessibility comments

**Rank (1-5)**

4 buses per hour, 40% primary health % primary education, 90% employment

**4**

Access comments

Access via Bula Close or Baildon Avenue

**5**

Local network comments

Cumulative issues

**4**

Mitigation measures

**Total score****13**

Highways site support

Yes

Contingent on other sites

**Highways England**

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
n/a			

**Network Rail****Yorkshire Water**

Treatment Works Owlwood/Garforth

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

**Environment Agency**

Constraints

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

Moorgate Kippax

Site Plan ref: HG3-19      SHLAA ref: 2131

LCC	
Ecology support	Not supported
Not supported (RED). No site-specific designations but relict calcareous grassland likely to be present on parts of this site, UK BAP Priority Habitat, and it offers a valuable open grassland/scrub link to the nearby Roach Limehills SSSI to the north.	

Education comments
1366+2132+3109A and C+2131 = 863 houses generates 216 primary and 86 secondary children. New 1FE primary school required.

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

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

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

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/03846/FU	Residential development of 156 dwellings and associated works	R	84

Conclusions

Submission Draft Plan Allocation
Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion
The site is designated as a Protected Area of Search (PAS) on the existing UDP, not Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation, especially because Kippax is a Smaller Settlement within the Core Strategy settlement hierarchy. The site contributes to a reserve of land with potential for longer term development.

Site Details							
Easting	439903	Northing	432247	Site area ha	18	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

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

Other land uses - None

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

Description
Set just to the South of Selby Road the site is predominantly greenfield and also some brownfield areas containing dwellings and outbuildings. The site contains residential gardens and the majority consists of fields with some tree cover, these are bordered by trees and a beck to the south east. A walkway which was once originally a railway line runs along the eastern boundary, the eastern section of the site slopes steeply downwards. The main access is from the west which links to a major roundabout.

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	0.30	Main Urban Area	0.00
N34 PAS	99.99	Major Settlement	0.01
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 %	0.04
Nearest train station	Garforth
Nearest train station distance (m)	1565.51
Nearest bus stop	3186
Nearest bus stop distance (m)	149.76

Agricultural classification	
Grade	Percent
Grade 3	99.88
Grade 3b	0.12

## Selby Road Garforth

Site Plan ref: HG3-18

SHLAA ref: 2132

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

Greenbelt assessment not required

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 10% primary, 60% secondary, 40% health

Rank (1-5)

4

Access comments

Scale of development will require more than one access, relatively limited frontage with highway

4

Local network comments

Existing local congestion and significant cumulative issues

3

Mitigation measures

New through road within site to bypass existing A63

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

#### Highways England

Impact Major Impact Network Status Likely to require significant physical mitigation

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

#### Network Rail

#### Yorkshire Water

Treatment Works Owlwood/Garforth

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

#### Environment Agency

Constraints

Site abuts FZ2 and 3 and a main river (The Beck). Part of the site is on top of an historic landfill. See comments in main text of our response.

Selby Road Garforth

Site Plan ref: HG3-18      SHLAA ref: 2132

LCC	
Ecology support	Not supported
Not supported (RED). No site-specific designations but Garforth Disused Railway to the eastern end and calcareous/species-rich neutral grasslands occur within the site together with ponds with Water Vole records. Linked to surrounding sites of high nature conservation value (SSSI) by disused railway wildlife corridor. Needs to be considered against Local Wildlife Site (SEGI) criteria.	

Education comments	
1366+2132+3109A and C+2131 = 863 houses generates 216 primary and 86 secondary children. New 1FE primary school required.	

Flood Risk	
Flood Zone 1. MajorYW infrastructure located within the site, including sewers and treatment works. Watercourses / ponds located along SW and SE boundaries. 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	
Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.	

Conclusions

Submission Draft Plan Allocation	
Safeguarded land (PAS)	

Submission Draft Plan Allocation Conclusion	
The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. Some brownfield areas containing dwellings and outbuildings but predominantly greenfield containing residential gardens and the majority consisting of fields with some tree cover, these are bordered by trees and a beck to the south east. Some ecology concerns. Highways previously only supported one access into the site which limited the capacity but capacity has now increased. Would need comprehensive masterplan although multiple owners would make this difficult and not allow early delivery. Retain as safeguarded land because on balance there are better sites and strategic options for development earlier than this one.	

North of Lotherton Way, Hawks Nest Wood (west off), Garforth

Site Plan ref: n/a SHLAA ref: 2156

Site Details							
Easting	440788	Northing	434075	Site area ha	36.34	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

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

Other land uses - None

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

Description	Site is set just north of Garforth and is part of a wider collection of sites. Currently used for agriculture it is mainly fields with a few sporadic dwellings. Flat site that has a road frontage running along the western boundary. Some tree cover, mainly along the boundary but there are two small collections within the site. The site abuts a larger protected forest area to the east.
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Spatial relationships

UDP Designations		
N32 Greenbelt	98.85	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.27	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Garforth
Nearest train station distance (m)	473.61
Nearest bus stop	4418
Nearest bus stop distance (m)	459.90

Agricultural classification	
Grade	Percent
Grade 3	87.63
Urban	6.05
Grade 3b	6.32

## North of Lotherton Way, Hawks Nest Wood (west off), Garforth

Site Plan ref: n/a

SHLAA ref: 2156

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input 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?	No
Coalescence Conclusion	No merging of settlements

#### 3. Assist in safeguarding the countryside from encroachment

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

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

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

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

Site is set beyond the railway line and links to an industrial rather than residential area. Well contained on all sides reducing potential for further sprawl.
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### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Part of site 3 buses per hour, 40% primary, 40% secondary, 40% health, poor footway connection into Garforth Town Centre with little scope for mitigation due to restriction under nearby railway bridge	3

#### Access comments

The level of development would require multiple accesses to be provided, position of new junctions would need to be considered in conjunction with access requirement for sites on opposite side of Barwick Road	4
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**North of Lotherton Way, Hawks Nest Wood (west off), Garforth**

Site Plan ref: n/a

SHLAA ref: 2156

**Local network comments**

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

**2****Mitigation measures**

Unclear whether the local physical constraints on Barwick Road could be addressed. Significant cumulative impact on local network with other large nearby sites

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

No

**Contingent on other sites****Highways England**

Impact Major Impact

Network Status

Likely to require significant physical mitigation

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

**Network Rail**

Level crossing; asset protection issues. Contribution to Garforth station facilities

**Yorkshire Water**

Treatment Works

Owlwood/Garforth

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

**Environment Agency**

Constraints

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

**LCC**

Ecology support

Not supported

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

**Education comments**

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

**Flood Risk**

Flood Zone 1. Watercourses running through site and along Northern boundary.

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

**Utilities**

Gas

Electric

Fire and Rescue

North of Lotherton Way, Hawks Nest Wood (west off), Garforth

Site Plan ref: n/a                      SHLAA ref: 2156

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Large Green Belt site. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.

Site Details							
Easting	443704	Northing	433492	Site area ha	28.06	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

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

Other land uses - None

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

Description	Large site that extends Micklefield to the West. Currently has an agricultural use, no bulidings are within the site which consists of fields and a small collection of trees. The site is flat and has a road running through the centre that separates the northern and southern sections.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.73	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.27	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	2175.98
Nearest bus stop	6808
Nearest bus stop distance (m)	155.60

Agricultural classification	
Grade	Percent
Grade 2	16.26
Grade 3	0.99
Grade 3b	14.47
Grade 3a	68.28

**Ridge Road, East of**

Site Plan ref: n/a

SHLAA ref: 2157A

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion No merging but there is no defensible boundary

**3. Assist in safeguarding the countryside from encroachment**

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

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

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

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

Large site but well linked to settlement. No defensible boundary to west which reduces separation between settlements and could lead to further sprawl.

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

Public transport accessibility comments

Poor buses, 20% rail,

Rank (1-5)

2

Access comments

Large scale development, will require multiple access points, access positions need to be considered in conjunction with access to large development site opposite

4

**Ridge Road, East of**

Site Plan ref: n/a

SHLAA ref: 2157A

**Local network comments**

Significant cumulative issues

**3****Mitigation measures****Total score****9****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**

Micklefield

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

**Environment Agency****Constraints**

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

**LCC****Ecology support**

Supported

Supported

**Education comments**

2157A+1176+1270+1173 = 1248 houses generates 312 primary and 125 secondary children. 1.5FE primary school required.

**Flood Risk**

Flood Zone 1. Field drains adjacent to site.

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

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

Other	
Heritage England	

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

Conclusions

Submission Draft Plan Allocation	
	Not allocated for housing

Submission Draft Plan Allocation Conclusion	
	Large Green Belt site. It has a long road frontage but would significantly extend Micklefield to the west and north, without strong defensible boundaries to prevent further sprawl into the Green Belt gap between Garforth and Micklefield. Major site HG2-124 chosen on balance as a better site for development, and allocating both sites would greatly increase coalescence.

Site Details							
Easting	443478	Northing	433606	Site area ha	105.92	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

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

Other land uses - None

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

Description	
Large site set between Garforth and Micklefield. Flat in an agricultural use, the only buildings present are part of a farm set along the western boundary. Roads surround the site on all sides except for part of the eastern boundary which adjoins onto SHLAA site 2157A.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.04		Inner South RA	0.00	% overlap
N6 Playing Pitch	0.00		LB Corridor RA	0.00	
N8 Urban Green Corridor	0.00		EASEL RA	0.00	
CC Shopping Quarter	0.00		Aire Valley RA	0.00	
UDP City Centre	0.00		West Leeds Gateway	0.00	
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	East Garforth
Nearest train station distance (m)	1985.21
Nearest bus stop	6808
Nearest bus stop distance (m)	402.07

Agricultural classification	
Grade	Percent
Grade 2	39.86
Grade 3	1.44
Grade 3b	15.22
Grade 3a	43.49

**Ridge Road, East of**

Site Plan ref: n/a

SHLAA ref: 2157B

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

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

**3. Assist in safeguarding the countryside from encroachment**

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

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

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

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

Large site out of scale with settlement. Site is contained by roads but would significantly reduce the separation between Garforth and Micklefield. Performs important role in safeguarding countryside.

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

Public transport accessibility comments

Poor buses, 20% rail, 30% primary

Rank (1-5)

3

Access comments

Large scale development, will require multiple access points, access positions need to be considered in conjunction with access to large development site opposite

4



**Ridge Road, East of**

Site Plan ref: n/a

SHLAA ref: 2157B

## Local network comments

Significant cumulative issues

4

## Mitigation measures

Unknown - to be assessed through TA

Total score

11

## Highways site support

Yes with mitigation

## Contingent on other sites

## Highways England

## Impact

## Network Status

Major impact - Likely to require significant physical mitigation

## Network Rail

## Yorkshire Water

## Treatment Works

Micklefield

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

## Environment Agency

## Constraints

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

## LCC

## Ecology support

Supported

Supported

## Education comments

## Flood Risk

Flood Zone 1. Field drains with and adjacent to site.

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

## Utilities

## Gas

## Electric

## Fire and Rescue

## Telecoms

Other
Heritage England

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

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Major Green Belt site. It is disproportionate in size and not well related to the settlement of Micklefield. It would result in a substantial incursion into Green Belt and significantly reduce the gap between Micklefield and Garforth. The proposed HS2 rail route runs through the northern part of the site. Major site HG2-124 chosen on balance as a better site for development, and allocating both sites would greatly increase coalescence.

Site Details							
Easting	440562	Northing	428392	Site area ha	3.36	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington/Kippax and Methley	

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

Other land uses - None

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

Description
Flat 'C' shaped site with an unusual boundary that doesn't relate well to the existing features on the ground. The main section of the site is part of a field to the west and a wooded area in the east. Long thin sections stretch further east and include a footway to the north east and further fields to the south east, including one dwelling.

Spatial relationships

UDP Designations

N32 Greenbelt	98.92	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.21	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.08	
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 %	1.06
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Nearest train station	Woodlesford
Nearest train station distance (m)	3803.58
Nearest bus stop	1037
Nearest bus stop distance (m)	307.03

Agricultural classification	
Grade	Percent
Grade 4	100

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

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

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

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

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

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

**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?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

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

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

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

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**

Most of site disconnected from settlement. No defensible boundary creating potential for further sprawl. Provides access to countryside.
--

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

Public transport accessibility comments

4 buses per hour, 100% employment, 30% primary &amp; secondary education, 30% primary health

Rank (1-5)

4

Access comments

Access from Ninevah Lane

5

**King Edward Avenue, Allerton Bywater**

Site Plan ref: n/a

SHLAA ref: 3096

**Local network comments**

No issues

**5****Mitigation measures**

Ninevah Lane would need improvements to width and pedestrian facilities

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

Yes with mitigation

**Contingent on other sites****Highways England**

Impact	No material impact	Network Status	No objection
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n/a

**Network Rail****Yorkshire Water**

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

**Environment Agency****Constraints**

FZ1 under 1ha - site abuts FZ2 - 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 is immediately adjacent to Lowther North SEGI, based on open water for wintering wildfowl, that could be adversely impacted on by disturbance from residential development on this site.

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

Flood Zone 1. Field drains within 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**

King Edward Avenue, Allerton Bywater

Site Plan ref: n/a                      SHLAA ref: 3096

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. It relates poorly to the existing settlement and extends beyond the tree lined buffer on its western boundary that acts as a strong defensible boundary. Flat 'C' shaped site with an unusual boundary that doesn't relate well to the existing features on the ground. Further encroachment into the Green Belt would impact on the countryside and the existing Site of Ecological and Geological Importance (SEGI) to the south.

Site Details							
Easting	440258	Northing	429835	Site area ha	1.95	SP7	Other Rural Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	
Other land uses	
Being used for grazing	

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

Description	
Greenfield site in Great Preston. Well connected to built up area with houses to east and west. Fields to north. Very steep sloping, and a significant amount of tree planting.	

Spatial relationships

UDP Designations		
N32 Greenbelt	98.89	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationships		
LCC ownership %		0.01
Nearest train station		East Garforth
Nearest train station distance (m)		3466.47
Nearest bus stop		9659
Nearest bus stop distance (m)		257.00
Agricultural classification		
Grade		Percent
Grade 3		100

**Whitehouse Lane, Swillington**

Site Plan ref: n/a

SHLAA ref: 3100A

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

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

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

**2. Prevent neighbouring towns from merging**

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

**3. Assist in safeguarding the countryside from encroachment**

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	
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 has potential to lead to unrestricted sprawl, and does not relate well to the existing settlement pattern.
---

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

Public transport accessibility comments	Rank (1-5)
4buses per hour, 100%employment, primary, secondary and health	5
Access comments	
No highway frontage without 3100B being developed	1



**Whitehouse Lane, Swillington**

Site Plan ref: n/a

SHLAA ref: 3100A

**Local network comments**

spare capacity but cumulative issues

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

no - requires 3100B to be developed for access

**Contingent on other sites**

Yes 3100B

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

Supported with mitigation

**Network Rail****Yorkshire Water****Treatment Works**

Owlwood/Garforth

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

**Environment Agency****Constraints**

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

**LCC****Ecology support****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**

Whitehouse Lane, Swillington

Site Plan ref: n/a                      SHLAA ref: 3100A

Other
Heritage England

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

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Green Belt site. Very steep gradient prohibiting development and does not relate well to the existing settlement pattern.

Site Details							
Easting	440346	Northing	429960	Site area ha	1.16	SP7	Other Rural Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

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

Other land uses - None

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

Description	
Greenfield site in Great Preston. Connected to residential area to the south. Fields and countryside to the north.	

Spatial relationships

UDP Designations

N32 Greenbelt	36.98	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.07	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	3317.53
Nearest bus stop	11426
Nearest bus stop distance (m)	350.09

Agricultural classification	
Grade	Percent
Grade 3	100

**Whitehouse Lane, Great Preston****Site Plan ref: HG2-131     SHLAA ref: 3100B**

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

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

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

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

**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion	No merging of settlements
------------------------	---------------------------

**3. Assist in safeguarding the countryside from encroachment**

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

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
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**4. Preserve the setting and special character of historic towns**

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

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

About a third of site in Green Belt. Performs a limited role in safeguarding countryside from encroachment. However, development could be contained through appropriate design and landscaping.
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**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments
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4buses per hour, 100% employment, 50% primary, 50% secondary and 50% health
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**Rank (1-5)****3**

Access comments
-----------------

Access only achievable from St Aidens Road, but visibility poor at junction with Berry Lane
---

**4**

## Whitehouse Lane, Great Preston

Site Plan ref: HG2-131 SHLAA ref: 3100B

Local network comments	4
spare capacity but cumulative issues	
Mitigation measures	Total score
Signals at junction of Berry Lane and St Aidens Road???	11
Highways site support	
yes with mitigation	
Contingent on other sites	

Highways England	
Impact	Network Status
Supported with mitigation	

Network Rail

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

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

LCC	
Ecology support	Supported

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

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
	25% in Green Belt, 75% within existing settlement. Well related to the settlement.

Site Details							
Easting	440000	Northing	429275	Site area ha	19.46	SP7	Other Rural Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

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

Other land uses - None

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

Description	Large greenfield site to the south of Great Preston. Site cuts across several fields and has a poorly defined boundary. Houses and allotments to north, fields on remaining sides.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.07	
N1A Allotments	0.04	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
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 %	1.04
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Nearest train station	Woodlesford
Nearest train station distance (m)	3185.81
Nearest bus stop	9748
Nearest bus stop distance (m)	210.39

Agricultural classification	
Grade	Percent
Grade 3	96.7
Grade 4	3.3

**Preston Lane, Great Preston**

Site Plan ref: n/a

SHLAA ref: 3101

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

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

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

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

**2. Prevent neighbouring towns from merging**

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

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

**3. Assist in safeguarding the countryside from encroachment**

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

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

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

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

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. Large site to the south west of Great Preston. The site has no existing defensible boundary and, if developed, would set a precedent for further sprawl.
---

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

Public transport accessibility comments

4 buses per hour, 100% employment, 70% primary health &amp; primary / secondary education

Rank (1-5)

4

Access comments

Wood Lane should provide access

5



## Preston Lane, Great Preston

Site Plan ref: n/a

SHLAA ref: 3101

### Local network comments

spare capacity but cumulative issues

4

### Mitigation measures

Total score

13

### Highways site support

yes

### Contingent on other sites

### Highways England

Impact	Major Impact	Network Status	Likely to require significant physical mitigation

### Network Rail

### Yorkshire Water

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

### Environment Agency

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

### LCC

Ecology support	Not supported
Not supported (RED). No site-based designations but parts of the site are Lowland mixed deciduous woodland a UK BAP priority habitat. These blocks of woodland form important links between Hollinhurst Wood and Preston Hill SEGIs. Brown Hares to consider (UK BAP Priority species).	

### Education comments

### Flood Risk

Flood Zone 1. Some field drainage within 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

Preston Lane, Great Preston

Site Plan ref: n/a                      SHLAA ref: 3101

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Large Green Belt site to the south west of Great Preston. The site has no existing defensible boundary and would set a precedent for further sprawl. Development would not relate well to the existing settlement pattern and cuts across several fields. Site also contains mature trees.

Woodlands View, Kippax

Site Plan ref: n/a SHLAA ref: 3102

Site Details

Easting	442009	Northing	429847	Site area ha	1.52	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

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

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

Greenfield site to the south of Kippax. Housing to the north, fields and countryside to the south. The site has a fairly sharp slope.
---

Spatial relationships

UDP Designations

N32 Greenbelt	99.05	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.95	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	3.33
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	3223.19
Nearest bus stop	5586
Nearest bus stop distance (m)	202.87

Agricultural classification	
Grade	Percent
Grade 2	60.45
Grade 3	1.93
Urban	37.62

## Woodlands View, Kippax

Site Plan ref: n/a

SHLAA ref: 3102

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 of settlements
------------------------	---------------------------

#### 3. Assist in safeguarding the countryside from encroachment

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

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

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

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

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

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

Green Belt site to the south of Kippax. No existing defensible boundary. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 100% employment, 100% primary health, 45% primary & secondary education

Rank (1-5)

4

Access comments

Access from Park Lane looks suitable

5

## Woodlands View, Kippax

Site Plan ref: n/a

SHLAA ref: 3102

Local network comments

spare capacity

5

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

### Highways England

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

### Network Rail

### Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

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

### Environment Agency

Constraints

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

### LCC

Ecology support	Not supported
-----------------	---------------

Not supported (RED). No site-based designations but parts of the site are Lowland mixed deciduous woodland a UK BAP priority habitat. These blocks of woodland form important links.

Education comments

Flood Risk

Flood Zone 1. Public sewers located within the site. Surface water flow path running across the site.

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

### Utilities

Gas

Electric

Fire and Rescue

Woodlands View, Kippax

Site Plan ref: n/a                      SHLAA ref: 3102

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site to the south of Kippax. Sloping site. No existing defensible boundary. Development would not relate well to the existing settlement form and could set a precedent for further sprawl.

Sandgate Lane, Kippax

Site Plan ref: n/a SHLAA ref: 3103

Site Details

Easting	442133	Northing	431013	Site area ha	2.14	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Unmanaged Forest
------------------

Other land uses - None

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

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

Gently sloping site currently with an agricultural use. Adjoins a heavily treed area to the south, this separates the site from Kippax and prevents any road access being available. To the north there is no visible boundary on the ground, as the site cuts through a series of fields.

Spatial relationships

UDP Designations

N32 Greenbelt	98.43	% overlap
N34 PAS	1.57	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
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	East Garforth
Nearest train station distance (m)	2103.24
Nearest bus stop	389
Nearest bus stop distance (m)	340.78

Agricultural classification	
Grade	Percent
Grade 2	82.65
Grade 3	17.35

**Sandgate Lane, Kippax**

Site Plan ref: n/a

SHLAA ref: 3103

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion No merging but there is no defensible boundary

**3. Assist in safeguarding the countryside from encroachment**

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

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

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

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

Not connected to settlement. Provides important countryside protection, if development would set precedent for further sprawl.

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

Public transport accessibility comments

4 buses per hour

Rank (1-5)

4

Access comments

No highway frontage

3



**Sandgate Lane, Kippax**

Site Plan ref: n/a

SHLAA ref: 3103

Local network comments		4
Cumulative issues		
Mitigation measures		Total score
		11
Highways site support		
No		
Contingent on other sites		
Yes		

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

Network Rail

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

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

LCC	
Ecology support	Not supported
Not supported (RED). No site-specific designations but important calcareous grassland recorded on parts of this site, UK BAP Priority Habitat, and it offers a valuable open grassland link to the nearby Roach Limehills SSSI to the north. Needs to be assessed.	

Education comments

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

Utilities
Gas

Electric

Fire and Rescue

Sandgate Lane, Kippax

Site Plan ref: n/a                      SHLAA ref: 3103

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is not connected to the settlement and adjoins a heavily treed area to the south, this separates the site from Kippax and prevents any road access being available. Development would represent an island unrelated to the existing settlement. To the north there is no visible boundary on the ground, as the site cuts through a series of fields. Development would only be possible through neighbouring site HG3-19 but this is designated as safeguarded land.

Sandgate Rise, Kippax

Site Plan ref: n/a                      SHLAA ref: 3104

Site Details

Easting	442368	Northing	430469	Site area ha	5.6	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture
-------------

Neighbouring land uses

Agriculture
-------------

Dwellings
-----------

Outdoor sport facility
------------------------

Other land uses - None

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

Description

Long, flat thin strip of agricultural land that adjoins Kippax to the west. No visible boundary to the east as the site boundary runs along fields. Public Right of Way runs through the centre of the site, however, there is no road frontage or access for vehicles.

Spatial relationships

UDP Designations

N32 Greenbelt	97.64	% 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	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	2.36	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.29
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	2691.27
Nearest bus stop	11813
Nearest bus stop distance (m)	344.48

Agricultural classification	
Grade	Percent
Grade 2	95.88
Urban	4.12

## Sandgate Rise, Kippax

Site Plan ref: n/a

SHLAA ref: 3104

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

### Greenbelt Assessment

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

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

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

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

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

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

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

Relates poorly to settlement and would create a high potential for further sprawl.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 70% primary, 70%health

Rank (1-5)

4

Access comments

Very limited highway frontage with Sandgate Rise only

2

## Sandgate Rise, Kippax

Site Plan ref: n/a

SHLAA ref: 3104

Local network comments		4
Cumulative issues		
Mitigation measures		Total score
		10
Highways site support		
No		
Contingent on other sites		

Highways England			
Impact	Minimal material impact	Network Status	No objection subject to satisfactory mitigation
n/a			

Network Rail

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

Environment Agency	
Constraints	
FZ1 over 1 ha. Site abuts an historic landfill. 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

Sandgate Rise, Kippax

Site Plan ref: n/a                      SHLAA ref: 3104

Other
Heritage England

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

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Green Belt site. The site has no existing defensible boundary so development would lead to a high risk of further sprawl. Development would be unrelated to the existing settlement form. Access issues, limited road frontage.

Sandgate Drive, Kippax

Site Plan ref: n/a SHLAA ref: 3105

Site Details

Easting	442187	Northing	430556	Site area ha	2.08	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

Site type	Mixed
-----------	-------

On-site land uses
Allotment and city farm
Dwellings

Neighbouring land uses
Allotment and city farm
Dwellings
Agriculture

Other land uses - None

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

Description
Site overlaps existing dwellings to the north and allotments in the southern section. The site is flat, set within the settlement and has a road frontage. Part of a larger allotment site with more plots immediately to the south. Fields are to the east, currently hidden from view by a line of trees along the boundary.

Spatial relationships

UDP Designations

N32 Greenbelt	3.47	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.53	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	96.53	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	East Garforth
Nearest train station distance (m)	2558.90
Nearest bus stop	11813
Nearest bus stop distance (m)	143.59

Agricultural classification	
Grade	Percent
Grade 2	69.35
Urban	30.65

**Sandgate Drive, Kippax**

Site Plan ref: n/a

SHLAA ref: 3105

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

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

Public transport accessibility comments

**Rank (1-5)**

4 buses per hour, 100% primary, 100% health, 0% secondary

**4**

Access comments

Access available onto Keble Garth, 2nd point of access maybe needed for level of development

**4**

Local network comments

Cummulative issues

**4**

Mitigation measures

**Total score****12**

Highways site support

Yes, but 2nd access may be needed

Contingent on other sites

**Highways England**

Impact No material impact Network Status No objection

n/a

**Network Rail****Yorkshire Water**

Treatment Works Owlwood/Garforth

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

**Environment Agency**

Constraints

FZ1 over 1 ha. Site abuts an historic landfill. See comments in main text of our response.



Sandgate Drive, Kippax

Site Plan ref: n/a                      SHLAA ref: 3105

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. Report of blocked ditch between adjacent housing and allotments. 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	
Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Site is a UDP N1a allotment allocation and local preference is for retention as such. The allotments are proposed for greenspace designation in the SAP. The site boundarycontains existing dwellings.	

Selby Road, Swillington

Site Plan ref: n/a                      SHLAA ref: 3106

Site Details

Easting	438784	Northing	432415	Site area ha	82.44	SP7	Main Urban Area Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Dwellings
Hotels, boarding and guest houses

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

Large ribbon site that extends to the west of Garforth and continues to the main urban area. The site is broadly flat and is a mix of fields and sporadic dwellings set along the main road. The site also includes a hotel, postal sorting office and other employment sites. To the south there is no visible boundary in place to mark the end of the site as the boundary curves through fields.

Spatial relationships

UDP Designations

N32 Greenbelt	99.10	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.89	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	2224.67
Nearest bus stop	5040
Nearest bus stop distance (m)	191.35

Agricultural classification	
Grade	Percent
Grade 2	1.29
Grade 3	90.23
Urban	0.02
Grade 3b	6.99

Selby Road, Swillington

Site Plan ref: n/a SHLAA ref: 3106

Grade 3a	1.47
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Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input 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

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?	Yes
Coalescence Conclusion	Coalescence/merging settlements

3. Assist in safeguarding the countryside from encroachment

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

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 join Garforth with the main urban area. Land performs an important separation role, as well as safeguarding countryside. High potential for further sprawl if developed.
--

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments
4 buses per hour, 50% secondary, 40% health

Rank (1-5)

4

## Selby Road, Swillington

Site Plan ref: n/a

SHLAA ref: 3106

### Access comments

Large site, will require multiple points of access

5

### Local network comments

Significant cumulative issues

4

### Mitigation measures

Total score

13

### Highways site support

Yes, but likely significant external network capacity issues

### Contingent on other sites

## Highways England

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

## Network Rail

## Yorkshire Water

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

## Environment Agency

### Constraints

FZ2 & FZ3 encroaches site slightly to NE. Site abuts main river (The Beck) along North east boundary. See comments in main text of our response.

## LCC

Ecology support	Supported
Supported	

### Education comments

### Flood Risk

Flood Zone 1. Numerous flooding incidents relating to properties on Selby Road, due to water running off Swillington Common (opposite). Old George roundabout has badly flooded in past. Last occasion was due to a blockage within the adjacent culvert. 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

Selby Road, Swillington

Site Plan ref: n/a                      SHLAA ref: 3106

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Major Green Belt site. It relates poorly to Garforth and would result in a significant isolated finger of development encroaching into the Green Belt to the west of Garforth, eroding the gap between Garforth and East Leeds and leading to the coalescence of settlements. The site has no existing defensible boundaries. The western part of site is affected by the proposed HS2 rail route.

Selby Road (N), Garforth

Site Plan ref: n/a SHLAA ref: 3107

Site Details							
Easting	440241	Northing	432064	Site area ha	2.2	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

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

Other land uses - None

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

Description	
The southern section of the site is part of a field whilst the northern end is heavily treed. No road frontage is in place. Along the eastern boundary is a disused railway line now used as a footpath, this is significantly lower than the site and is lined with trees along the embankment.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.82	% overlap
N34 PAS	0.18	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
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 %	25.23
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Nearest train station	Garforth
Nearest train station distance (m)	1610.28
Nearest bus stop	3002
Nearest bus stop distance (m)	265.76

Agricultural classification	
Grade	Percent
Grade 3	89.6
Grade 3b	10.4

**Selby Road (N), Garforth**

Site Plan ref: n/a

SHLAA ref: 3107

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

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

Would development lead to/constitute ribbon development?	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	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

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

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

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

Isolated from settlement. No links to built up area. No defensible boundary creating potential for further sprawl.

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

Public transport accessibility comments

4 buses per hour

Rank (1-5)

4

Access comments

No highway frontage

3

**Selby Road (N), Garforth**

Site Plan ref: n/a

SHLAA ref: 3107

**Local network comments**

Existing local congestion and significant cumulative issues

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

No

**Contingent on other sites**

Yes

**Highways England**

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

**Network Rail****Yorkshire Water**

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

**Environment Agency**

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

**LCC**

Ecology support	Not supported
Not supported (RED). No site-specific designations but mature woodland along northern parts, a beck and ponds together with adjacent Garforth Disused Railway Local Nature Area.	

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

Flood Zone 1. Watercourse and ponds located adjacent to Northern boundary.

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

**Utilities**

Gas

Electric

Fire and Rescue



Selby Road (N), Garforth

Site Plan ref: n/a                      SHLAA ref: 3107

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. A large portion of the site is covered with trees.

Site Details							
Easting	440122	Northing	432089	Site area ha	0.57	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

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

Other land uses - None

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

Description	
Small square site covered in trees. A beck runs through the northern section of the site. There is no road frontage and it is surrounded by further trees and fields.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.64	% overlap
N34 PAS	0.33	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	1621.12
Nearest bus stop	3002
Nearest bus stop distance (m)	287.46

Agricultural classification	
Grade	Percent
Grade 3	100

**Selby Road (S), Garforth**

Site Plan ref: n/a

SHLAA ref: 3108

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

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

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

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

**2. Prevent neighbouring towns from merging**

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

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

**3. Assist in safeguarding the countryside from encroachment**

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

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

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

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

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

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

Isolated site that isn't connected to the settlement. High potential for further sprawl.
--

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

Public transport accessibility comments

4 buses per hour

Rank (1-5)

4

Access comments

No highway frontage

3

## Selby Road (S), Garforth

Site Plan ref: n/a

SHLAA ref: 3108

### Local network comments

Existing local congestion and significant cumulative issues

3

### Mitigation measures

Total score

10

### 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	Owlwood/Garforth
-----------------	------------------

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

### Environment Agency

#### Constraints

FZ1 under 1 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 woodland, a beck and ponds, all UK BAP Priority Habitats. Possible protected species Water Voles.

### Education comments

### Flood Risk

Flood Zone 1. Watercourse and ponds located adjacent to Northern boundary.

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

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

Selby Road (S), Garforth

Site Plan ref: n/a                      SHLAA ref: 3108

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. It is also covered with dense trees.

Site Details							
Easting	440555	Northing	431195	Site area ha	11.31	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

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

Other land uses - None

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

Description
Large site that has been split into three parts. This section is located to the west of Kippax and adjoins the settlement along the boundary. The site slopes downwards towards the west and has an access road that runs through the centre. A small number of dwellings are situated along this road within the site. Along the western boundary is a tree lined public bridleway.

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.89	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.11	
N1 Greenspace	0.07		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00		Inner South RA	0.00	% overlap
N6 Playing Pitch	0.00		LB Corridor RA	0.00	
N8 Urban Green Corridor	0.00		EASEL RA	0.00	
CC Shopping Quarter	0.00		Aire Valley RA	0.00	
UDP City Centre	0.00		West Leeds Gateway	0.00	
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				

Other Spatial Relationships		
LCC ownership %		2.30
Nearest train station		East Garforth
Nearest train station distance (m)		2109.61
Nearest bus stop		8392
Nearest bus stop distance (m)		364.69
Agricultural classification		
Grade		Percent
Grade 3		100

**Selby Road/Leeds Road, Kippax**

Site Plan ref: n/a

SHLAA ref: 3109A

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

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

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	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	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

Site within/adjacent to conservation area/listed building/historical features?	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**

Fairly well contained site by field boundaries, however, it would create significant encroachment and would create potential for further sprawl.

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

Public transport accessibility comments

Mostly meets accessibility standards

Rank (1-5)

4

Access comments

Access via Brecks Lane - width less than 5.5m width in places and forms cul-de-sac with 60 existing dwellings - limit any new development to 140 dwellings

4

**Selby Road/Leeds Road, Kippax**

Site Plan ref: n/a

SHLAA ref: 3109A

**Local network comments**

Existing local congestion and potential cumulative issues

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

Yes

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

Major impact - Likely to require significant physical mitigation

**Network Rail****Yorkshire Water****Treatment Works**

Owlwood/Garforth

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

**Environment Agency****Constraints**

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

**LCC****Ecology support**

Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor function of the Garforth Disused Railway LNA to the west.

**Education comments**

1366+2132+3109A and C+2131 = 863 houses generates 216 primary and 86 secondary children. New 1FE primary school required.

**Flood Risk****Flood Zone 1**

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

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



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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site contained on the west and eastern boundaries but which would create significant encroachment and would lead to further pressure for release of land to the north and south. Highways concerns over access.	

Site Details							
Easting	440766	Northing	431766	Site area ha	65.57	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington/Kippax and Methley	

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

Other land uses - None

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

Description	
Large site that has been split into three parts. This section abuts Garforth to the north and Kippax to the south, a link road runs through the site which joins the two settlements. The majority of the site is used for agricultural purposes but has sporadic dwellings located around the site, as well as farm buildings and a nursery. The edges of the site relate poorly to features on the ground cutting through fields rather than existing boundaries.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.28	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.11	
RL1 Rural Land	0.00		Minor Settlement	0.10	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.01				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.12
Nearest train station	East Garforth
Nearest train station distance (m)	1510.53
Nearest bus stop	8392
Nearest bus stop distance (m)	259.85

Agricultural classification	
Grade	Percent
Grade 2	7.59
Grade 3	64.87
Urban	0.56
Grade 3b	14.56
Grade 3a	12.42

**Selby Road/Leeds Road, Kippax**

Site Plan ref: n/a

SHLAA ref: 3109B

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

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

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

**2. Prevent neighbouring towns from merging**

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

**3. Assist in safeguarding the countryside from encroachment**

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

**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 merge Garforth and Kippax, two separate settlements. Green belt serves an important function.

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

Public transport accessibility comments	Rank (1-5)
Mostly meets accessibility standards	4

Access comments	
Scale of development will require multiple access points	4

**Selby Road/Leeds Road, Kippax**

Site Plan ref: n/a

SHLAA ref: 3109B

**Local network comments**

Existing local congestion and significant cumulative issues

**3****Mitigation measures**

Unknown - to be assessed through Transport Assessment

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

Yes with mitigation

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

Major impact - Likely to require significant physical mitigation

**Network Rail****Yorkshire Water****Treatment Works**

Owlwood/Garforth

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

**Environment Agency****Constraints**

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

**LCC****Ecology support**

Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor function of the Garforth Disused Railway LNA to the west.

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

Flood Zone 1. Field drainage in SW corner. Previous flood incidents in part of site opposite Farndale Court relating to a blocked culvert. 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	
Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Major Green Belt site that if developed would lead to complete coalescence of Garforth and Kippax, contrary to one of the key functions of Green Belt.	

Site Details							
Easting	441261	Northing	431407	Site area ha	1.47	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

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

Other land uses - None

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

Description	
Large site that has been split into three parts. This section is set to the north east of Kippax with one boundary linking to the settlement. Site has an agricultural use, fields surround a farm in the centre. Limited amount of trees on site, most line the boundary and the edges of fields but there is a small collection to the east of the farm up until the boundary of the site.	

Spatial relationships

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

% overlap

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

% overlap

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

% overlap

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		East Garforth
Nearest train station distance (m)		1663.77
Nearest bus stop		9206
Nearest bus stop distance (m)		171.12
Agricultural classification		
Grade	Percent	
Urban	100	

**Selby Road/Leeds Road, Kippax****Site Plan ref: HG2-128 SHLAA ref: 3109C**

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?	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	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
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**4. Preserve the setting and special character of historic towns**

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

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

Relates well to settlement, however, boundaries to north and east are poor and could lead to further sprawl.
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**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments
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Mostly meets accessibility standards
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**Rank (1-5)****4**

Access comments
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Access off Roach Grange Avenue ok for up to 200 dwellings
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**4**

**Selby Road/Leeds Road, Kippax****Site Plan ref: HG2-128     SHLAA ref: 3109C**

Local network comments		3
Existing local congestion and potential cumulative issues		
Mitigation measures		Total score 11
Highways site support		
Yes		
Contingent on other sites		

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

Network Rail	

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

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

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor function of the Garforth Disused Railway LNA to the west.	

Education comments	
1366+2132+3109A and C+2131 = 863 houses generates 216 primary and 86 secondary children. New 1FE primary school required.	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	



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

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site in agricultural use. Development would not result in coalescence of Garforth and Kippax. Existing development to the west and south so relates well to the existing settlement pattern and has suitable access and strong defensible boundaries.	

Wakefield Road, Garforth

Site Plan ref: n/a                      SHLAA ref: 3112

Site Details							
Easting	439448	Northing	433110	Site area ha	9.27	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

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

Other land uses - None

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

Description	Single field located to the west of Garforth, separated from the settlement by Wakefield Road which runs along the eastern boundary. Trees line the remaining sides to the north, west and south. Further fields are set beyond this as well as two farms, one to the north and the other to the west.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	1309.34
Nearest bus stop	5745
Nearest bus stop distance (m)	140.20

Agricultural classification	
Grade	Percent
Grade 3	71.65
Urban	28.35

## Wakefield Road, Garforth

Site Plan ref: n/a

SHLAA ref: 3112

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

### Greenbelt Assessment

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

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

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

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

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

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

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
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#### 4. Preserve the setting and special character of historic towns

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

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

Good links to settlement, however, development would mean crossing the main road which currently acts as a strong defensible boundary. Potential for further sprawl.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 100% employment, 75% primary & secondary education, 75% primary health

Rank (1-5)

4

Access comments

Long frontage with Wakefield Road should provide access

5

## Wakefield Road, Garforth

Site Plan ref: n/a

SHLAA ref: 3112

Local network comments		3
Local congestion and cumulative issues		
Mitigation measures		Total score
		12
Highways site support		
Yes		
Contingent on other sites		

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

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

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

LCC	
Ecology support	Supported with mitigation
Supported with mitigation provided that the ditch along the northern boundary (which has a record of Water Vole - a UK BAP and UK protected species) is protected and enhanced through a 20 metre buffer on both sides of the ditch, and surface water attenuation.	

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

Flood Risk	
Flood Zone 1. Watercourse along the NW 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	
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Fire and Rescue	
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Wakefield Road, Garforth

Site Plan ref: n/a                      SHLAA ref: 3112

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. It has an important strategic purpose in keeping the gap between settlements open. On its own the site would not relate well to the existing settlement form. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.

Site Details							
Easting	439571	Northing	433722	Site area ha	0.57	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

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

Other land uses - None

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

Description	
Small, flat square shaped site set to the west of Garforth. Currently part of a field in an agricultural use, some trees line the east, north and west boundary. No features of note on site.	

Spatial relationships

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

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

Other Spatial Relationships		
LCC ownership %	0.00	
Nearest train station	Garforth	
Nearest train station distance (m)	1087.65	
Nearest bus stop	2526	
Nearest bus stop distance (m)	585.16	
Agricultural classification		
Grade	Percent	
Grade 2	100	

**Barrowby Lane, Garforth**

Site Plan ref: n/a

SHLAA ref: 3113

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

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

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

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

**2. Prevent neighbouring towns from merging**

Would development lead to physical connection of settlements?	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?	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**

Would be isolated development, does not relate well to settlement and performs role in safeguarding from encroachment.
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**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Landlocked site, Public Transport standards not met

Rank (1-5)

2

Access comments

Requires development of adjacent site for access

3

**Barrowby Lane, Garforth**

Site Plan ref: n/a

SHLAA ref: 3113

**Local network comments**

Local congestion/capacity issues and potential for significant cumulative impact with other nearby sites

**2****Mitigation measures**

The potential for mitigation and capacity improvements needs to be considered with in conjunction with other nearby sites

**Total score****7****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	Owlwood/Garforth
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There is capacity at Garforth for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

**Environment Agency****Constraints**

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

**LCC**

Ecology support	Supported
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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**



Barrowby Lane, Garforth

Site Plan ref: n/a                      SHLAA ref: 3113

Other
Heritage England

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

Conclusions

Submission Draft Plan Allocation
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Not allocated for housing

Submission Draft Plan Allocation Conclusion
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Green Belt site. Site is isolated and unrelated to the existing settlement, with an important strategic purpose in keeping the gap between settlements open. The proposed HS2 rail line runs to the north and highways concerns regarding access and accessibility. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.

Site Details							
Easting	441062	Northing	434254	Site area ha	2.58	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

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

Other land uses - None

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

Description	
Greenfield flat site, hedgerow to west and forest area to east but no clear boundaries on north or south as site is part of a wider field/scrubland.	

Spatial relationships

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

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

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Garforth
Nearest train station distance (m)		753.36
Nearest bus stop		8628
Nearest bus stop distance (m)		695.00
Agricultural classification		
Grade	Percent	
Grade 3	100	

## New Hold, Garforth

Site Plan ref: n/a

SHLAA ref: 3115

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

### Greenbelt Assessment

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

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

Unrestricted Sprawl Conclusion    High potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	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?	

Encroachment Conclusion    Site performs an important role in safeguarding from encroachment

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

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

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

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

Green Belt site. Site is isolated and unrelated to the existing settlement, with no road access and poor accessibility. The site provides access to the countryside and Hawks Nest Wood. The site has no existing defensible boundaries.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

landlocked site, Public Transport standards not met, outside thresholds for local services

Rank (1-5)

2

Access comments

requires development of adjacent site for access

3

## New Hold, Garforth

Site Plan ref: n/a

SHLAA ref: 3115

### Local network comments

local congestion/capacity issues and potential for significant cumulative impact with other nearby sites

2

### Mitigation measures

the potential for mitigation and capacity improvements needs to be considered with in conjunction with other nearby sites

Total score

7

### Highways site support

no

### Contingent on other sites

yes

### Highways England

Impact No material impact

Network Status

No objection

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

### Network Rail

### Yorkshire Water

Treatment Works Owlwood/Garforth

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

### Environment Agency

Constraints

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

### LCC

Ecology support Not supported

Not supported (RED). Whole site recently assessed against Local Wildlife Site (SEGI) criteria and sufficient to be designated, based on importance for Great Crested Newts.

### 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

**New Hold, Garforth**

**Site Plan ref: n/a**                      **SHLAA ref: 3115**

Telecoms

**Other**

Heritage England

Natural England

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

**Conclusions**

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is isolated and unrelated to the existing settlement, with no road access and poor accessibility. The site provides access to the countryside and Hawks Nest Wood. The site has no existing defensible boundaries. It would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The proposed HS2 rail line runs to the north of the site. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.

Site Details

Easting	444150	Northing	433142	Site area ha	5.66	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Outdoor sport facility
------------------------

Other land uses - None

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

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

Flat site set to the west of Micklefield. Field in agricultural use with no buildings within the site. Limited amount of trees in place along the boundaries. There is no road frontage.

Spatial relationships

UDP Designations

N32 Greenbelt	99.92	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
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 %	0.01
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	2576.77
Nearest bus stop	11215
Nearest bus stop distance (m)	250.09

Agricultural classification	
Grade	Percent
Grade 2	0.53
Grade 3	3.55
Grade 3a	95.92

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

### Greenbelt Assessment

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

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

#### 2. Prevent neighbouring towns from merging

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

#### 3. Assist in safeguarding the countryside from encroachment

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

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

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

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

Relates poorly to settlement, only connected partially on one side. High potential for further sprawl.
--

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Poor buses but 100% rail, 25% primary	3

#### Access comments

No frontage onto adopted highway, abuts larger potential development site	3
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**Pit Lane, Micklefield**

Site Plan ref: n/a

SHLAA ref: 3116

Local network comments		4
Cumulative issues		
Mitigation measures		Total score
		10
Highways site support		
No		
Contingent on other sites		
Yes		

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

Network Rail

Yorkshire Water	
Treatment Works	Micklefield
There is capacity at Micklefield 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	
small encroachment of FZ3 into site. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Education comments
Land adjacent to school. Requires further investigation.

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

Utilities
Gas

Electric

Fire and Rescue

Telecoms



Other
Heritage England

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

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Green Belt site which relates poorly to settlement, only connected partially on one side and high potential for further sprawl. Highways concerns over access.

Selby Road, Garforth

Site Plan ref: n/a                      SHLAA ref: 3117

Site Details

Easting	440077	Northing	431869	Site area ha	1.29	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Other land uses - None

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

Description

Triangular shaped site that covers roughly half of a field in agricultural use. The site is surrounded by further fields and has no road frontage or access. Trees line the south west boundary but this is the only side that is well defined. An old railway line currently used as a bridleway is just beyond the site to the east.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	1844.39
Nearest bus stop	3002
Nearest bus stop distance (m)	502.44

Agricultural classification	
Grade	Percent
Grade 3	52.86
Grade 3b	47.14

**Selby Road, Garforth**

Site Plan ref: n/a

SHLAA ref: 3117

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?	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	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?	

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

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

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

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

No links to the settlement, isolated site. High potential for further sprawl.

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

Public transport accessibility comments

The site fails all the accessibility criteria

Rank (1-5)

1

Access comments

No frontage onto adopted highway, abuts larger potential development site

3

## Selby Road, Garforth

Site Plan ref: n/a

SHLAA ref: 3117

### Local network comments

Existing local congestion and significant cumulative issues

3

### Mitigation measures

Total score

7

### Highways site support

No

### Contingent on other sites

Yes

### Highways England

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

### Network Rail

### Yorkshire Water

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

### Environment Agency

#### Constraints

small encroachment of fz3 where boundary adjoins The Beck, main river. See comments in main text of our response.

### LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the beck to the south west - providing a 20 metre buffer to the beck.	

### Education comments

### Flood Risk

Flood Zone 1. Watercourse along Western boundary. 2 YW public sewers cross the site.

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

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

Other
Heritage England

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

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the exiting settlement. There is no road frontage to the site for access. A large portion of the site is covered with trees.

Site Details							
Easting	445267	Northing	431666	Site area ha	0.79	SP7	Other
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Road verges	

Other land uses - None

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

Description	
Flat Scrub field bounded on all sides by hedgerows then roads and A1M close to the north. Not connected to a 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"/>	
Inner South RA	0.00	% overlap
LB 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		East Garforth
Nearest train station distance (m)		3939.89
Nearest bus stop		8320
Nearest bus stop distance (m)		233.85
Agricultural classification		
Grade	Percent	
Grade 2	100	

Land south of Micklefied

Site Plan ref: n/a                      SHLAA ref: 3308

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

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas

--

Electric

--

Fire and Rescue

--

Telecoms

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Other

Heritage England

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Natural England

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Land south of Micklefied

Site Plan ref: n/a                      SHLAA ref: 3308

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Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

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



Site Details							
Easting	440357	Northing	429457	Site area ha	3.23	SP7	Other Rural Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

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

Other land uses - None

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

Description	Partial infill site set in Great Preston. The site consists of a few fields, is relatively flat with no features of note, just a few trees along the boundaries. Road frontage is available to the north and west. The site wraps around a cricket ground / pitch to the north and further fields 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	0.04	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	3556.94
Nearest bus stop	1393
Nearest bus stop distance (m)	146.47

Agricultural classification	
Grade	Percent
Grade 3	100

**Berry Lane, Great Preston**

Site Plan ref: n/a

SHLAA ref: 3321

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

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

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	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
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**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion	No merging but would significantly reduce the green belt gap
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**3. Assist in safeguarding the countryside from encroachment**

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

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

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

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

Strong links to settlement. Development would reduce separation between Great Preston and Allerton Bywater.
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**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Mostly meets accessibility standards

Rank (1-5)

4

Access comments

Potential access onto Preston Lane or Berry Lane

4

**Berry Lane, Great Preston**

Site Plan ref: n/a

SHLAA ref: 3321

**Local network comments**

Spare capacity within local network

**4****Mitigation measures****Total score****12****Highways site support**

yes

**Contingent on other sites****Highways England**

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

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

**Environment Agency****Constraints**

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

**LCC**

Ecology support	Supported
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Supported

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

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

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

Other
Heritage England

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

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Green Belt site in the centre of Great Preston consisting of fields and wrapping round a cricket ground / pitch to the north and further fields to the south. It has strong links to the settlement, bordered on three sites by housing. However, given the location so close to Allerton Bywater, development would reduce the separation between the two settlements with concerns over potential for coalescence.

Land at Hall Lane Ledston

Site Plan ref: n/a                      SHLAA ref: 3441

Site Details

Easting	443507	Northing	428508	Site area ha	3.85	SP7	Other Rural Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Managed Forest
----------------

Dwellings
-----------

Other land uses - None

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

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

Field bounded by a row of trees to the north and south with fields beyond, and a tree belt to the east, rear of gardens to the west.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	4927.23
Nearest bus stop	10109
Nearest bus stop distance (m)	163.87

Agricultural classification	
Grade	Percent
Grade 2	0.09
Grade 3	99.91

Land at Hall Lane Ledston

Site Plan ref: n/a                      SHLAA ref: 3441

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

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Land at Hall Lane Ledston

Site Plan ref: n/a                      SHLAA ref: 3441

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Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

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

Land to the north of Station Road, Kippax/Great Preston

Site Plan ref: n/a                      SHLAA ref: 3450

Site Details							
Easting	440617	Northing	429887	Site area ha	12.43	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington/Kippax and Methley	

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 separating Great Preston and Kippax. Housing on three sides and fields to north.	

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	99.93	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.07
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Sch. Ancient Mon.	0.00		
% overlap		% overlap	

Other Spatial Relationships	
LCC ownership %	3.52
Nearest train station	East Garforth
Nearest train station distance (m)	3296.78
Nearest bus stop	13049
Nearest bus stop distance (m)	210.35

Agricultural classification	
Grade	Percent
Grade 3	100



## Land to the north of Station Road, Kippax/Great Preston

Site Plan ref: n/a

SHLAA ref: 3450

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

### Greenbelt Assessment

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

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

#### 2. Prevent neighbouring towns from merging

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

#### 3. Assist in safeguarding the countryside from encroachment

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

Green Belt site. Development of the site would lead to further merging of Kippax and Great Preston.
---

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
4 buses per hour, 100% employment, 50% primary health, primary education & secondary education	4

Access comments	
long frontage with Berry Lane should provide visibility	3

## Land to the north of Station Road, Kippax/Great Preston

Site Plan ref: n/a

SHLAA ref: 3450

### Local network comments

spare capacity but cumulative issues

3

### Mitigation measures

improvement of junction of Berry Lane and Whitehouse Lane (currently mini-roundabout)

Total score

10

### Highways site support

yes

### Contingent on other sites

### Highways England

Impact	Minor Material Impact	Network Status	No objection subject to satisfactory mitigation

### Network Rail

### Yorkshire Water

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

### Environment Agency

#### Constraints

Site constrained by FZ2/3 - The Beck (main River runs through centre of site). See comments in main text of our response.

### LCC

Ecology support	Not supported
Not supported (RED). Townclose Hills SSSI and Local Nature Reserve are immediately adjacent to the eastern and northern boundaries, and the Lines Way disused railway immediately to the west. These valuable habitats are vulnerable to additional recreation	

### Education comments

### Flood Risk

Middle 1/3 of site shown to be in Flood Zone 3A from Kippax Beck, however, extent of flooding likely to go out towards the Eastern boundary. FRM currently progressing a scheme to protect Ramsden Street. Also, there are a number of public sewers within the site.

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

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

Land to the north of Station Road, Kippax/Great Preston

Site Plan ref: n/a                      SHLAA ref: 3450

Telecoms

Other

Heritage England

Natural England

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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site separating Great Preston and Kippax. Housing on three sides and fields to north. Development of the site would lead to complete coalescence of Kippax and Great Preston.

Land North of Brigshaw High School, Allerton Bywater

Site Plan ref: n/a SHLAA ref: 3463

Site Details

Easting	440791	Northing	429374	Site area ha	4.76	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

Site type	Greenfield
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On-site land uses	
Agriculture	

Neighbouring land uses	
Agriculture	
Education	
Dwellings	

Other land uses - None

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

Description	
Greenfield site between Great Preston and Allerton Bywater. Housing to north.	

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 %	0.04
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Nearest train station	East Garforth
Nearest train station distance (m)	3749.70
Nearest bus stop	8738
Nearest bus stop distance (m)	348.73

Agricultural classification	
Grade	Percent
Grade 3	100

## Land North of Brigshaw High School, Allerton Bywater

Site Plan ref: n/a

SHLAA ref: 3463

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

### Greenbelt Assessment

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

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

#### 3. Assist in safeguarding the countryside from encroachment

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

Green Belt site. Development would lead to the coalescence of Great Preston and Allerton Bywater. As there is only a small existing gap separating the settlements, its retention is considered important.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
4 buses per hour, 80% employment, 20% primary health, 100% secondary education	4

#### Access comments

frontage with Brigshaw Lane should provide visibility	4
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## Land North of Brigshaw High School, Allerton Bywater

Site Plan ref: n/a

SHLAA ref: 3463

### Local network comments

spare capacity but cumulative issues

3

### Mitigation measures

new footway along Brigshaw Lane required

Total score

11

### Highways site support

yes with mitigation

### Contingent on other sites

### Highways England

Impact	No material impact	Network Status	No objection
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### Network Rail

### Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

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

### Environment Agency

Constraints

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

### LCC

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

Supported

### Education comments

### Flood Risk

Flood Zone 1

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

### Utilities

Gas

Electric

Fire and Rescue

Telecoms

Land North of Brigshaw High School, Allerton Bywater

Site Plan ref: n/a                      SHLAA ref: 3463

Other	
Heritage England	

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

Conclusions

Submission Draft Plan Allocation	
	Not allocated for housing
Submission Draft Plan Allocation Conclusion	
	Green Belt site. Development would lead to the coalescence of Great Preston and Allerton Bywater. There is only a small existing gap separating the settlements so the retention of this site is important.

Site Details							
Easting	444638	Northing	432500	Site area ha	1.03	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	
A1M road verge	

Other land uses - None

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

Description	Field bounded by hedgerows to the north and east (A1M directly adjacent to the east) and no boundary on southern extent as crosses an open field (i.e. the line between where former site 4200 was split into A and B). To the west the site boundary is a natural limestone crag which drops down a few meters to the access road beyond. No road frontage and access only through field to the south.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.01	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	98.97	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.99	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	3110.23
Nearest bus stop	911
Nearest bus stop distance (m)	131.27

Agricultural classification	
Grade	Percent
Grade 2	100



**Newtown Farm, Micklefield**

Site Plan ref: n/a

SHLAA ref: 4200A

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 type="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?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion No merging of settlements

**3. Assist in safeguarding the countryside from encroachment**

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	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?	

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 &amp; 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**

Notwithstanding that it the site is within the 'boundary' of the A1M and so sprawl and encroachment would be contained, development would be visible and greatly impact on the Green Belt due to its situation high on top of the crag, compared to surrounding properties.

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

Public transport accessibility comments

PT, Employment, rail, Primary Ok, no health or secondary ed

Rank (1-5)

**3**

Access comments

Access on to Gt North Road through site 4200B

**1**

Local network comments		5
OK		
Mitigation measures		Total score 9
Highways site support		
Yes		
Contingent on other sites		
4200B		

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	

Newtown Farm, Micklefield

Site Plan ref: n/a                      SHLAA ref: 4200A

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. To the west the boundary is a natural limestone crag which drops down a few meters to the access road beyond. No road frontage and access only through field to the south. Notwithstanding that the site is within the 'boundary' of the A1M and so sprawl would be contained, development would greatly impact on the Green Belt due to its situation high on top of the crag, compared to surrounding properties and HG2-127.

Site Details							
Easting	444670	Northing	432366	Site area ha	1.57	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Dwellings	
Neighbouring land uses	
Agriculture	
Dwellings	
A1M road verge	

Other land uses - None

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

Description	Contains farm buildings and field, bounded by hedgerows (except no boundary to the north i.e. where former site 4200 was split into A and B), and road frontage to the west. A1M directly adjacent to the east.
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Spatial relationships

UDP Designations

N32 Greenbelt	96.65	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.01	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	3.35	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	3167.20
Nearest bus stop	911
Nearest bus stop distance (m)	178.16

Agricultural classification	
Grade	Percent
Grade 2	100

## Newtown Farm, Micklefield

Site Plan ref: HG2-127 SHLAA ref: 4200B

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

### Greenbelt Assessment

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

#### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	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	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

Due to the location within between existing houses and the 'boundary' of the A1M, there would be limited impact on the Green Belt.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

PT, Employment, rail, Primary Ok, no health or secondary ed

Rank (1-5)

3

Access comments

Access on to Gt North Road OK

5

Local network comments		5
OK		
Mitigation measures		Total score 13
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site, but due to the location between existing houses and the A1(M), would have limited impact on the Green Belt. Consideration needs to be given to whether ongoing agricultural use would be possible on adjacent site 4200A if HG2-127 restricts farm vehicle access.

Site Details							
Easting	442160	Northing	430457	Site area ha	1.49	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

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

Other land uses - None

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

Description	
Site is N1a allotments. Boundary does not relate to physical features and may be an anomaly.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.13	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	99.66	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	99.87	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	2649.65
Nearest bus stop	2314
Nearest bus stop distance (m)	185.21

Agricultural classification	
Grade	Percent
Grade 2	62.24
Urban	37.76



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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets standards except secondary education		4
Access comments		
Access off Sandgate Terrace, accommodation works to reduce existing on street parking		4
Local network comments		
Leeds Rd / A63 some peak congestion		3
Mitigation measures		Total score
		11
Highways site support		
Yes		
Contingent on other sites		

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

Network Rail	
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Yorkshire Water	
Treatment Works	

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

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site is a UDP N1a allotment allocation and local preference is for retention as such. The allotments are proposed for greenspace designation in the SAP.

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

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

Site type	Greenfield
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Agriculture
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Agriculture	
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Dwellings
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Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

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

## UDP Designations

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

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

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

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	1291.53
Nearest bus stop	12909
Nearest bus stop distance (m)	540.17

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

## Land Adjacent Barrowby Lodge, Garforth

Site Plan ref: n/a

SHLAA ref: 4258

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

### Greenbelt Assessment

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

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

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

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

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

#### 3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
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#### 4. Preserve the setting and special character of historic towns

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

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

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

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Fails to meet standards

Rank (1-5)

1

Access comments

Access possible onto Barrowby Lane or A642 with improved access roads

3

## Land Adjacent Barrowby Lodge, Garforth

Site Plan ref: n/a

SHLAA ref: 4258

### Local network comments

Town End signals congestion and elsewhere

2

### Mitigation measures

Total score

6

### Highways site support

No

### Contingent on other sites

### Highways England

Impact Major impact

Network Status

Likely to require significant physical mitigation

Assessment of cumulative impact with other sites needed

### Network Rail

### Yorkshire Water

Treatment Works

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

### Environment Agency

Constraints

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

### LCC

Ecology support

Not supported

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

### Education comments

### Flood Risk

Flood Zone 1

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

### Utilities

Gas

Electric

Fire and Rescue

Telecoms

Land Adjacent Barrowby Lodge, Garforth

Site Plan ref: n/a                      SHLAA ref: 4258

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

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

Site Details							
Easting	440592	Northing	430698	Site area ha	2.61	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

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	
Site is heavily sloping and undulating. Substantial stables building which appears to be a business based from the site.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		East Garforth
Nearest train station distance (m)		2540.71
Nearest bus stop		4283
Nearest bus stop distance (m)		531.85
Agricultural classification		
Grade		Percent
Grade 3		100

## Green lane, Kippax

Site Plan ref: n/a

SHLAA ref: 5002

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

### Greenbelt Assessment

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

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

#### 3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
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#### 4. Preserve the setting and special character of historic towns

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

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

The site is not well connected to the built up area and only borders on one side. The development of this site would not constitute rounding off and if developed would leave the above fields (not included in SA) open to realistic approaches for development to round off the settlement.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Fails to meet any standards

Rank (1-5)

1

Access comments

Access can be achieved with loss of hedge to northern 'square' of the site, insufficient width to link to southern area within site, therefore southern larger area needs its own access, but doesn't touch the highway

2



## Green lane, Kippax

Site Plan ref: n/a

SHLAA ref: 5002

### Local network comments

Footway required

4

### Mitigation measures

Footway

Total score

7

### Highways site support

No

### Contingent on other sites

small part only

### Highways England

Impact No material impact

Network Status

No objection, no mitigation required

n/a

### Network Rail

### Yorkshire Water

Treatment Works

### Environment Agency

Constraints

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

### LCC

Ecology support

Not supported

Not supported (Red) - Townclose Hill SSSI lies only 80m to the south of this site. The site itself is semi-improved grassland. The adjacent site supports an important area of calcareous grassland rich in plants and invertebrates such as glow-worms - the SSSI is threatened by urban development on the north, south and east sides. Building on this site would reflect this on-going process of development and increase the risk of permanent habitat isolation - to offset this a substantial buffer (minimum 30 metres) would be required along the south and west sides of the site and enhanced with calcareous/neutral grassland species using seed of local provenance. There is a strip of agricultural land south of this site that would benefit from also being enhanced for Magnesian Limestone Grassland creation if land ownership allows - this could then be considered for public access and in the long-term possibly added to the Townclose Hills Local Nature Reserve managed by LCC Parks & Countryside and may allow more development of this proposed site through reduced need for a buffer - see RM/5002 B. The Garforth disused railway runs to the west of this proposed allocation and is also an important wildlife corridor and important link in the Leeds Habitat Network which will need buffering through provision of a minimum 30 metre strip retained and enhanced as open grassland (no shrubs or trees).

### Education comments

### Flood Risk

Flood Zone 1

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

### Utilities

Gas

Electric

Fire and Rescue

Green lane, Kippax

Site Plan ref: n/a

SHLAA ref: 5002

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 connected to the built up area and only borders it on one side. The development of this site would not constitute rounding off and would lead to urban sprawl and potential for further development pressure on adjacent fields.

Site Details							
Easting	439583	Northing	433261	Site area ha	0.74	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Flat rectangular site currently used for agriculture, with a farm in place on the western part. It is set to the east of Garforth with a road separating the site from the settlement. The site is flat, borders another farm to the south and is surrounded on the north and west by further agriculture.	

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	1129.83
Nearest bus stop	12909
Nearest bus stop distance (m)	206.62

Agricultural classification	
Grade	Percent
Grade 3	100

## Fairview Farm , Wakefield Road

Site Plan ref: n/a

SHLAA ref: 5012

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

### Greenbelt Assessment

#### 1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

#### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

#### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site is isolated and unrelated to the existing settlement, would reduce the gap between settlements, and has high potential to lead to unrestricted sprawl.
---

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets Core Standards	5

#### Access comments

Access on to Green Lane achievable where site touches to the north, but narrowing between two portions of site to 6m precludes access to the remained of the site. Further access to the larger part of the site would need to be negotiated.	3
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Local network comments		
Leeds Road / A63 capacity and safety concern		3
Mitigation measures		Total score
Contribution to Leeds Rd/ A63 junction		11
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required
n/a			

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.Ordinary watercourse north of site.	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of ‘greenfield’ sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Site is isolated and unrelated to the existing settlement, with an important strategic purpose in keeping the gap between settlements open. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	

Land at 25 - 29 high Street, Kippax

Site Plan ref: HG2-130      SHLAA ref: 5013

Site Details

Easting	441692	Northing	430261	Site area ha	0.4	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

Site type	Brownfield
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On-site land uses
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Garage
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Neighbouring land uses
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Dwellings
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Outdoor amenity and open space
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Misc businesses
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Other land uses - None

Topography	Flat and sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
-------------

Brownfield garage site containing some buildings and hardstanding and a few trees on 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.	1.00	

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	East Garforth
Nearest train station distance (m)	2782.23
Nearest bus stop	4625
Nearest bus stop distance (m)	98.09

Agricultural classification	
Grade	Percent
Urban	100

Land at 25 - 29 high Street, Kippax

Site Plan ref: HG2-130      SHLAA ref: 5013

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets Core Standards		5
Access comments		
access from High Street OK		5
Local network comments		
Small site, acceptable		5
Mitigation measures		Total score
		15
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required
n/a			

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation	

LCC	
Ecology support	Supported
Supported (Green)	



Land at 25 - 29 high Street, Kippax

Site Plan ref: HG2-130     SHLAA ref: 5013

Education comments

Flood Risk

Flood Zone 1  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Brownfield garage site containing some buildings and hardstanding and a few trees on boundaries. Suitable in principle for residential use.

Site Details							
Easting	440719	Northing	428283	Site area ha	0.58	SP7	Other Rural Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics	
Site type	60:40 green/brown
On-site land uses	
Dwellings	
Paddock	
Neighbouring land uses	
Agriculture	
Kennels	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Mixed greenfield/brownfield site off Ninevah Lane, Allerton Bywater. The site contains a house and paddock. The surrounding area is predominantly agricultural.	

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 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 %	9.88
Nearest train station	Woodlesford
Nearest train station distance (m)	3978.06
Nearest bus stop	9208
Nearest bus stop distance (m)	251.58
Agricultural classification	
Grade	Percent
Grade 4	100

## Ninevah Lane, Allerton Bywater

Site Plan ref: n/a

SHLAA ref: 5253

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

### Greenbelt Assessment

#### 1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

#### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

#### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

At present, Ninevah Lane acts as a relatively strong defensible boundary to prevent development from encroaching south. If the site were built out it would put pressure on surrounding land as there is little to contain development and could lead to unrestricted sprawl.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
meets accessibility standards	5

#### Access comments

Ninevah Lane fails to meet width requirements along the wider section for the level of development, the final 75m is single vehicle width with no footways, land to widen is outside the site boundary.	1
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Local network comments		4
Small site, little impact		
Mitigation measures		Total score
		10
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). 440m from Mickletown Ings SSSI, bird and invertebrate interest. Lies within the River Aire wetland complex with Leeds Habitat Network covering half of the site. Allerton Bywaters and Lowther North wetlands very close, wetland bird interest.	

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. At present, Ninevah Lane acts as a relatively strong defensible boundary to prevent development from encroaching south. If the site were built out it would put pressure on surrounding land as there is little to contain development and could lead to unrestricted sprawl.

Leeds Road, Swillington

Site Plan ref: n/a SHLAA ref: 5265

Site Details

Easting	438723	Northing	431526	Site area ha	30.2	SP7	Other Rural Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

Site type	30:70 green/brown
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On-site land uses

Mineral works and quarries

Neighbouring land uses

Agriculture
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Other land uses - None

Topography	Undulating	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

The site is in use as a quarry. The site is surrounded on all sides by fields.
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Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	2848.76
Nearest bus stop	11978
Nearest bus stop distance (m)	448.29

Agricultural classification	
Grade	Percent
Grade 3	84.02
Grade 3b	15.98

## Leeds Road, Swillington

Site Plan ref: n/a

SHLAA ref: 5265

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?	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 would significantly reduce the green belt gap
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#### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
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#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	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

The site fails the Green Belt assessment as it is isolated and would significantly reduce the Green Belt gap between Garforth and Swillington.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Remote site fails to meet accessibility guidance

Rank (1-5)

1

Access comments

Access onto A642 OK

5

Leeds Road, Swillington

Site Plan ref: n/a      SHLAA ref: 5265

Local network comments	3
Large site would impact on A63/A642 roundabout and further afield	
Mitigation measures	Total score 9
Likely to require capacity and pedestrian cycle improvements.	
Highways site support	
No	
Contingent on other sites	

Highways England	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported
Supported (Green)	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England



Leeds Road, Swillington

Site Plan ref: n/a                      SHLAA ref: 5265

Natural England

Planning History      Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
15/01320/COND	Consent, agreement or approval required by conditions 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 of planning permission 06/05986/FU	A	72
15/01319/COND	Consent, agreement or approval required by conditions 8, 9, 10, 11 and 12 of Planning Application 07/01742/FU	A	62
15/9/00144/MOD	Extension of existing quarry for the winning and working of clay; replacement brickworks factory with external storage areas for parking and minerals stockpiles; installation of a weighbridge and lorry sheeting facility; widening of the access road and conversion of a dwelling to site security office - NON MATERIAL AMENDMENT to 06/05986/FU - amendment to conditions 19 and 20 to say "Prior to the commencement of construction of the replacement brickworks a scheme for .. shall be submitted"	M01	72

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green belt site. The site would have been sieved out at Issues and Options stage as it is not within settlement hierarchy and the the location does not align with the spatial development strategy. The site is isolated and would significantly reduce the Green Belt gap between Garforth and Swillington.

Site Details							
Easting	439909	Northing	433756	Site area ha	5.26	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics	
Site type	50:50 green/brown
On-site land uses	
Agriculture	
Dwellings	
Storage/Scap Yard	
Neighbouring land uses	
Agriculture	
Transport tracks and ways	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Narrow strip of land to the west of Garforth, flanked by Barrowby Lane to the south and the railway to the north. The site includes housing and small pockets of farmland. The site also appears to include employment uses to the west. The surrounding use is predominantly agriculture.
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Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	99.96	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	0.04
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Sch. Ancient Mon.	0.00		
		Regeneration Areas	
		Inner South RA	0.00
		LB Corridor RA	0.00
		EASEL RA	0.00
		Aire Valley RA	0.00
		West Leeds Gateway	0.00

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Garforth
Nearest train station distance (m)	756.98
Nearest bus stop	1665
Nearest bus stop distance (m)	428.32
Agricultural classification	
Grade	Percent
Grade 2	57.49
Grade 3	37.96
Urban	4.55

## Land north of Barrowby Lane, Garforth

Site Plan ref: n/a

SHLAA ref: 5267

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

### Greenbelt Assessment

#### 1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	Yes
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

#### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

#### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Redrawing the Green Belt boundary so exclude the site would represent a 'finger like' extension into the Green Belt which could set a precedent for sprawl. Although parts of the site have been developed over time, removing the site from the Green Belt would constitute ribbon development.
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### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Bus stops slightly in excess of recommended 5 minute walk, estimated 600m (circa 8 minute walk). Meets accessibility criteria in other respects.	4
Access comments	
Access achievable from Barrowby lane, carriageway widening and footway improvements required	4

Local network comments		
Capacity issues at Wakefield Road/Barrowby Lane/Aberford Road/Main Street signalised junction. TA required		3
Mitigation measures		Total score
Improvements to Barrowby Lane and Wakefield Road/Barrowby Lane/Aberford Road/Main Street signalised junction required.		11
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Land north of Barrowby Lane, Garforth

Site Plan ref: n/a                      SHLAA ref: 5267

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Narrow strip of land to the west of Garforth, following the line of the railway. Redrawing the Green Belt boundary so exclude the site would represent a 'finger like' extension into the Green Belt which could set a precedent for sprawl.

Stocks Blocks site, Ninelands Lane, Garforth

Site Plan ref: HG2-235 SHLAA ref: 5268

Site Details

Easting	441243	Northing	432744	Site area ha	7.99	SP7	Major Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Indoor sport facility

Outdoor sport facility

Dwellings

Education

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Brownfield site within the settlement limits of Garforth. The site is currently in use as a concrete block making premises (Stocks Blocks).

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	3.13	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 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	East Garforth
Nearest train station distance (m)	446.02
Nearest bus stop	1782
Nearest bus stop distance (m)	111.73

Agricultural classification	
Grade	Percent
Urban	100

Stocks Blocks site, Ninelands Lane, Garforth

Site Plan ref: HG2-235      SHLAA ref: 5268

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility requirements		5
Access comments		
Access via Ninelands Lane, not ideal but offset by loss of large vehilces		3
Local network comments		
Impact on A63 and A642 junctions, A63 offset by East Garforth bypass.		3
Mitigation measures		Total score
contribution to East Garforth bypass		11
Highways site support		
yes		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber).	

Stocks Blocks site, Ninelands Lane, Garforth

Site Plan ref: HG2-235      SHLAA ref: 5268

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Brownfield site within the settlement boundary of Garforth. The site is currently in use as a concrete block making premises (Stocks Blocks). However, it is understood that Stocks Blocks are relocating this facility to a site in Cross Green industrial estate (as detailed under recent planning permission ref: 15/05293/FU). As such, the site is considered available.



Milestone Farm and the Barn, Sandgate Lane, Kippax

Site Plan ref: n/a                      SHLAA ref: 5296

Site Details

Easting	442525	Northing	431638	Site area ha	1.05	SP7	Other Rural Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

Site type	60:40 green/brown
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On-site land uses
-------------------

Dwellings
-----------

Paddock
---------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
-------------

Rectangular strip of greenfield/brownfield land to the south east of Garforth, off Selby Road and Sandgate Lane. The site includes a house and paddock. Apart from a house immediately to the west, the site is surrounded by farmland.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	1694.30
Nearest bus stop	11138
Nearest bus stop distance (m)	234.76

Agricultural classification	
Grade	Percent
Grade 2	70.32
Grade 3a	29.68

## Milestone Farm and the Barn, Sandgate Lane, Kippax

Site Plan ref: n/a

SHLAA ref: 5296

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	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

In light of the proposed allocation to the north (HG2-124), the site will be connected to the built up area. However, part of the justification behind HG2-124 is that the A63 Selby Road will provide a defensible boundary preventing development encroaching to the south. If the site were allocated, it would set a precedent for developing south of the A63 and could lead to unrestricted sprawl.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Fails to meet accessibility standards

Rank (1-5)

1

Milestone Farm and the Barn, Sandgate Lane, Kippax

Site Plan ref: n/a                      SHLAA ref: 5296

Access comments		
Access onto A63 will require third party land for visibility		2
Local network comments		
Poor footway provision, cumulative impact on A63		2
Mitigation measures		Total score
		5
Highways site support		
no		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Milestone Farm and the Barn, Sandgate Lane, Kippax

Site Plan ref: n/a                      SHLAA ref: 5296

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Isolated site located to the east of Garforth, along Selby Road. In light of the proposed allocation to the north (HG2-124), the site will be connected to the built up area. However, part of the justification behind HG2-124 is that the A63 Selby Road will provide a defensible boundary containing development. If the site were allocated, it would set a precedent for developing south of the A63.	

Site Details							
Easting	441679	Northing	427668	Site area ha	0.77	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics	
Site type	70:30 green/brown
On-site land uses	
Agriculture	
Dwellings	
vehicle repairs	
Neighbouring land uses	
Agriculture	
Dwellings	
Waterways	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Mixed greenfield/brownfield site to the south of Allerton Bywater, off Main Street. The site contains a house, farm buildings and a vehicle business. Bounded by housing to the east and the river to the west.
-------------	---

Spatial relationships

UDP Designations		
N32 Greenbelt	0.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.91	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	99.01	
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 %	
0.18	
Nearest train station	Woodlesford
Nearest train station distance (m)	5058.81
Nearest bus stop	14140
Nearest bus stop distance (m)	207.15
Agricultural classification	
Grade	Percent
Grade 4	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
meets accessibility requirements		5
Access comments		
Access via Main Street Okfor size of site		4
Local network comments		
Small site, little impact.		4
Mitigation measures		Total score
		13
Highways site support		
Yes		
Contingent on other sites		

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). Only 70m from Allerton Bywaters SEGI and important site for wetland birds. Lies within the River Aire Leeds Habitat Network - a very important habitat corridor for birds, mammals and fish. The whole site except for existing buildings lies within the LHN. The site is within 20m of the river and has a flood defence mound as the site lies on the floodplain. Site Requirement "Biodiversity buffer to south-	

west and north-west boundary, not to be 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

Mixed brown/greenfield site within the settlement limits of Allerton Bywater. According to the Strategic Flood Risk Assessment, the site lies within a 'rapid inundation area'. It has therefore been discounted as it fails the flood risk test.

Site Details							
Easting	439915	Northing	433519	Site area ha	21.81	SP7	
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Flat triangular site currently used for agriculture. It is set to the east of Garforth but bordered by housing to the east and north. Farms are located to the south west and further fields beyond. A small pylon runs along part of the northern boundary.
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Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00		Inner South RA	0.00	% overlap
N6 Playing Pitch	0.00		LB Corridor RA	0.00	
N8 Urban Green Corridor	0.00		EASEL RA	0.00	
CC Shopping Quarter	0.00		Aire Valley RA	0.00	
UDP City Centre	0.00		West Leeds Gateway	0.00	
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				

Other Spatial Relationships		
LCC ownership %	0.01	
Nearest train station	Garforth	
Nearest train station distance (m)	745.72	
Nearest bus stop	5789	
Nearest bus stop distance (m)	226.34	

Agricultural classification	
Grade	Percent
Grade 2	14.11
Grade 3	53.13
Urban	32.76



## Land Off Wakefield Road, Garforth

Site Plan ref: n/a

SHLAA ref: CFSM021

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

### Greenbelt Assessment

#### 1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
--------------------------------	---

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging but there is no defensible boundary
------------------------	--

#### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
-------------------------	---

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	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 has an important strategic purpose in keeping the gap between settlements open and potential to lead to unrestricted sprawl.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

not all of site meets requirements for primary education and health, difficult for pedestrian crossing A642 to reach local centre

Rank (1-5)

4

Access comments

size of site would require multiple accesses to be provided

4

## Land Off Wakefield Road, Garforth

Site Plan ref: n/a

SHLAA ref: CFSM021

### Local network comments

local congestion issues and potential for significant cumulative impact with other nearby sites

3

### Mitigation measures

unclear whether sufficient mitigation and capacity improvements can be achieved

Total score

11

### Highways site support

Yes with mitigation

### Contingent on other sites

### Highways England

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.			

### Network Rail

### Yorkshire Water

Treatment Works	Owlwood/Garforth
There is capacity at Garforth for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

### Environment Agency

#### Constraints

see 1044 FZ1 - no constraints

### LCC

Ecology support	Supported
Supported	

### Education comments

### Flood Risk

Flood Zone 1. Watercourse running across 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	
	Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

Conclusions

Submission Draft Plan Allocation	
	Not allocated for mixed use
Submission Draft Plan Allocation Conclusion	
	Green Belt site. It has an important strategic purpose in keeping the gap between settlements open. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.

Land North of Garforth, Leeds

Site Plan ref: n/a SHLAA ref: CFSM028

Site Details

Easting	440764	Northing	434083	Site area ha	46	SP7	
HMCA	Outer South East				Ward	Garforth and Swillington/Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Dwellings

Neighbouring land uses

Agriculture
Dwellings
Transport tracks and ways

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Site is set just north of Garforth and is part of a wider collection of sites. Currently used for agriculture it is mainly fields with a few sporadic dwellings. Flat site that has a road frontage running along the western boundary. Some tree cover, mainly along the boundary but there are two small collections within the site. The site abuts a larger protected forest area to the east.
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Spatial relationships

UDP Designations

N32 Greenbelt	94.89	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	5.21	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	475.14
Nearest bus stop	4418
Nearest bus stop distance (m)	439.16

Agricultural classification	
Grade	Percent
Grade 3	61.5
Urban	14.04
Grade 3b	24.47

## Land North of Garforth, Leeds

Site Plan ref: n/a

SHLAA ref: CFSM028

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input 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?	No
Coalescence Conclusion	No merging of settlements

#### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

#### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site is set beyond the railway line and links to an industrial rather than residential area. Well contained on all sides reducing potential for further sprawl.
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### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
part of site 3bh, 40% primary, 40% secondary, 40% health, poor footway connection into Garforth Town Centre with little scope for mitigation due to restriction under nearby railway bridge	3

#### Access comments

the level of development would require multiple accesses to be provided, position of new junctions would need to be considered in conjunction with access requirement for sites on opposite side of Barwick Road	4
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## Land North of Garforth, Leeds

Site Plan ref: n/a

SHLAA ref: CFSM028

### Local network comments

route into Garforth constrained by narrow railway bridge, capacity/congestion issues on wider network

2

### Mitigation measures

Unclear whether the local physical constraints on Barwick Road could be addressed. Significant cumulative impact on local network with other large nearby sites

Total score

9

### Highways site support

no

### Contingent on other sites

### Highways England

Impact	Major impact	Network Status	Likely to require significant physical mitigation

### Network Rail

### Yorkshire Water

Treatment Works	Owlwood/Garforth
There is capacity at Garforth for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

### Environment Agency

#### Constraints

see 2156 FZ1 under 1 ha. See comments in main text of our response.

### LCC

Ecology support	Not supported
Not supported (RED). This proposed allocation includes 6.25ha of the Hawksnest Wood Local Wildlife Site/SEGI a site with one of the largest known populations of great crested newts in West Yorkshire. There are also water courses, lowland mixed deciduous woodland blocks and a pond all of which are UK BAP priority habitats and which should be excluded from the allocation site to maintain habitat connectivity. There are additional hedgerow and another possible ponds which need to be incorporated into the landscaping for any development or mitigation provided elsewhere. Great Crested Newts are present in the Local Wildlife Site/SEGI to the east of the proposed site and there is another record probably for the pond to the south of Lowside Cottage. Great Crested Newts are known to move up to 500m from their breeding ponds to find feeding and hibernation sites. This makes this whole proposed allocation site high risk for this European protected species. The site also supports Brown Hare a UK BAP priority species and is likely to support 4 other species of amphibians which are UK or West Yorkshire BAP priority species. A habitat corridor should be maintained along the motorway boundary to provide connectivity to land to the west. Permanent newt fencing may be required between the LWS/SEGI and the new development to prevent protected species being killed on new roads and in gully pots.	

### Education comments

### Flood Risk

Flood Zone 1. Watercourses running through site and along Northern boundary. Flooding to land around culvert entrance under M1.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

Gas

Land North of Garforth, Leeds

Site Plan ref: n/a                      SHLAA ref: CFSM028

Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.	

Conclusions

Submission Draft Plan Allocation	
Not allocated for mixed use	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	