

Main Street and Pitfield Road, Carlton, Wakefield

Site Plan ref: HG2-182 SHLAA ref: 129A

Site Details

Easting	433864	Northing	427208	Site area ha	1.15	SP7	Other Rural Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
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On-site land uses

Storage

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Flat brownfield site in Carlton with road frontage. A number of containers on site which appear to be being used for storage. The site is within residential area, with housing immediately to the north and east. Large greenfield site directly to the south HG3-26 (129B).

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	6.74	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed 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 %	2.41
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Nearest train station	Woodlesford
Nearest train station distance (m)	3497.45
Nearest bus stop	14196
Nearest bus stop distance (m)	79.50

Agricultural classification	
Grade	Percent
Grade 3	91.78
Grade 3a	8.22

Main Street and Pitfield Road, Carlton, Wakefield

Site Plan ref: HG2-182 SHLAA ref: 129A

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
3 buses per hour, 100% primary and other local services		3
Access comments		
limited frontage with Main Street so needs to be combined with adjacent Phase 3 site to provide joint access		3
Local network comments		
spare capacity in local network		4
Mitigation measures		Total score
footway improvements and joint access		10
Highways site support		
yes with mitigation		
Contingent on other sites		
yes - adjacent allocation		

Highways England	
Impact	Network Status
PAS site	

Network Rail	

Yorkshire Water	
Treatment Works	Lemonroyd
Culverted watercourse and foul sewer along southern boundary	

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

LCC	
Ecology support	Supported

Main Street and Pitfield Road, Carlton, Wakefield

Site Plan ref: HG2-182 SHLAA ref: 129A

Education comments

3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 secondary children. New 1FE primary school required.

Flood Risk

Flood Zone 1. Minor watercourse runs along Southern boundary and goes into culvert. FRM have records showing flooding due to blockages at the culvert entrance.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Brownfield site within urban area. Could potentially improve visual aspect of area if developed. Highways have commented that there is limited frontage with Main Street, so development would need to be combined with HG1-410.

Main Street and Pitfield Road, Carlton, Wakefield

Site Plan ref: HG3-26 SHLAA ref: 129B

Site Details							
Easting	433910	Northing	427082	Site area ha	4.17	SP7	Other Rural Infill
HMCA	Outer South				Ward	Rothwell	

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

Other land uses - None

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

Description	
Greenfield site off Pit Field Road, Carlton. The site has a road frontage and well defined boundary. Housing on three sides, with fields to the south.	

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	0.00	
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
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Nearest train station	Woodlesford
Nearest train station distance (m)	3528.24
Nearest bus stop	14196
Nearest bus stop distance (m)	200.25

Agricultural classification	
Grade	Percent
Grade 3	2.73
Grade 3a	97.27

Main Street and Pitfield Road, Carlton, Wakefield

Site Plan ref: HG3-26 SHLAA ref: 129B

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
3 buses per hour, 100% primary and other local services		3
Access comments		
needs access via part A to Main Street, also option to Pitt Field Road		3
Local network comments		
spare capacity in local network		4
Mitigation measures		Total score
footway improvements and joint access		10
Highways site support		
yes with mitigation		
Contingent on other sites		
yes - part A and adjacent allocation		

Highways England	
Impact	Network Status
PAS site	

Network Rail	

Yorkshire Water	
Treatment Works	Lemonroyd
Foul sewers, water mains and culverted watercourse within north, east and west boundaries	

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

LCC	
Ecology support	Supported

Main Street and Pitfield Road, Carlton, Wakefield

Site Plan ref: HG3-26 SHLAA ref: 129B

Education comments

3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 secondary children. New 1FE primary school required.

Flood Risk

Flood Zone 1. Minor watercourse runs along Northern boundary and goes into culvert. FRM have records showing flooding due to blockages at the culvert entrance.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' 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

Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion

Site designated as Protected Area of Search (PAS) on the UDP, and therefore not a site within the Green Belt. The site is flat with no tree cover. There is concern over the size of the site in relation to the settlement (Carlton), which falls outside the settlement hierarchy defined in the Core Strategy; hence the site is to be safeguarded for future consideration and retained as Safeguarded Land.

Aberford Road (77/79), Oulton LS26 8HS

Site Plan ref: MX2-14 SHLAA ref: 130

Site Details

Easting	436480	Northing	428564	Site area ha	1.33	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
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On-site land uses

Car Showroom
Vacant land
Car Parks

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Brownfield site off Aberford Road, Woodlesford. In use as car showroom with associated car parking.

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
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Nearest train station	Woodlesford
Nearest train station distance (m)	614.92
Nearest bus stop	6129
Nearest bus stop distance (m)	103.49

Agricultural classification	
Grade	Percent
Urban	100

Aberford Road (77/79), Oulton LS26 8HS

Site Plan ref: MX2-14 SHLAA ref: 130

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

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

Public transport accessibility comments

Rank (1-5)

Good accessibility

5

Access comments

frontage with Aberford Road should provide visibility

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

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

Network Rail**Yorkshire Water**

Treatment Works Lemonroyd

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

Environment Agency

Constraints

FZ1 over1 ha. See comments in main text of our response. historic landfill (approx 70M west & 30M east of site)

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Brownfield site in urban area. Principle of mixed use accepted.	

Site Details

Easting	436511	Northing	429423	Site area ha	0.71	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

Dwellings

Vacant land

Neighbouring land uses

Waterways

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

Mixed green/brownfield site in Woodlesford. The site is steep sloping and heavily wooded. A residential property takes up part of the site. The site is well connected to an existing housing area and lies close to the canal and railway.

Spatial relationships

UDP Designations

N32 Greenbelt	11.75	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	88.28	
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)	464.72
Nearest bus stop	10450
Nearest bus stop distance (m)	267.12

Agricultural classification	
Grade	Percent
Grade 3	8.25
Urban	91.75

Alma Villas (site at), Woodlesford LS26 8PW**Site Plan ref: HG2-177 SHLAA ref: 136**

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Approximately 12% of site in Green Belt. The site is well contained by the canal, railway and surrounding development. There is low potential for sprawl.

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

Public transport accessibility comments

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

Rank (1-5)**4**

Access comments

Alma Street / Pottery Lane junction is extremely substandard

2

Alma Villas (site at), Woodlesford LS26 8PW

Site Plan ref: HG2-177 SHLAA ref: 136

Local network comments		4
cumulative issues		
Mitigation measures		Total score
		10
Highways site support		
No		
Contingent on other sites		

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

Network Rail	
If applicable, General asset protection issues	

Yorkshire Water	
Treatment Works	Lemonroyd
Large combined sewer and culverted watercourse in north and eastern parts of site	

Environment Agency	
Constraints	FZ 2 & 3
Abuts FZ3. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

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

Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
Heritage England	

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Part of the site is within the Green Belt (approximately 12%). The site is well related to the existing settlement pattern, and is well contained by the canal and railway. The site is considered suitable in principle for housing.

Aberford Road - site of Glenoit and Minerva Mills, Oulton

Site Plan ref: HG2-178 SHLAA ref: 143

Site Details

Easting	437113	Northing	429079	Site area ha	2.29	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
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On-site land uses

Derelict

Neighbouring land uses

Dwellings

Waterways

Other land uses - None

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

Description

Cleared brownfield site to the north east of Woodlesford, adjacent to the 'maltings' estate. Bounding the site is the canal to the north and housing to the south. Over two thirds of the site falls within flood zone 3.

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
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Nearest train station	Woodlesford
Nearest train station distance (m)	292.26
Nearest bus stop	3774
Nearest bus stop distance (m)	282.01

Agricultural classification	
Grade	Percent
Grade 3	80.96
Urban	19.04

Aberford Road - site of Glenoit and Minerva Mills, Oulton

Site Plan ref: HG2-178 SHLAA ref: 143

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 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)
5 buses per hour,100% primary health & education		4
Access comments		
access achievable with some mitigation works		4
Local network comments		
Some congestion issues		3
Mitigation measures		Total score
traffic calming scheme (road bumps)		11
Highways site support		
Yes with mitigation		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	Lemonroyd
Various water mains within site boundary and large combined sewer at southern end leading into CSO.	

Environment Agency	
Constraints	FZ 2 & 3
FZ 2 & 3 (majority of site within FZ apart from western edge), ordinary watercourse (approx 30m north east of site), Historic landfill (approx 20m north west and 30m south east of site)	

LCC	
Ecology support	Supported with mitigation
Red - The Aire and Calder Navigation runs adjacent to this site - it is an important wildlife corridor for species such as otter, bats and water vole - a biodiversity buffer of a minimum 10 metres is required with informal soft landscaping. There is also a mill goit to the south-eastern boundary of	

Aberford Road - site of Glenoit and Minerva Mills, Oulton

Site Plan ref: HG2-178 SHLAA ref: 143

the site used by water voles - which also requires a minimum 10m stand off from the mill goit and plant with stands of locally native trees and scrub, with areas of open neutral grassland and fen retained adjacent to the mill goit for water voles, and provide a wider area where the mill goit joins the canal and restrict access to people (to provide a refuge for otters).

Education comments

Flood Risk

Site predominantly located in Flood Zone 3 A(i), but parts are also in FZ 2 and 1. If more vulnerable uses, such as housing, are to be located in Flood Zone 3 the Exception Test must be passed. A sequential approach to the layout of the site should ensure that the more vulnerable uses are located in the lowest risk parts of the site.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

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

App Number	Proposal	Decision	% of site
14/07199/COND	Consent, agreement or approval required by condition 6 of Planning Application 13/03191/FU	INT	99
15/02867/COND	Consent, agreement or approval required by conditions 24 (part 5) of Planning Application 13/03191/FU	A	99
15/02245/COND	Consent, agreement or approval required by conditions 6C, 6E, 9 (Part 4) and 10 of Planning Application 13/03191/FU		99
15/06008/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI	A	99
14/05674/COND	Consent, agreement or approval required by condition 9 of Planning Application 13/03191/FU	INT	99
13/03192/LI	Listed Building Application for alterations to listed buildings to provide flood defences along the River Aire	A	99
14/04910/COND	Consent, agreement or approval required by conditions 12, 16, 19, 21 and 27 of Planning Application 13/03191/FU	INT	99
15/00947/COND	Consent, agreement or approval required by condition 20 and 21 of Planning Application 13/03191/FU	A	99

Aberford Road - site of Glenoit and Minerva Mills, Oulton**Site Plan ref: HG2-178 SHLAA ref: 143**

App Number	Proposal	Decision	% of site
15/01004/FU	Variation to conditions 2 (approved plans), 16 (safety structures, moorings and access points to river) and 23 (landscape management plan) of planning approval 13/03191/FU to allow amendments to the Plans Schedule to reflect further design development at Centenary Bridge, Flax House and Granary Wharf, condition 16 wording to require details 'prior to completion' instead of 'prior to commencement' and condition 23 wording to require details 'prior to completion' instead of 'prior to commencement'	A	99
15/02875/COND	Consent, agreement or approval required by condition 19 of Planning Application 13/03191/FU	A	99
15/04450/COND	Consent, agreement or approval required by condition 26 of Planning Application 15/01004/FU	A	99
15/07131/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI	A	99
14/02294/COND	Consent, agreement or approval required by condition 14 of Planning Application 13/03191/FU	A	99
14/03452/COND	Consent, agreement or approval required by conditions 3, 4, 8, 9, 10, 14, 17 and 20 of Planning Application 13/03191/FU	INT	99
15/00707/COND	Consent, agreement or approval required by conditions 8, 12 and 17 of Planning Application 13/03191/FU	INT	99
15/03322/COND	Consent, agreement or approval required by condition 4 of Planning Application 15/01004/FU	A	99
15/03718/COND	Consent, agreement or approval required by conditions 3, 4, 6, 7, 8, 9, 10, 12, 14, 16, 17, 19, 20, 21 and 27 on Planning Application 15/01004/FU	INT	99
14/07447/COND	Consent, agreement or approval required by condition 5 of Planning Application 13/03191/FU	W	99
13/03191/FU	Linear flood defences along River Aire and removal of Knostrop Cut	A	99
15/06165/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI	A	99
15/00384/COND	Consent, agreement or approval required by condition 4 of Planning Application 13/03191/FU	SPL	99
15/06562/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI		99

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Brownfield site within the urban area. The site adjoins housing and is contained by the canal.

Site Details							
Easting	439847	Northing	427356	Site area ha	1.15	SP7	Smaller Settlement Infill
HMCA	Outer South				Ward	Kippax and Methley	

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

Other land uses - None

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

Description	
Working farm currently on site consisting of a collection of buildings and barns. Residential development surrounds the site on three sides, the remaining northern boundary borders a beck and a thick row of trees. The site has two access points, a small road frontage to the south and also the end of a road that joins the eastern boundary.	

Spatial relationships

UDP Designations		
N32 Greenbelt	19.37	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	80.63	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		7.58
Nearest train station	Woodlesford	
Nearest train station distance (m)	3481.07	
Nearest bus stop	9654	
Nearest bus stop distance (m)	77.71	

Agricultural classification	
Grade	Percent
Grade 3	100

Main Street, Hunts Farm, Methley

Site Plan ref: HG2-186 SHLAA ref: 289

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Strong links to settlement. Well contained site with low potential for further sprawl given defined boundaries. Northern section currently provides access to countryside.
--

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
4 buses per hour, 100% Employment, 95% Health, 0% Primary and 0% Secondary but within 5min of a 15min frequency service plus access to local services	4

Access comments	
Frontage onto Main Street with scope for required visibility	5

Main Street, Hunts Farm, Methley

Site Plan ref: HG2-186 SHLAA ref: 289

Local network comments

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

5

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

Environment Agency

Constraints	FZ 2 & 3
FZ2/3. See comments in main text of our response	

LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the land adjacent to the SSSI. Water Vole to consider.	

Education comments

2129+289+1224+1225A and C = 944 houses generates 236 primary and 94 secondary children. New 1FE primary school required, or land to expand existing Methley Primary.

Flood Risk

Large part of site in Flood Zone 3. Remainder in Flood Zone 1.

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

Utilities

Gas

Electric

Fire and Rescue

Main Street, Hunts Farm, Methley

Site Plan ref: HG2-186 SHLAA ref: 289

Telecoms

Other

Heritage England

Natural England

Housing site 289 is adjacent to Mickletown Ings SSSI. This site supports the most diverse aquatic flora and associated invertebrate fauna found in West Yorkshire (see citation below), therefore we advise that, unless the benefits of housing in this location outweigh the harm to the interest features (which also includes overwintering wildfowl), allocation 289 should not be progressed.
[Www.sssi.naturalengland.org.uk/citation/citation_photo/1004217.pdf](http://www.sssi.naturalengland.org.uk/citation/citation_photo/1004217.pdf)

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Roughly 20% of the site is Green Belt. The site relates well to the settlement pattern and is contained by a wooded area to the north.

Site Details							
Easting	432724	Northing	428345	Site area ha	2.26	SP7	Other
HMCA	Outer South				Ward	Ardsley and Robin Hood/Rothwell	

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

Other land uses - None

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

Description	
Greenfield site off Wakefield Road, to the north of Robin Hood. There is a fomer employment site to the north (now brownfield) and existing employment site to the south west. The rest of the site is surrounded by greenfield.	

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 %	0.33
Nearest train station	Woodlesford
Nearest train station distance (m)	4160.99
Nearest bus stop	11428
Nearest bus stop distance (m)	159.29
Agricultural classification	
Grade	Percent
Grade 2	100

Wakefield Road , Rothwell

Site Plan ref: n/a SHLAA ref: 1006

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

Greenbelt assessment not required

Summary of infrastructure provider comments

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

Wakefield Road , Rothwell

Site Plan ref: n/a SHLAA ref: 1006

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

App Number	Proposal	Decision	% of site
15/03503/FU	Use of land for training purposes, including creation of compound and siting of cabins and septic tank	R	96

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

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

Green Lane, Lofthouse, Wakefield (known as Pymont Farm)

Site Plan ref: n/a SHLAA ref: 1030

Site Details

Easting	433552	Northing	426335	Site area ha	3.11	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Dwellings
Post and Telecom

Neighbouring land uses

Agriculture
Dwellings
Outdoor amenity and open space

Other land uses

LNA to north west

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

Description

Site consists of two fields and one dwelling. The dwelling is located along the southern boundary and has a road frontage, a smaller access is also present in the south east corner but this is quite narrow. The fields are bordered by trees. A pylon is present in the eastern field.

Spatial relationships

UDP Designations

N32 Greenbelt	95.93	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.04	
N1A Allotments	0.00	
N5 Open Space	0.53	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	4.07	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	2.54
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Nearest train station	Woodlesford
Nearest train station distance (m)	4265.93
Nearest bus stop	4630
Nearest bus stop distance (m)	126.41

Agricultural classification	
Grade	Percent
Grade 2	21.46
Grade 3	78.54

Green Lane, Lofthouse, Wakefield (known as Pymont Farm)

Site Plan ref: n/a

SHLAA ref: 1030

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

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

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

Relates poorly to settlement. Risk of further sprawl into the Green Belt. Currently provides access to the countryside.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

2/3buses per hour, 100% primary & secondary education, 100% primary health

Rank (1-5)

3

Access comments

very limited site frontage with Green Lane

4

Green Lane, Lofthouse, Wakefield (known as Pymont Farm)

Site Plan ref: n/a SHLAA ref: 1030

Local network comments		
cumulative issues		4
Mitigation measures		Total score
suitable measure to achieve visibility		11
Highways site support		
yes with mitigation		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	Lemonroyd
Combined sewer along western boundary	

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

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

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Green Lane, Lofthouse, Wakefield (known as Pymont Farm)

Site Plan ref: n/a SHLAA ref: 1030

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Access would need to be provided through an existing dwelling, as the current southern access is not wide enough. There is also a pylon in the centre of the southern field which would restrict development. Development could set a precedent for sprawl.

Fleet Lane / Eshald Lane (land at), Oulton LS26 8HT

Site Plan ref: HG2-179 SHLAA ref: 1035

Site Details

Easting	436742	Northing	428309	Site area ha	1.26	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses
Agriculture

Neighbouring land uses
Agriculture
Dwellings

Other land uses - None

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

Description
Greenfield site off Fleet Lane and Eshald Lane, Oulton. The site has a well defined boundary. Residential dwellings to the west, green space to the north and fields to the east and south.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	23.37	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed 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)	771.46
Nearest bus stop	7981
Nearest bus stop distance (m)	366.01

Agricultural classification	
Grade	Percent
Grade 3	38.65
Urban	61.35

Fleet Lane / Eshald Lane (land at), Oulton LS26 8HT**Site Plan ref: HG2-179 SHLAA ref: 1035**

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

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

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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 is well contained by Eshald Road to the east and green space to the north. Low potential to lead to sprawl.
--

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

Public transport accessibility comments	Rank (1-5)
Good accessibility	4
Access comments	
Site frontages should provide access	5

Local network comments		4
cumulative issues / possible congestion		
Mitigation measures		Total score 13
Highways site support		
Yes		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	Lemonroyd
Large diameter surface water sewer and large diameter water main along eastern side of the site	

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

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Fleet Lane / Eshald Lane (land at), Oulton LS26 8HT

Site Plan ref: HG2-179 SHLAA ref: 1035

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is well contained by Eshald Road to the east and by green space (ref G1009 in the Site Allocations Plan) to the north. The site adjoins housing to the west.

Site Details							
Easting	433091	Northing	428771	Site area ha	22.1	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

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

Other land uses - None

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

Description	Greenfield site to the north west of Rothwell. The site includes farm buildings to the east and pylons to the west. Bounding the site is housing to the north and fields to the south. A beck follows the southern boundary. There are two road frontages (Wakefield Road and Wood Lane).
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Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.02	
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 %	15.22
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Nearest train station	Woodlesford
Nearest train station distance (m)	3742.07
Nearest bus stop	7934
Nearest bus stop distance (m)	322.50

Agricultural classification	
Grade	Percent
Grade 2	51.41
Grade 3	33.45
Urban	15.14

Haighside Rothwell

Site Plan ref: HG2-173 SHLAA ref: 1049_1058

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 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?	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?	Yes

Coalescence Conclusion	No merging of settlements
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3. Assist in safeguarding the countryside from encroachment

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

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

Site within/adjacent to conservation area/listed building/historical features?	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

Green Belt site to the north west of Rothwell. The site is well connected to the urban area. There is no strong defensible boundary between the site and urban area. The site is contained to the west by Wakefield Road and to the south by established field boundaries.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

50%meets PT, 40% meets Primary Ed, 5% health

Rank (1-5)

3

Access comments

Access from Wood Lane from western end of site

4

Local network comments		
Wood Lane/ A61 junction capacity		3
Mitigation measures		Total score
Improve Wood Lane/A61 junction, provide link to Wood Lane from eastern end of site		10
Highways site support		
Yes with mitigation		
Contingent on other sites		

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

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported with mitigation
Haigh Beck forms the southern boundary which will need a substantial buffer from development of 20 metres - which can accommodate POS/SUDS. Also a central area of young woodland and another woodland area towards the southern boundary of 1049. Any culverted sections of the Haigh Beck to be reopened where appropriate. See drawing RM/1049 and 1058 for areas to be undeveloped.	

Education comments

Flood Risk
FZ1. The site is not at significant risk from surface water flooding. Southern boundary of the site is adjacent to Haigh Beck. Development should not encroach within the 1 in 1,000 year floodplain, and no buildings should be sited within 8m of the centreline of beck.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Haighside Rothwell

Site Plan ref: HG2-173 SHLAA ref: 1049_1058

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is connected to the urban area and has established field boundaries. On balance, this site is preferable to other Green Belt alternatives.	

Site Details							
Easting	433031	Northing	427400	Site area ha	5.72	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

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 single field set to the south of the settlement. Fairly flat site with no features of note. Road frontage runs along the northern boundary with dwellings on the opposite side. Trees line the southern boundary but to the west and east are further fields.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4143.63
Nearest bus stop	14075
Nearest bus stop distance (m)	124.00

Agricultural classification	
Grade	Percent
Grade 2	1.57
Grade 3	1.73
Grade 3b	96.7

Westfield Road (land off), Robin Hood, near Rothwell WF3

Site Plan ref: n/a

SHLAA ref: 1050

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	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

Development would breach existing defensible boundaries in the form of ridge (former railway) and Westfield Road. If developed there would be a high potential for further sprawl.

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

Public transport accessibility comments

3buses per hour, 100% primary & secondary education

Rank (1-5)

4

Access comments

access ok from Westfield Road

5

Westfield Road (land off), Robin Hood, near Rothwell WF3

Site Plan ref: n/a

SHLAA ref: 1050

Local network comments

cumulative issues

4**Mitigation measures****Total score****13****Highways site support**

Yes

Contingent on other sites**Highways England**

Impact No material impact

Network Status

No objection

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

Network Rail**Yorkshire Water**

Treatment Works Lemonroyd

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

Environment Agency

Constraints FZ 2 & 3

Small area of site in FZ3 towards southern boundary. See comments in main text of our response

LCC

Ecology support Supported

Supported

Education comments**Flood Risk**

Flood Zone 1. West beck runs along the 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

Westfield Road (land off), Robin Hood, near Rothwell WF3

Site Plan ref: n/a SHLAA ref: 1050

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The site does not relate well to the settlement parttern. Leadwell Lane and Westfield Road form a defensible boundary to the Green Belt which would be lost if the site was allocated. There is a risk development could set a precendent for sprawl.	

Site Details							
Easting	439260	Northing	426287	Site area ha	7.35	SP7	Smaller Settlement Extension
HMCA	Outer South				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	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Site includes two large fields in agricultural use which are set between Methley and Mickletown. Road frontage is available on the southern and eastern boundaries. Trees line the boundaries. Pylons cross the site from east to west.	

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		

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	3705.09
Nearest bus stop	3645
Nearest bus stop distance (m)	133.52

Agricultural classification	
Grade	Percent
Grade 2	56.16
Grade 3	43.84

Watergate (land north of), Methley

Site Plan ref: n/a

SHLAA ref: 1223

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

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

Large site, could set precedent for further sprawl if developed. Would reduce separation between settlements.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

2 buses per hour, 5% Health, 0% Employment, 0% Primary, 0% Secondary

Rank (1-5)

1

Access comments

Frontage onto Watergate and Churchside with scope for required visibility

5

Local network comments	5
The scale of the development should not cause an issue on the local network	
Mitigation measures	Total score
	11
Highways site support	
No	
Contingent on other sites	

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

Network Rail
No issues unless site also includes land east of road, then there would be embankment protection issues.

Yorkshire Water	
Treatment Works	Lemonroyd
Culverted watercourse crosses the centre of the site	

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

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk
Site lies almost entirely in Flood Zone 3. NW corner is shown to be in Flood Zone 1. Compensatory flood plain storage would need to be addressed as well as flood risk. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities	
Gas	

Electric

Fire and Rescue

Telecoms

Watergate (land north of), Methley

Site Plan ref: n/a SHLAA ref: 1223

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Large site in relation to settlement size and could set a precedent for sprawl. Would reduce gap between settlements. Highways concerns raised over accessibility. The site conflicts with the adopted Natural Resources and Waste Local Plan (it is an area of search for sand and gravel).	

Site Details

Easting	439257	Northing	426845	Site area ha	2.46	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Kippax and Methley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Transport tracks and ways

Dwellings

Agriculture

Other land uses - None

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

Description

Greenfield site off Church Lane, Mickletown. The site has a well defined boundary and borders housing to the north, railway line to the west and fields to the south and east.

Spatial relationships

UDP Designations

N32 Greenbelt	98.52	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.48	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor 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)	3303.76
Nearest bus stop	4155
Nearest bus stop distance (m)	204.78

Agricultural classification	
Grade	Percent
Grade 2	98.12
Grade 3	1.88

Church Lane (land south of), Mickletown

Site Plan ref: HG3-27 SHLAA ref: 1224

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Green Belt site. The site is well connected to the built up area and has a clearly defined boundary.

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

Public transport accessibility comments

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

Rank (1-5)

4

Access comments

less than 10m frontage with Church Lane

2

Local network comments	5
spare capacity	
Mitigation measures	Total score 11
limited scope to improve the access	
Highways site support	
Limited access potential	
Contingent on other sites	

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	Lemonroyd

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

LCC	
Ecology support	Supported
Supported	

Education comments
2129+289+1224+1225A and C = 944 houses generates 236 primary and 94 secondary children. New 1FE primary school required, or land to expand existing Methley Primary.

Flood Risk
Site lies almost entirely in Flood Zone 3. Only the SW corner is shown to be in Flood Zone 1.Compensatory flood plain storage would need to be addressed as well as flood risk. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	<p>This site lies opposite the Methley Church Side Conservation Area.</p> <p>In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, there will need to be some assessment of what contribution this area makes to the landscape setting of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable.</p> <p>It also adjoins Harrison's Bridge a Grade II Listed Building. There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of these assets are not harmed.</p>
Natural England	

Conclusions

Submission Draft Plan Allocation	
Safeguarded land (PAS)	
Submission Draft Plan Allocation Conclusion	<p>Green Belt site. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable sites preferred for allocation. Although it is an area of search for sand and gravel in the adopted Natural Resources and Waste Local Plan, the site could still be developed in the longer term. The site contributes to a reserve of land with potential for longer term development.</p>

Site Details							
Easting	439703	Northing	426693	Site area ha	20.95	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Kippax and Methley	

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

Other land uses - None

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

Description	
Large greenfield site to the south of Mickletown. The site runs between Pinfold Lane and Leeds/Castleford railway line.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.72	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.28	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor 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)	3740.40
Nearest bus stop	4574
Nearest bus stop distance (m)	391.03

Agricultural classification	
Grade	Percent
Grade 2	99.73
Grade 3	0.27

Pinfold Lane (land west of), Mickletown

Site Plan ref: n/a SHLAA ref: 1225A

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site. The site is contingent on sites 1224 and 1225C coming forward. Although the site would not set a precedent for unrestricted sprawl, the size and scale of the site is a concern.

Summary of infrastructure provider comments

Highways England

Impact		Network Status	
Likely to require significant physical mitigation.			

Network Rail

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Pinfold Lane (land west of), Mickletown

Site Plan ref: n/a

SHLAA ref: 1225A

Yorkshire Water

Treatment Works Lemonroyd

Environment Agency

Constraints FZ 2 & 3

FZ2/3. See comments in main text of our response

LCC

Ecology support

Education comments

2129+289+1224+1225A and C = 944 houses generates 236 primary and 94 secondary children. New 1FE primary school required, or land to expand existing Methley Primary.

Flood Risk

Site lies almost entirely in Flood Zones 2 and 3. Only the NW corner is shown to be in Flood Zone 1. Compensatory flood plain storage would need to be addressed as well as flood risk.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable. It also adjoins Harrison's Bridge a Grade II Listed Building. There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of these assets are not harmed.

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Large site not in keeping with the settlement pattern of Methley. The site conflicts with the adopted Natural Resources and Waste Local Plan (it is an area of search for sand and gravel).

Site Details							
Easting	439816	Northing	426355	Site area ha	26.03	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Kippax and Methley	

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

Other land uses - None

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

Description	Greenfield site off Barnsdale Road and Pinfold Lane, Methley. The majority of the site is surrounded by fields. However, aspects of the site border onto housing. The site contains farm buildings to the north.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.91	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.09	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4046.95
Nearest bus stop	14187
Nearest bus stop distance (m)	244.32

Agricultural classification	
Grade	Percent
Grade 2	87.74
Grade 3	12.26

Pinfold Lane (land west of), Mickletown

Site Plan ref: n/a SHLAA ref: 1225B

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

4. Preserve the setting and special character of historic towns

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

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

Development of site would result in coalescence of Mickletown and Methley.
--

Summary of infrastructure provider comments

Highways England	
Impact	Network Status
Likely to require significant physical mitigation.	
Network Rail	

Pinfold Lane (land west of), Mickletown

Site Plan ref: n/a

SHLAA ref: 1225B

Yorkshire Water

Treatment Works Lemonroyd

Combined sewer within farm track

Environment Agency

Constraints FZ 2 & 3

FZ2/3. See comments in main text of our response

LCC

Ecology support

Education comments

Flood Risk

Site lies almost entirely in Flood Zones 2 and 3. Only small area of land along Southern boundary is shown to be in Flood Zone 1. Compensatory flood plain storage would need to be addressed as well as flood risk.

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

Utilities

Gas

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. Large site not in keeping with the settlement pattern of Methley. The site is poorly connected to the urban area and would merge Mickletown with Methley. The site conflicts with the adopted Natural Resources and Waste Local Plan (it is an area of search for sand and gravel).

Site Details							
Easting	439578	Northing	426933	Site area ha	2.18	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Kippax and Methley	

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

Other land uses - None

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

Description	
Greenfield site adjacent to 1224. Allotments and housing to east, housing to north and fields to south and west.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor 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)	3492.54
Nearest bus stop	10446
Nearest bus stop distance (m)	153.93

Agricultural classification	
Grade	Percent
Grade 2	52.42
Grade 3	47.58

Pinfold Lane (land west of), Mickletown**Site Plan ref: HG3-28 SHLAA ref: 1225C**

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

Green Belt site. Well connected to the built up area and in-keeping with settlement pattern.
--

Summary of infrastructure provider comments**Highways England**

Impact	Network Status
Likely to require significant physical mitigation.	

Network Rail

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Pinfold Lane (land west of), Mickletown

Site Plan ref: HG3-28 SHLAA ref: 1225C

Yorkshire Water

Treatment Works

Environment Agency

Constraints

FZ3. See comments in main text of our response.

LCC

Ecology support

Education comments

2129+289+1224+1225A and C = 944 houses generates 236 primary and 94 secondary children. New 1FE primary school required, or land to expand existing Methley Primary.

Flood Risk

Site lies almost entirely in Flood Zone 3. Compensatory flood plain storage would need to be addressed as well as flood risk. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable sites preferred for allocation. Although it is an area of search for sand and gravel in the adopted Natural Resources and Waste Local Plan, the site could still be developed in the longer term. The site contributes to a reserve of land with potential for longer term development.

Junction 30 M62 (land off), Rothwell and Oulton LS26

Site Plan ref: n/aSHLAA ref: 1249

Site Details

Easting	435685	Northing	426352	Site area ha	83.79	SP7	Other Rural Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Transport tracks and ways

Education

Other land uses - None

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

Description

Large greenfield site to the south of Rothwell, on the border with Wakefield. The site is bordered by the M62 to the South and Wakefield Road to the East. The site consists of several fields. The surrounding land is primarily agriculatural, with Royds School to the north.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.75
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Nearest train station	Woodlesford
Nearest train station distance (m)	2951.43
Nearest bus stop	10243
Nearest bus stop distance (m)	466.88

Agricultural classification	
Grade	Percent
Grade 3	50.42
Grade 3b	42.96
Grade 3a	6.62

Junction 30 M62 (land off), Rothwell and Oulton LS26

Site Plan ref: n/a SHLAA ref: 1249

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input 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		
Public Transport and High School meets guidance, primary health and education and local services fail		3
Access comments		
Site covers both sides of A642 so a suitable access should be achievable		5
Local network comments		
Impact on M62 and A642 concern		3
Mitigation measures		Total score
Mitigation required on A642 and probably M62 J30		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 with mitigation
Supported with mitigation (Amber). Parts of the Leeds Habitat Network form the eastern boundary, and significant hedgerows (UK BAP Priority Habitat) exist within the western parts which will be adversely impacted upon - the grounds around Iveridge Hotel could be used to provide a substantial open space area to keep some parts of the hedgerow network in tact. Bat activity along the network of hedgerows will need assessing.	

Junction 30 M62 (land off), Rothwell and Oulton LS26

Site Plan ref: n/a SHLAA ref: 1249

Education comments	
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Flood Risk	
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Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
Heritage England	

Natural England	
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Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Has been previously sieved out. Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. The site lies on the border with Wakefield Council. The site is not connected to a settlement and, if allocated, would result in an isolated development in the Green Belt.	

Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 OJY

Site Plan ref: n/a SHLAA ref: 1259A

Site Details							
Easting	434698	Northing	429425	Site area ha	5.31	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

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

Other land uses - None

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

Description	An irregular shaped greenfield site to the north of Rothwell, off Bullough Lane. The southern boundary is connected to housing, with the rest of the site bounded by fields and Rothwell Country Park.
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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 %	0.01
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Nearest train station	Woodlesford
Nearest train station distance (m)	2151.41
Nearest bus stop	5301
Nearest bus stop distance (m)	295.63

Agricultural classification	
Grade	Percent
Grade 3	46.35
Urban	53.65

Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 OJY

Site Plan ref: n/a

SHLAA ref: 1259A

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

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

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

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
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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?	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

Development would lead to urban sprawl and encroachment of countryside.

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

Public transport accessibility comments

5 buses per hour, 50% primary education, 40% primary health, 60% employment

Rank (1-5)

4

Access comments

site could not be accessed in isolation from 1259B

3

Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 OJY

Site Plan ref: n/a SHLAA ref: 1259A

Local network comments		
cumulative issues / possible congestion		4
Mitigation measures		Total score
widening of Bullough Lane within site boundary		11
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England			
Impact		Network Status	
No objection subject to mitigation			

Network Rail	

Yorkshire Water	
Treatment Works	Lemonroyd
Private water supply main within northern part of site	

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

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (amber) if grassland trees and hedgerows are retained at north-east portion of the site to form a biodiversity buffer to Rothwell Country Park.	

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	

Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY

Site Plan ref: n/a SHLAA ref: 1259A

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Land to the north of Rothwell. The site does not relate well to the existing settlement pattern and development would constitute urban sprawl. There is no defensible boundary.	

Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 OJY

Site Plan ref: HG2-175 SHLAA ref: 1259B

Site Details

Easting	435065	Northing	429366	Site area ha	8.13	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses	
Agriculture	

Neighbouring land uses	
Agriculture	
Dwellings	
Outdoor amenity and open space	

Other land uses - None

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

Description	
Greenfield site to the north of Rothwell. The site is contained by Rothwell Country Park to the north and housing to the south. There is no tree cover and the boundary is well defined.	

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	0.02	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	3.55
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Nearest train station	Woodlesford
Nearest train station distance (m)	1779.18
Nearest bus stop	13789
Nearest bus stop distance (m)	352.98

Agricultural classification	
Grade	Percent
Grade 3	10.05
Urban	89.95

Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 OJY

Site Plan ref: HG2-175 SHLAA ref: 1259B

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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. The site relates well to the settlement pattern and development would be contained by Rothwell Country Park to the north.

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

Public transport accessibility comments

5 buses per hour, 50% primary education, 40% primary health, 60% employment

Rank (1-5)

4

Access comments

access via Bullough Lane looks possible but will need widening

4

Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 OJY

Site Plan ref: HG2-175 SHLAA ref: 1259B

Local network comments		4
cumulative issues / possible congestion		
Mitigation measures		Total score 12
widening of Bullough Lane within site boundary		
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England			
Impact		Network Status	
No objection subject to mitigation			

Network Rail	

Yorkshire Water	
Treatment Works	Lemonroyd
Water mains and sewers within farm track to the west	

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

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance Rothwell Country Park (to the north). To include a suitable buffer (minimum 10 metres) to protect the Country Park, and commuted sum to enhance the Country Park to off-set additional recreational pressures. The design of the housing layout must not have housing backing onto the Country Park - as this would lead to unauthorised garden encroachment and littering through garden refuse - instead a buffer which forms part of the POS should be provided, and houses fronting onto the northern boundary.	

Education comments	
1049+1058+1259B = 800 houses generates 200 primary and 80 secondary children. New 1FE primary school required. Approx.2FE secondary capacity required across Outer South area.	

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

Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY

Site Plan ref: HG2-175 SHLAA ref: 1259B

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is well related to the existing settlement pattern and is contained by Rothwell Country Park to the north.	

Church Farm Lofthouse

Site Plan ref: HG2-185 SHLAA ref: 1261_4220

Site Details

Easting	433776	Northing	425958	Site area ha	8.9	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

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

Agriculture

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Agricultural land consisting of five fields with no buildings. The site is flat with no features of note, it is set between the rear of existing dwellings to the north and the motorway to the south. Access is available for the wider site from the east (Ouzlewell Green), which currently has employment use. Trees line the outskirts of the site on all sides.

Spatial relationships

UDP Designations

N32 Greenbelt	91.03	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	8.97	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor 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)	4358.39
Nearest bus stop	12378
Nearest bus stop distance (m)	212.78

Agricultural classification	
Grade	Percent
Grade 2	100

Church Farm Lofthouse

Site Plan ref: HG2-185 SHLAA ref: 1261_4220

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

Majority of the site relates well to the settlement. East of the site is brownfield, with existing commercial developments (Ouzlewell Green). Development of the site would extend the urban area, however development would be well contained by the motorway to the south. The commercial development already has a significant impact on the character of the Green Belt, as a result the impact of housing development could be neutral.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

The site only partially meets all the CS standards

Rank (1-5)

3

Church Farm Lofthouse

Site Plan ref: HG2-185 SHLAA ref: 1261_4220

Access comments		4
Primary vehicle access acceptable on to Ouzellwell Green, secondary access on to Cgurch Farm Close require to improve accessibility		
Local network comments		5
OK		
Mitigation measures		Total score 12
Highways site support		
Yes		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	
FZ1. The site is not at significant risk from surface water flooding.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Church Farm Lofthouse

Site Plan ref: HG2-185 SHLAA ref: 1261_4220

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is within a residential area and is well contained by the M62. Development will have minimal impact on the purposes of the Green Belt.	

Site Details							
Easting	433646	Northing	429197	Site area ha	4.9	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

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	Yes

Description	
Greenfield site to the north of Rothwell. Dwellings to the south and fields on the remaining three sides.	

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)	3177.39
Nearest bus stop	3670
Nearest bus stop distance (m)	251.34

Agricultural classification	
Grade	Percent
Grade 2	4.06
Urban	95.94

Mill Pit Lane, Rothwell LS26

Site Plan ref: n/a

SHLAA ref: 1335

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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 north of Rothwell. Development would be unrelated to the existing settlement pattern and constitute urban sprawl.
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Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
4 buses per hour, 70% primary education, 60% primary health & 60% employment	4

Access comments	
frontage with Mill Pit Lane will provide adequate access	5

Local network comments	4
possible cumulative issues	
Mitigation measures	Total score 13
Highways site support	
yes	
Contingent on other sites	

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

Network Rail

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

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

LCC	
Ecology support	Supported
Supported	

Education comments

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

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Mill Pit Lane, Rothwell LS26

Site Plan ref: n/a SHLAA ref: 1335

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site to the north of Rothwell. Development would be unrelated to the existing settlement pattern and constitute urban sprawl. There is no defensible boundary.	

Wood Lane (r/o 26-32), Rothwell

Site Plan ref: n/a SHLAA ref: 1355

Site Details

Easting	434205	Northing	428391	Site area ha	0.74	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

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

Description

Greenfield site off Wood Lane, Rothwell. The site is connected to housing to the north and east, while the rest of the site surrounded by open space. The western boundary is poorly defined.

Spatial relationships

UDP Designations

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	100.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	Woodlesford
Nearest train station distance (m)	2704.18
Nearest bus stop	11653
Nearest bus stop distance (m)	77.00

Agricultural classification	
Grade	Percent
Urban	100

Wood Lane (r/o 26-32), Rothwell

Site Plan ref: n/a

SHLAA ref: 1355

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

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

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

The site performs an important role in safeguarding the countryside from encroachment, but there is little risk of leading to unrestricted sprawl.

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

Public transport accessibility comments

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

Rank (1-5)

4

Access comments

limited frontage to Wood Lane sight lines look poor

2

Wood Lane (r/o 26-32), Rothwell

Site Plan ref: n/a SHLAA ref: 1355

Local network comments	4
spare capacity but cumulative issues	
Mitigation measures	Total score 10
measures to provide sight lines	
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 Rothwell/Oulton cluster.			

Network Rail

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Yorkshire Water

Treatment Works	Lemonroyd
Large combined sewer crosses the northern part of the site.	

Environment Agency

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

LCC

Ecology support	Not supported
Not supported (RED). This site all lies within Rothwell Pastures and Disused Railway LNA. The site supports a mixture of acid/neutral grassland and scattered scrub. It is an important wildlife corridor and used by local people for the enjoyment of nature.	

Education comments

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Flood Risk

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

Utilities

Gas

Electric

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Fire and Rescue

--

Telecoms

--

Wood Lane (r/o 26-32), Rothwell

Site Plan ref: n/a SHLAA ref: 1355

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 designated green space in the Site Allocations Plan and a Local Nature Area in the UDP. On balance, the site is considered unsuitable for housing.	

Wood Lane - Rothwell Garden Centre LS26

Site Plan ref: HG2-174 SHLAA ref: 1359

Site Details

Easting	433091	Northing	429190	Site area ha	3.16	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	50:50 green/brown
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On-site land uses

Agriculture
Manufacturing and Wholesale

Neighbouring land uses

Agriculture
Dwellings
Wholesale distribution

Other land uses

Garden Centre on part of site

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

Description

Mixed brown/greenfield site to the north west of Rothwell. The site includes a garden centre to west and field to east. The site is well connected to residential area and fronts onto Wood Lane.

Spatial relationships

UDP Designations

N32 Greenbelt	99.88	% 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	0.12	
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)	3731.73
Nearest bus stop	8739
Nearest bus stop distance (m)	99.10

Agricultural classification	
Grade	Percent
Grade 2	27.22
Urban	28.15
Grade 3a	44.63

Wood Lane - Rothwell Garden Centre LS26**Site Plan ref: HG2-174 SHLAA ref: 1359**

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 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?	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	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
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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

Green Belt site. Mixed brown and greenfield site in Rothwell. The site relates well to the settlement being essentially an infill site between existing development and would not set a precedent for sprawl. The site is at least partly contained by trees to the west. The western half is already developed and presently has a significant impact on the character of the Green Belt.

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

Public transport accessibility comments

4 buses per hour, Most of the site (70%) has access to primary education & employment

Rank (1-5)**4**

Wood Lane - Rothwell Garden Centre LS26

Site Plan ref: HG2-174 SHLAA ref: 1359

Access comments		
Access ok from Wood Lane		5
Local network comments		
cumulative issues		3
Mitigation measures		Total score
		12
Highways site support		
Yes		
Contingent on other sites		

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

Network Rail

Yorkshire Water	
Treatment Works	Lemonroyd
Water mains along road frontage	

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

Wood Lane - Rothwell Garden Centre LS26

Site Plan ref: HG2-174 SHLAA ref: 1359

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation
Housing allocation

Submission Draft Plan Allocation Conclusion
Green Belt site on the edge of a Major Settlement (Rothwell). Mixed brown and greenfield site. The site relates well to the settlement being essentially an infill site between existing development. Development would not set a precedent for sprawl.

Site Details							
Easting	434545	Northing	427629	Site area ha	3.24	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

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

Other land uses - None

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

Description	
Greenfield site to the south of Rothwell, off Swithens Lane. The site is connected to housing to the north and east. To the south and west the site is surrounded by fields.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	2697.05
Nearest bus stop	1509
Nearest bus stop distance (m)	329.08

Agricultural classification	
Grade	Percent
Grade 3	96.93
Urban	3.07

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	
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 Rothwell. The site is connected to housing to the north and to the east. Development would partially 'round off' settlement.
--

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
3 buses per hour, 40% primary & 30% secondary education, 40 % primary health	3

Access comments

Access from Swithens Street	5
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Swithens Lane, Rothwell, Leeds LS26 OBS**Site Plan ref: HG2-183 SHLAA ref: 1365A****Local network comments**

congestion issues

3**Mitigation measures**

footway to site frontage, improvements at junction of Marsh Street and Swithens Street?

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

yes with mitigation

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

No objection subject to mitigation

Network Rail**Yorkshire Water****Treatment Works**

Lemonroyd

There is limited capacity at Lemonroyd for some 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

3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 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

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. Development of site would provide an opportunity for limited expansion and would partially 'round off' settlement.

Site Details							
Easting	434494	Northing	427468	Site area ha	6.61	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

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

Other land uses - None

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

Description	Greenfield site to the south of Rothwell. At present, the site is surrounded by fields and is not connected to the built up area. However, through site HG2-183, the site would border onto hosuing.
-------------	--

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)	2828.19
Nearest bus stop	14047
Nearest bus stop distance (m)	447.42

Agricultural classification	
Grade	Percent
Grade 3	100

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	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. The site is unrelated to the settlement pattern of Rothwell. Development would create a high potential for unrestricted sprawl.
--

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
3 buses per hour, 40% primary & 30% secondary education, 40 % primary health	3

Access comments	
Access from Swithens Street	5

Swithens Lane, Rothwell, Leeds LS26 OBS

Site Plan ref: n/a

SHLAA ref: 1365B

Local network comments		3
congestion issues		
Mitigation measures		Total score 11
footway to site frontage, improvements at junction of Marsh Street and Swithens Street?		
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England

Impact		Network Status	
No objection subject to mitigation			

Network Rail

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Yorkshire Water

Treatment Works	Lemonroyd
There is limited capacity at Lemonroyd for some 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

--

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Development would be unrelated to the existing settlement pattern and is likely to set a precedent for sprawl.	

Site Details							
Easting	432590	Northing	427778	Site area ha	0.47	SP7	Smaller Settlement Infill
HMCA	Outer South				Ward	Ardsley and Robin Hood	

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

Other land uses - None

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

Description	
Allotments within Robin Hood. There is no road frontage. There is a strip of greenfield directly to the east of the site. However, the area is predominantly residential.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	99.41	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
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
Nearest train station	Woodlesford	
Nearest train station distance (m)	4425.33	
Nearest bus stop	10193	
Nearest bus stop distance (m)	115.03	
Agricultural classification		
Grade	Percent	
Grade 2	100	

Copley Lane Allotments, Robin Hood WF3

Site Plan ref: n/a

SHLAA ref: 2103

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)

6buses per hour, 100% primary & secondary education, 100% employment

4

Access comments

no means of suitable access

1

Local network comments

Some congestion issues

3

Mitigation measures

none

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**Yorkshire Water**

Treatment Works Lemonroyd

There is limited capacity at Lemonroyd for some 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	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
The site is designated green space (allotments) on the Site Allocations Plan. There are also highway concerns regarding access. As such, housing development is not considered appropriate.	

Site Details							
Easting	432865	Northing	426951	Site area ha	11.84	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Vacant land	
Other	
Neighbouring land uses	
Agriculture	
Dwellings	
Other land uses	
Local Nature Area on part of site	

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

Description	The site is a mix of disused land, agriculture and a Local Nature Area. Historically a railway ran through the site along the western boundary. The remains of this line split the site,by changing the levels on the western side. Access comes from the southern boundary which has a road frontage, however, the site dips down from here and is not ideal. The Local Nature Area is set to the north.
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Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	72.07	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	27.93
N1 Greenspace	11.48	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Sch. Ancient Mon.	0.00		

Other Spatial Relationships

LCC ownership %	99.80
Nearest train station	Woodlesford
Nearest train station distance (m)	4490.38
Nearest bus stop	8437
Nearest bus stop distance (m)	259.94

Agricultural classification	
Grade	Percent
Grade 2	99.96
Grade 3b	0.04

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**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?	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

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

4. Preserve the setting and special character of historic towns

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

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

Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in sprawl into the Green Belt.
--

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

Public transport accessibility comments

The site has access to 4 buses per hour. All of the site meets the core strategy standards for employment, primary & secondary education, 15% of the site to primary health

Rank (1-5)

4

Access comments

visibility looks poor onto Leeds Road due to limited site frontage
--

2

Local network comments		4
cumulative issues		
Mitigation measures		Total score 10
Major works required possibly new signaled junction		
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England			
Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
n/a			

Network Rail	

Yorkshire Water	
Treatment Works	Lemonroyd
Surface water sewer runs along the western boundary	

Environment Agency	
Constraints	FZ 2 & 3
FZ1 over1 ha. FZ3 encroaches onto site very slightly. slight encroachment of FZ2/3 See comments in main text of our response.	

LCC	
Ecology support	Not supported
Not supported (RED). Includes part of Rothwell Pastures LNA and some naturally regenerating habitats.	

Education comments	

Flood Risk	
Mostly Flood Zone 1. Field drainage along the NE boundary. West Beck to Norther boundary. There is a public surface water sewer running 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	

Leeds Road, Lofthouse WF3

Site Plan ref: n/a SHLAA ref: 2104

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Development of the site would result in the loss of a strong defensible boundary - a former railway line. If breached there is a risk this could set a precedent for sprawl. Part of the site is designated a Local Nature Area in the UDP.	

Site Details							
Easting	437442	Northing	428643	Site area ha	6.25	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Outdoor amenity and open space	
Neighbouring land uses	
Transport tracks and ways	
Waterways	
Dwellings	
Other land uses	
Neighbours managed forest	

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

Description	Greenfield site to the east of Woodlesford. This site adjoins the 'maltings' housing estate and sits between the canal and railway.
-------------	---

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	99.97
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Nearest train station	Woodlesford
Nearest train station distance (m)	758.14
Nearest bus stop	8067
Nearest bus stop distance (m)	675.91

Agricultural classification	
Grade	Percent
Grade 3	100

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

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

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

Green Belt site. The site would not set a precedent for sprawl. However, the site is not in keeping with the settlement pattern.
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Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Poor accessibility

Rank (1-5)

1

Access comments

no highway frontage

1

Local network comments		3
Some congestion issues		
Mitigation measures		Total score 5
Highways site support		
No		
Contingent on other sites		

Highways England			
Impact		Network Status	
Likely to require significant physical mitigation			

Network Rail	

Yorkshire Water	
Treatment Works	Lemonroyd
Combined runs in river bank adjacent to the site	

Environment Agency	
Constraints	FZ2
FZ2/3 and note that area around drain is in FZ3b (functional flood plain). See comments in main text of our response.	

LCC	
Ecology support	

Education comments	

Flood Risk	
Eastern half of the site is shown to be in Flood Zones 2 and 3. Remainder in Flood Zone 1. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Fleet Lane, Woodlesford, LS26

Site Plan ref: n/a

SHLAA ref: 2107A

Natural England

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

App Number	Proposal	Decision	% of site
14/07199/COND	Consent, agreement or approval required by condition 6 of Planning Application 13/03191/FU	INT	57
15/02867/COND	Consent, agreement or approval required by conditions 24 (part 5) of Planning Application 13/03191/FU	A	57
15/02245/COND	Consent, agreement or approval required by conditions 6C, 6E, 9 (Part 4) and 10 of Planning Application 13/03191/FU		57
14/05674/COND	Consent, agreement or approval required by condition 9 of Planning Application 13/03191/FU	INT	57
13/03192/LI	Listed Building Application for alterations to listed buildings to provide flood defences along the River Aire	A	57
14/04910/COND	Consent, agreement or approval required by conditions 12, 16, 19, 21 and 27 of Planning Application 13/03191/FU	INT	57
15/00947/COND	Consent, agreement or approval required by condition 20 and 21 of Planning Application 13/03191/FU	A	57
15/01004/FU	Variation to conditions 2 (approved plans), 16 (safety structures, moorings and access points to river) and 23 (landscape management plan) of planning approval 13/03191/FU to allow amendments to the Plans Schedule to reflect further design development at Centenary Bridge, Flax House and Granary Wharf, condition 16 wording to require details 'prior to completion' instead of 'prior to commencement' and condition 23 wording to require details 'prior to completion' instead of 'prior to commencement'	A	57
15/02875/COND	Consent, agreement or approval required by condition 19 of Planning Application 13/03191/FU	A	57
15/04450/COND	Consent, agreement or approval required by condition 26 of Planning Application 15/01004/FU	A	57
14/02294/COND	Consent, agreement or approval required by condition 14 of Planning Application 13/03191/FU	A	57
14/03452/COND	Consent, agreement or approval required by conditions 3, 4, 8, 9, 10, 14, 17 and 20 of Planning Application 13/03191/FU	INT	57
15/00707/COND	Consent, agreement or approval required by conditions 8, 12 and 17 of Planning Application 13/03191/FU	INT	57
15/03322/COND	Consent, agreement or approval required by condition 4 of Planning Application 15/01004/FU	A	57
15/03718/COND	Consent, agreement or approval required by conditions 3, 4, 6, 7, 8, 9, 10, 12, 14, 16, 17, 19, 20, 21 and 27 on Planning Application 15/01004/FU	INT	57
14/07447/COND	Consent, agreement or approval required by condition 5 of Planning Application 13/03191/FU	W	57
13/03191/FU	Linear flood defences along River Aire and removal of Knostrop Cut	A	57
15/06165/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI	A	57
15/00384/COND	Consent, agreement or approval required by condition 4 of Planning Application 13/03191/FU	SPL	57

App Number	Proposal	Decision	% of site
15/06562/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI		57

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Highways concerns: no highway frontage and poor accessibility. Site would be affected by HS2 rail line proposals.	

Site Details							
Easting	437717	Northing	428370	Site area ha	6.76	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics	
Site type	Greenfield
On-site land uses	Managed Forest
Neighbouring land uses	Agriculture
Waterways	
Transport tracks and ways	

Other land uses - None

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

Description	Greenfield site off Fleet Lane, to the east of Woodlesford. The site sits between the canal and railway. The area is predominantly agricultural, however there is an outdoor sports facility and a water treatment plant close to the site. The greenfield immediately to the west is site 2107A. The site is heavily wooded.
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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 %	100.00
-----------------	--------

Nearest train station	Woodlesford
Nearest train station distance (m)	1141.23
Nearest bus stop	12405
Nearest bus stop distance (m)	827.15

Agricultural classification	
Grade	Percent
Grade 3	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input 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?	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 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 result in an isolated site not in keeping with the settlement pattern.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Poor accessibility	1
Access comments	
no highway frontage	1

Local network comments	3
Some congestion issues	
Mitigation measures	Total score
	5
Highways site support	
No	
Contingent on other sites	

Highways England			
Impact		Network Status	
Likely to require significant physical mitigation			

Network Rail	

Yorkshire Water	
Treatment Works	Lemonroyd
Combined runs in river bank adjacent to the site and enters the southern part of the site. Site within close proximity to Lemonroyd WWTW's which would require further investigation.	

Environment Agency	
Constraints	FZ2
FZ2/3 and note FZ3b functional flood plain along northern boundary. See comments in main text of our response	

LCC	
Ecology support	

Education comments	

Flood Risk	
Eastern half of the site is shown to be in Flood Zones 2 and 3. Remainder in Flood Zone 1. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Highways concerns: no highway frontage and poor accessibility. Site would be affected by HS2 rail line proposals.	

Rothwell Sports Centre, Oulton LS26

Site Plan ref: n/a SHLAA ref: 2110

Site Details

Easting	436534	Northing	427555	Site area ha	7.92	SP7	Other Rural Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Outdoor sport facility

Neighbouring land uses

Dwellings

Agriculture

Outdoor amenity and open space

Other land uses - None

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

Description

Greenfield site off Methley Lane, Oulton. The site is currently being used for outdoor sport pitches (as part of Rothwell Sports Centre). To the west is the Sports Centre, to the south is housing, and to the north and east are fields. The fields to the north are a proposed housing allocation (HG2-180).

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	100.00
-----------------	--------

Nearest train station	Woodlesford
Nearest train station distance (m)	1547.93
Nearest bus stop	8863
Nearest bus stop distance (m)	293.82

Agricultural classification	
Grade	Percent
Grade 3	87.65
Urban	12.35

Rothwell Sports Centre, Oulton LS26

Site Plan ref: n/a SHLAA ref: 2110

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
5/6 buses per hour, 100% employment, 10% primary education,40% secondary education, 30% primary health		4
Access comments		
Access onto Methley Lane looks ok		5
Local network comments		
The scale of development should not cause issues on the network		5
Mitigation measures		Total score
		14
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 Rothwell/Oulton cluster.	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported	

Rothwell Sports Centre, Oulton LS26

Site Plan ref: n/a SHLAA ref: 2110

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The site was initially sieved out at the Issues and Options stage as it fell outside the settlement hierarchy. However, with the proposal to allocate site HG2-180 the site would be connected to a Major Settlement and therefore has been reassessed. Development of the site would connect a historically isolated estate with the main settlement. Although this is not a coalescence of settlements, it would mean a loss of local identity. On balance, the site is not considered suitable for development.	

Iveridge Hall, Oulton

Site Plan ref: n/a SHLAA ref: 3012

Site Details

Easting	435883	Northing	426608	Site area ha	1.08	SP7	Other Rural Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Health Club

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Brownfield site to the south of Rothwell, off Wakefield Road. The site contains a Health Club and associated surface car parking. The site is surrounded by fields.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	2640.91
Nearest bus stop	6891
Nearest bus stop distance (m)	208.57

Agricultural classification

Grade	Percent
Grade 3	98.14
Grade 3b	1.86

Iveridge Hall, Oulton

Site Plan ref: n/a SHLAA ref: 3012

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

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England

Impact

Network Status

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Iveridge Hall, Oulton

Site Plan ref: n/a

SHLAA ref: 3012

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

App Number	Proposal	Decision	% of site
15/00402/FU	Single storey side extensions; demolition of detached outbuilding	A	62
15/05209/COND	Consent, agreement or approval required by condition 7 of planning application 15/00402/FU	A	62
11/04796/FU	Installation of photo-voltaic solar panels to roof of health centre	A	99
10/01912/COND	Consent, agreement or approval required by conditions 4, 5, 7, 11 and 12 of Planning Application 09/02617/FU	A	100
09/04507/COND	Consent, agreement or approval required by conditions 2, 3, 5, 6, 8, 10 and 13 of Planning Application 09/02617/FU	A	100
09/02617/FU	Change of use of offices and outbuilding to health and well being centre including single storey and 2 storey extensions and 2 storey extension to detached building	A	100

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

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

Wood Lane, Rothwell

Site Plan ref: n/a SHLAA ref: 3080

Site Details

Easting	433077	Northing	429339	Site area ha	1.1	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Agriculture
Manufacturing and Wholesale

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Greenfield site to the north of Wood Lane, Rothwell. There is a garden centre to the south, otherwise the site is surrounded by agricultural land.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	3752.67
Nearest bus stop	782
Nearest bus stop distance (m)	212.79

Agricultural classification	
Grade	Percent
Grade 2	0.3
Grade 3a	99.7

Wood Lane, Rothwell

Site Plan ref: n/a

SHLAA ref: 3080

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 checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

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

Green Belt site. The site is unrelated to the existing settlement pattern. Development could set a precedent for urban sprawl.
--

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

Public transport accessibility comments

3 buses per hour, 100% employment, 50% primary & secondary education, 50% primary health

Rank (1-5)

4

Access comments

requires adjacent site for access

3

Wood Lane, Rothwell

Site Plan ref: n/a

SHLAA ref: 3080

Local network comments		3
cumulative issues		
Mitigation measures		Total score
		10
Highways site support		
yes with adjacent site		
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 Rothwell/Oulton cluster.			

Network Rail**Yorkshire Water**

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

Environment Agency

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

LCC

Ecology support	Supported
Supported	

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

Gas	
Electric	
Fire and Rescue	
Telecoms	

Wood Lane, Rothwell

Site Plan ref: n/a

SHLAA ref: 3080

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Isolated site, unrelated to the existing settlement pattern. Development could set a precedent for sprawl.	

Site Details							
Easting	432369	Northing	427859	Site area ha	14.21	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

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

Other land uses - None

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

Description	Green Belt site. The site is well connected to the urban area. It is a flat site with a long road frontage providing easy access for residential development. It is agricultural land.
-------------	--

Spatial relationships

UDP Designations		
N32 Greenbelt	99.94	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.01	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.06	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor 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)	4614.96
Nearest bus stop	10715
Nearest bus stop distance (m)	235.60
Agricultural classification	
Grade	Percent
Grade 2	20.54
Grade 3	79.46

Robin Hood West

Site Plan ref: HG5-7

SHLAA ref: 3081A

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?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

There is little risk development would set a precedent for unrestricted sprawl. However, local preference for alternative sites.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 40% primary, 0% health, 40% secondary

Rank (1-5)

4

Access comments

access achievable onto wakefield road

5

Robin Hood West

Site Plan ref: HG5-7

SHLAA ref: 3081A

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

no

Highways England

Impact

Network Status

Likely to require significant physical mitigation

Network Rail

Yorkshire Water

Treatment Works

Lemonroyd

There is limited capacity at Lemonroyd for some 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

3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 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

Robin Hood West

Site Plan ref: HG5-7 SHLAA ref: 3081A

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. On balance, site is not required to meet the housing numbers due to local preference for alternative sites. Site is identified for school use.

Site Details							
Easting	433168	Northing	426804	Site area ha	6.94	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Rothwell/Ardsley and Robin Hood	

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

Other land uses - None

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

Description	
Greenfield site located between Carlton and Lofthouse. The site has poorly defined boundaries and is surrounded by fields.	

Spatial relationships

UDP Designations	
N32 Greenbelt	100.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.28
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC 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 %	0.76
Nearest train station	Woodlesford
Nearest train station distance (m)	4302.02
Nearest bus stop	6122
Nearest bus stop distance (m)	339.60

Agricultural classification	
Grade	Percent
Grade 2	99.48
Grade 3	0.52

Cemetery Lane, Lofthouse

Site Plan ref: n/a

SHLAA ref: 3084

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?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

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

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

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

3. Assist in safeguarding the countryside from encroachment

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

Green Belt site. Not connected to the urban area, no defensible boundary. Development would constitute urban sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 100% employment, 60% primary health, primary & secondary education

Rank (1-5)

4

Access comments

requires adjacent site for access

3

Cemetery Lane, Lofthouse

Site Plan ref: n/a

SHLAA ref: 3084

Local network comments

cumulative issues

3

Mitigation measures

adjacent site need works for access

Total score

10

Highways site support

yes with adjacent site, and works for access

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported with mitigation
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Supported with mitigation provided that the boundary adjacent to Rothwell Pastures and Disused Railway Line LNA (which is an important wildlife corridor and resource for local people) is protected and enhanced by a buffer of 20 metres on both sides (planted with native scrub and woodland flora seed mix). The section south-east of Cemetery Lane should be removed (part of LNA).

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

Cemetery Lane, Lofthouse

Site Plan ref: n/a SHLAA ref: 3084

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Isolated site not connected to the urban area. There is no defensible boundary and development would set a precedent for sprawl.

Site Details

Easting	433205	Northing	426544	Site area ha	10.41	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Cemeteries and Crematoria

Other land uses - None

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

Description

Greenfield site off Leeds Road and Cemetery Lane, Lofthouse. The site is connected to housing to the south and west. The rest of the site is surrounded by fields. The northern tip pf the site sits close to the settlement of Carlton.

Spatial relationships

UDP Designations

N32 Greenbelt	99.77	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	4.40	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.23	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor 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)	4414.20
Nearest bus stop	6122
Nearest bus stop distance (m)	197.85

Agricultural classification	
Grade	Percent
Grade 2	38.75
Grade 3	61.25

308 Leeds Road, WF3

Site Plan ref: n/a

SHLAA ref: 3085

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

Potential for further sprawl to the north.
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Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
100% employment, primary and secondary education, 70% primary health	4

Access comments	Rank (1-5)
would appear to have no direct access to Leeds Road but Cemetery Lane frontage should provide viability	5

308 Leeds Road, WF3

Site Plan ref: n/a

SHLAA ref: 3085

Local network comments		4
cumulative issues		
Mitigation measures		Total score 13
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
n/a			

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

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported	

Education comments	
3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 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	

308 Leeds Road, WF3

Site Plan ref: n/a

SHLAA ref: 3085

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Development could set a precedent for sprawl as there is little to contain the development to the north.

Site Details							
Easting	433014	Northing	425667	Site area ha	1.96	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

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

Other land uses - None

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

Description	Greenfield site off Shop Lane and Westgate Lane, Lofthouse. The site is well contained by roads and housing. There are no physical constraints on the site.
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Spatial relationships

UDP Designations

N32 Greenbelt	75.27	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	24.73	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	5110.02
Nearest bus stop	1389
Nearest bus stop distance (m)	341.16

Agricultural classification	
Grade	Percent
Grade 3	100

Westgate Lane, Lofthouse

Site Plan ref: HG2-184 SHLAA ref: 3088

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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. The site is well contained, reducing the potential for sprawl and minimising the impact on the Green Belt. Development would constitute a partial rounding off of the settlement.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
100% secondary education, 100% primary health, 80% employment	2

Access comments

adequate site frontage for visibility	5
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Local network comments	5
The scale of development should not cause issues on the network	
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	Lemonroyd
Large diameter water main crosses centre of the site east to west	

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

LCC	
Ecology support	Supported
Supported	

Education comments
3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 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	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is well contained, reducing the potential for sprawl and minimising the impact on the Green Belt. There are no physical constraints on the site.	

Site Details							
Easting	436988	Northing	428791	Site area ha	1.32	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

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

Other land uses - None

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

Description	Greenfield site off Eshald Lane, Woodlesford. The site borders the railway to the north and housing to the west. The rest of the site is surrounded by woodland. The site itself is heavily wooded.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.86	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.14	
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)	331.02
Nearest bus stop	8067
Nearest bus stop distance (m)	223.33

Agricultural classification	
Grade	Percent
Grade 3	39.68
Urban	60.32

Eshald Lane, Woodlesford

Site Plan ref: n/a

SHLAA ref: 3093

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Boundary only partially well defined. The site is heavily wooded. It is considered that development would be unrelated to the existing settlement pattern.

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

Public transport accessibility comments

3 buses per hour, 100% rail, 60% primary % secondary education, 60% primary health

Rank (1-5)

4

Access comments

Eshald Lane is narrow and unsuitable for access, Lynwood Avenue would be the only option

5

Local network comments		
spare capacity but cumulative issues		4
Mitigation measures		Total score
		13
Highways site support		
yes with no access from Eshald Lane		
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 Rothwell/Oulton cluster.			

Network Rail	

Yorkshire Water	
Treatment Works	Lemonroyd
Large diameter water main spans whole site north/south	

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

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site adjacent to designated green space on the Site Allocations Pan. No defensible boundary. The site is heavily wooded. It is considered that development would compromise the setting of the green space and be unrelated to the existing settlement pattern.

Site Details							
Easting	433849	Northing	428832	Site area ha	1.55	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

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

Other land uses - None

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

Description	
Allotment site within the settlement limits of Rothwell. The site is surrounded by housing 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	90.33	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 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		Woodlesford
Nearest train station distance (m)		2981.70
Nearest bus stop		11928
Nearest bus stop distance (m)		117.93
Agricultural classification		
Grade	Percent	
Urban	100	

Land off Wood Lane

Site Plan ref: n/a

SHLAA ref: 3318

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

4

Access comments

Access off Victoria Road is ok

5

Local network comments

cumulative issues

3

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 Lemonroyd

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

Environment Agency

Constraints

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

Land off Wood Lane

Site Plan ref: n/a SHLAA ref: 3318

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	
Designated green space in Site Allocations Plan.	

Site Details							
Easting	433514	Northing	429047	Site area ha	0.48	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

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

Other land uses - None

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

Description	
Allotment site within the settlement limits of Rothwell.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	99.83	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 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	Woodlesford
Nearest train station distance (m)	3306.70
Nearest bus stop	3670
Nearest bus stop distance (m)	54.67

Agricultural classification	
Grade	Percent
Urban	100

Wood Lane Allotments, Rothwell, Leeds

Site Plan ref: n/a

SHLAA ref: 3444

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

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

Public transport accessibility comments

Rank (1-5)

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

4

Access comments

Access ok off Wood Lane

5

Local network comments

cumulative issues

3

Mitigation measures

Total score**12**

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

Network Rail**Yorkshire Water**

Treatment Works Lemonroyd

There is limited capacity at Lemonroyd for some 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	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Designated green space in Site Allocations Plan.	

Site Details							
Easting	433166	Northing	427730	Site area ha	2.3	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

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

Other land uses - None

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

Description	
Greenfield site to the east of Robin Hood. The site wraps around the back of a group of houses to the south. Site is connected to residential area to west, and fields to east. Most of the boundary is clearly defined, eastern boundary cuts across centre of field.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.92	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.08	
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 %		0.05
Nearest train station	Woodlesford	
Nearest train station distance (m)	3895.15	
Nearest bus stop	12453	
Nearest bus stop distance (m)	122.39	

Agricultural classification	
Grade	Percent
Grade 2	89.75
Grade 3	10.25

Land at Leadwell Lane, Robin Hood

Site Plan ref: HG2-181 SHLAA ref: 3445A

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

Green Belt site. The site relates well to the settlement pattern and joins an isolated property with the urban area.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

3 buses per hour, 100% primary, secondary & Health

Rank (1-5)

4

Access comments

Limited frontages onto Leadwell Lane (40mph), mitigation required

3

Land at Leadwell Lane, Robin Hood

Site Plan ref: HG2-181 SHLAA ref: 3445A

Local network comments		4
spare capacity but cumulative issues		
Mitigation measures		Total score 11
signals		
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England			
Impact		Network Status	
No objection subject to mitigation			

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

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

LCC	
Ecology support	Supported
Supported	

Education comments	
3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 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	
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Fire and Rescue	
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Land at Leadwell Lane, Robin Hood

Site Plan ref: HG2-181 SHLAA ref: 3445A

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. The site relates well to the settlement pattern and would connect an isolated property with the urban area.

Land at Leadwell Lane, Robin Hood

Site Plan ref: n/a SHLAA ref: 3445B

Site Details

Easting	433283	Northing	427944	Site area ha	4.21	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses
Agriculture

Neighbouring land uses
Agriculture
Dwellings
Outdoor amenity and open space

Other land uses - None

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

Description
Greenfield site off Northfield Avenue, Robin Hood. The site is almost exclusively surrounded by greenfield. The open space to the west of the site is used as outdoor sport pitches.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.01
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Nearest train station	Woodlesford
Nearest train station distance (m)	3714.39
Nearest bus stop	12453
Nearest bus stop distance (m)	366.70

Agricultural classification	
Grade	Percent
Grade 2	100

Land at Leadwell Lane, Robin Hood

Site Plan ref: n/a

SHLAA ref: 3445B

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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, unrelated to the existing settlement pattern. There would be no merging of settlements, but development would reduce the Green Belt gap between Rothwell and Robin Hood.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

3 buses per hour, just outside walking distances to other services

Rank (1-5)

3

Access comments

Access via Northfield Avenue is narrow and form long cul-de-sac - cannot be supported in isolation

2

Land at Leadwell Lane, Robin Hood

Site Plan ref: n/a

SHLAA ref: 3445B

Local network comments

spare capacity but cumulative issues

4

Mitigation measures

signals

Total score

9

Highways site support

No

Contingent on other sites

Highways England

Impact

Network Status

No objection subject to mitigation

Network Rail

Yorkshire Water

Treatment Works

Lemonroyd

There is limited capacity at Lemonroyd for some 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

Land at Leadwell Lane, Robin Hood

Site Plan ref: n/a SHLAA ref: 3445B

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 unrelated to the existing settlement pattern. Development would reduce the Green Belt gap between Rothwell and Robin Hood and set a precedent for sprawl.	

Site Details							
Easting	433688	Northing	427934	Site area ha	1.05	SP7	Other
HMCA	Outer South				Ward	Rothwell	

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

Other land uses - None

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

Description	
Narrow strip of greenfield land to the west of Rothwell. The site is surrounded by farmland.	

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		% overlap
N5 Open Space	0.00		Inner South RA	0.00	
N6 Playing Pitch	0.00		LB Corridor RA	0.00	
N8 Urban Green Corridor	0.00		EASEL RA	0.00	
CC Shopping Quarter	0.00		Aire Valley RA	0.00	
UDP City Centre	0.00		West Leeds Gateway	0.00	
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Woodlesford
Nearest train station distance (m)	3334.25
Nearest bus stop	4742
Nearest bus stop distance (m)	279.69

Agricultural classification	
Grade	Percent
Grade 2	70.51
Urban	29.49

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

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

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

Site Details							
Easting	435645	Northing	429012	Site area ha	0.71	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics	
Site type	Brownfield
On-site land uses	
General	
Unmanaged Forest	
Neighbouring land uses	
Dwellings	
General	
Residential institution	

Other land uses - None

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

Description	Brownfield site within the urban area. The site is flanked by housing on three sides.
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Spatial relationships

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

Other Spatial Relationships

LCC ownership %	99.82
Nearest train station	Woodlesford
Nearest train station distance (m)	1177.68
Nearest bus stop	793
Nearest bus stop distance (m)	84.67

Agricultural classification	
Grade	Percent
Urban	100

Windlesford Green Hostel, Woodlesford

Site Plan ref: HG2-176 SHLAA ref: 4082

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)

4 buses per hour and good access to services with exception of secondary ed

4

Access comments

existing access onto Holmsley Lane acceptable

5

Local network comments

small development negligible impact on network

5

Mitigation measures

Total score

14

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 Lemonroyd

There is limited capacity at Lemonroyd for some 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
Not supported (RED). No site based designations but this site consists Lowland Mixed Woodland (a UK BAP Priority Habitat) along the eastern parts of the allocation.	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

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

App Number	Proposal	Decision	% of site
15/05340/DEM	Determination for demolition of former Woodlesford Training Centre buildings	A	99

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Brownfield site within the urban area. The site is flanked by housing on three sides.	

Rothwell 4x4 Centre, Wakefield Road

Site Plan ref: n/a SHLAA ref: 4171

Site Details

Easting	436264	Northing	426983	Site area ha	16.14	SP7	Other Rural Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor sport facility

Neighbouring land uses

Dwellings

Agriculture

Outdoor sport facility (golf course)

Other land uses - None

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

Description

Greenfield site off Wakefield Road, Rothwell. The site is currently being used as a 4x4 track. The site is bounded by Rothwell Sports Centre to the north, Royds School and Oulton Hall golf course to the west and fields to the east and south.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	2166.24
Nearest bus stop	9275
Nearest bus stop distance (m)	292.64

Agricultural classification	
Grade	Percent
Grade 3	100

Rothwell 4x4 Centre, Wakefield Road

Site Plan ref: n/a

SHLAA ref: 4171

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input 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	High potential to lead to unrestricted sprawl
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2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

The site falls outside the settlement hierarchy. Part of the site is designated a Local Nature Area in the UDP and development could set a precedent for sprawl.
--

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

Public transport accessibility comments

Partly meets CS guidance, not PT

Rank (1-5)

3

Access comments

Direct access onto A642 difficult to achieve, will require lane on site frontage.

3

Rothwell 4x4 Centre, Wakefield Road

Site Plan ref: n/a SHLAA ref: 4171

Local network comments		3
cummulative issues		
Mitigation measures		Total score
		9
Highways site support		
yes		
Contingent on other sites		

Highways England		
Impact		Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not supported
Not supported (red) - half of the site falls within the Leeds Habitat Network and is a Leeds Nature Area.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Rothwell 4x4 Centre, Wakefield Road

Site Plan ref: n/a SHLAA ref: 4171

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site falls outside the settlement hierarchy. Part of the site is designated a Local Nature Area in the UDP and development could set a precedent for sprawl into the Green Belt. Not considered suitable for housing.

Land between Fleet Lane & Methley Lane Oulton

Site Plan ref: n/a SHLAA ref: 4222D

Site Details

Easting	436913	Northing	428039	Site area ha	7.02	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses	
Agriculture	

Neighbouring land uses	
Agriculture	

Other land uses - None

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

Description	Greenfield site to the east of Rothwell. The site has a road frontage (Fleet Lane) but is not connected to the urban area. The site is surrounded 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 checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor 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)	1041.66
Nearest bus stop	3427
Nearest bus stop distance (m)	411.95

Agricultural classification	
Grade	Percent
Grade 3	99.86
Grade 3b	0.14

Land between Fleet Lane & Methley Lane Oulton

Site Plan ref: n/a

SHLAA ref: 4222D

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?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

The site has been assessed on the basis site HG2-180 is allocated, otherwise the site would not be connected to the urban area. The site is not in-keeping with the settlement pattern and would set a precedent for unrestricted sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
poor accessibility	2

Access comments

Access from Fleet Lane	5
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Land between Fleet Lane & Methley Lane Oulton

Site Plan ref: n/a SHLAA ref: 4222D

Local network comments		3
cumulative impact on A642		
Mitigation measures		Total score 10
Footways and speed mitigation on Fleet Lane		
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England		
Impact		Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Land between Fleet Lane & Methley Lane Oulton

Site Plan ref: n/a SHLAA ref: 4222D

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is not in keeping with the settlement pattern. Development would result in encroachment and set a precedent for unrestricted sprawl.

Site Details							
Easting	436578	Northing	427928	Site area ha	14.85	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

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

Other land uses - None

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

Description	
Large greenfield site in Oulton, off Methley Lane and Fleet Lane. Three sides of the site (to the north and west) are connected to housing. The rest of the site is surrounded by fields.	

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.01	
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 %	0.02
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Nearest train station	Woodlesford
Nearest train station distance (m)	1174.34
Nearest bus stop	8863
Nearest bus stop distance (m)	309.81

Agricultural classification	
Grade	Percent
Grade 3	2.98
Urban	0.01
Grade 3b	55.25
Grade 3a	41.76

Land between Fleet Lane & Methley Lane Oulton

Site Plan ref: HG2-180 SHLAA ref: 4222A_B_C

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

Green Belt site. The site is well connected to the urban area and, when considered alongside site HG2-179, could be regarded as a partial 'rounding off'. The site has defined field boundaries.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

PT, Employment ok, other only small part of site

Rank (1-5)

2

Access comments

Link road between Methley Lane and Fleet Lane required,

5

Local network comments		5
OK		
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

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
The Oulton Beck flows through the middle of this proposed allocation. The beck is a UK Biodiversity Action Plan priority habitat and should be retained. Provide a minimum stand-off from the top of the bank of 20m, along with a buffer to adjoining water course/beck and hedgerow at centre of the site to north of Oulton Beck. Enhance this corridor for wildlife (see water voles). Mitigation will still be required to ensure impacts on adjacent wetland habitat are addressed. There are recent records of water vole and otter (UK protected species) on the Oulton Beck. This corridor should be retained and enhanced for water vole by managing grassland by cutting opposite banks in alternate years, avoiding tree planting adjacent to the water course, and thinning scrub in this corridor, and limit public access to one bank. Include locally native tree planting within the proposed site, but not along the beck. Allocations 4222B to be treated as a separate block to avoid an internal access road between north and south allocations over Oulton Beck.	

Education comments	

Flood Risk	
The majority of the site is in FZ1, however, Oulton Beck (main river) runs through the centre of the site and the floodplain is classified as FZ3. Development should not encroach within the 1 in 1,000 year floodplain, and no buildings should be sited within 8m of the centreline of beck. There is a potential surface water flood route located within the site.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is well connected to the urban area and, when considered alongside site HG2-179, could be regarded as a partial 'rounding off'.	

Site Details							
Easting	432693	Northing	428488	Site area ha	1.98	SP7	Other
HMCA	Outer South				Ward	Rothwell	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Other	
Derelict	
Neighbouring land uses	
Agriculture	

Other land uses - None

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

Description	
Brownfield site off Wakefield Road, between Robin Hood and Rothwell. Isolated site within the countryside.	

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					
N6 Playing Pitch	0.00					
N8 Urban Green Corridor	0.00					
CC Shopping Quarter	0.00					
UDP City Centre	0.00		Inner South RA	0.00		% overlap
S2S6 Town Centre	0.00	LB Corridor RA	0.00			
Proposed Local Centre	0.00	EASEL RA	0.00			
Sch. Ancient Mon.	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)	4169.57
Nearest bus stop	10940
Nearest bus stop distance (m)	84.91

Agricultural classification	
Grade	Percent
Grade 2	100

Wakefield Road, Rothwell

Site Plan ref: n/a SHLAA ref: 4231

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 checked="" type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets C.S guidance except doctors due to high frequency bus service		4
Access comments		
Suitable access possible, on frontage		5
Local network comments		
No footway on east side of A61, congestion at local junctions in peaks		3
Mitigation measures		Total score
		12
Highways site support		
Yes		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Wakefield Road, Rothwell

Site Plan ref: n/a SHLAA ref: 4231

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

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

App Number	Proposal	Decision	% of site
09/04152/OT	Outline application for one office block and 6 industrial units	R	82

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Site not within the Core Strategy settlement hierarchy. The site is isolated and unrelated to settlement. Development would set a precedent for sprawl.	

Land south of Barnsdale Road Methley

Site Plan ref: n/a SHLAA ref: 5153

Site Details

Easting	439809	Northing	425960	Site area ha	3.76	SP7	Smaller Settlement Extension
HMCA	Outer South				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	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
Greenfield site off Barnsdale Road, Methley. The site adjoins housing to the west, but is otherwise surrounded by greenfield. The site is only partially well-defined. However, there is a strong tree belt to the south of the site.

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
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Nearest train station	Woodlesford
Nearest train station distance (m)	4317.75
Nearest bus stop	14187
Nearest bus stop distance (m)	169.46

Agricultural classification	
Grade	Percent
Grade 3	100

Land south of Barnsdale Road Methley

Site Plan ref: n/a

SHLAA ref: 5153

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input 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?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

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. Large site in relation to settlement size and could set a precedent for sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

poor accessibility

Rank (1-5)

2

Access comments

Access possible from Barnsdale Road A653,

3

Land south of Barnsdale Road Methley

Site Plan ref: n/a SHLAA ref: 5153

Local network comments		5
Ok for size of site		
Mitigation measures		Total score 10
speed limit and footways		
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not Supported
Not supported - RED - Remove northern portion from the proposed allocation which lies within the updated 2014 Leeds Habitat Network because it is vulnerable to flooding from the River Calder. Remove the flood risk zone from the housing allocation and plant with species rich grassland, scrub and woodland.	

Education comments	

Flood Risk	
Approx. 30% of site is located in SFRA FZ2. Source is the River Calder. A detailed FRA is required for any development. Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Land south of Barnsdale Road Methley

Site Plan ref: n/a SHLAA ref: 5153

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Large site in relation to the settlement size and could set a precedent for sprawl. Part of the site conflicts with the adopted Natural Resources and Waste Local Plan (it is an area of search for sand and gravel). Considered unsuitable for housing.	

Leeds Road, Lofthouse

Site Plan ref: n/a SHLAA ref: 5254

Site Details

Easting	433492	Northing	425290	Site area ha	6.04	SP7	Other Rural Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Storage

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Outdoor amenity and open space

Other land uses - None

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

Description

Greenfield site off Leeds Road, Lofthouse. Housing to the south and farms to the north. Lofthouse Golf Club is opposite.
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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 %	3.21
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Nearest train station	Woodlesford
Nearest train station distance (m)	5041.57
Nearest bus stop	7211
Nearest bus stop distance (m)	283.36

Agricultural classification	
Grade	Percent
Grade 2	1.78
Grade 3	97.05
Urban	1.17

Leeds Road, Lofthouse

Site Plan ref: n/a

SHLAA ref: 5254

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	Low potential to lead to unrestricted sprawl
--------------------------------	--

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

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

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

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

The site is connected to housing to the south, but development would reduce the Green Belt gap between Lofthouse and Wakefield and would further erode the Green Belt between Leeds and Wakefield.
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Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

meets accessibility standards

Rank (1-5)

5

Access comments

Access on to A61 achievable but will need full frontage due to visibility issues at the brow of the hill

4

Leeds Road, Lofthouse

Site Plan ref: n/a SHLAA ref: 5254

Local network comments		4
Cumulative impact on A61 junctions to the north, little prospect of mitigation		
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) to retain young woodland at south-eastern end of the site. Site Requirement "Biodiversity buffer to consist of young woodland at south-eastern part of the site which could form part of the informal POS."	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Leeds Road, Lofthouse

Site Plan ref: n/a SHLAA ref: 5254

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site lies on the border with Wakefield. Development would significantly reduce the Green Belt between Lofthouse and Outwood. Furthermore, the site contributes to the wider rural setting seperating Leeds and Wakefield.

Site Details							
Easting	434521	Northing	429068	Site area ha	10.1	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

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

Other land uses - None

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

Description	
Brownfield site off Leeds Road, Rothwell. The site is in use as a car auction centre. The surrounding use is predominantly residential.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.75
-----------------	------

Nearest train station	Woodlesford
Nearest train station distance (m)	2299.97
Nearest bus stop	5301
Nearest bus stop distance (m)	107.97

Agricultural classification	
Grade	Percent
Urban	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
combined services meet requirement, meets accessibility for health and primary education, not secondary education		3
Access comments		
Access possible from Styebank Lane or A639, likely to require significant works		3
Local network comments		
cumulative impact on A639		4
Mitigation measures		Total score
local traffic managementand access works required.		10
Highways site support		
Yes		
Contingent on other sites		

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

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is in active employment Assessment summary use. Not available.

Site Details							
Easting	434135	Northing	426000	Site area ha	1.13	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics	
Site type	80:20 green/brown
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Transport tracks and ways	
Dwellings	
Manufacturing and Wholesale	

Other land uses - None

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

Description	Triangular greenfield/brownfield site off Ouzlewell Green. Housing to the west, employment to the south and fields to the north and east. The site contains farm buildings.
-------------	---

Spatial relationships

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

% overlap

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

% overlap

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

% overlap

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Woodlesford
Nearest train station distance (m)	4083.59
Nearest bus stop	7727
Nearest bus stop distance (m)	45.67

Agricultural classification	
Grade	Percent
Grade 2	97.79
Grade 3	0.85
Grade 3b	0.43
Grade 3a	0.94

Ouzlewell Green, Loft House

Site Plan ref: n/a

SHLAA ref: 5262

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

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

There is no defensible boundary to the north and east, and therefore the site has a high potential to lead to unrestricted sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

20min bus service, meets accessibility for primary, secondary education and health

Rank (1-5)

4

Access comments

Access from Ouzelwell Green achievable

5

Local network comments		4
Cumulative impact on A61 and A639		
Mitigation measures		Total score 13
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Ouzlewell Green, Loft House

Site Plan ref: n/a SHLAA ref: 5262

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. There is little to contain development to the north and east. Development would put pressure on surrounding Green Belt.

Land off Leeds Road and West Gate Lane, Lofthouse

Site Plan ref: n/a SHLAA ref: 5266

Site Details							
Easting	433253	Northing	425577	Site area ha	1.8	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

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

Other land uses - None

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

Description	Greenfield site off Leeds Road and Westgate Lane, Lofthouse. The site is in use as a paddock. There are allotments to the north, and fields to the south. There is some housing along the edges of the site.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4997.40
Nearest bus stop	7137
Nearest bus stop distance (m)	100.08

Agricultural classification	
Grade	Percent
Grade 3	100

Land off Leeds Road and West Gate Lane, Lofthouse

Site Plan ref: n/a

SHLAA ref: 5266

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

Developing the site would significantly reduce the Green Belt gap between Lofthouse and Outwood. In a wider context, this land serves an important strategic function in preventing further coalescence of Leeds and Wakefield.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
meets accessibility standards	5

Access comments

Access from A61 achievable	5
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Land off Leeds Road and West Gate Lane, Lofthouse

Site Plan ref: n/a SHLAA ref: 5266

Local network comments		4
Cumulative impact on A61 junctions to the north, little prospect of mitigation		
Mitigation measures		Total score 14
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Land off Leeds Road and West Gate Lane, Lofthouse

Site Plan ref: n/a SHLAA ref: 5266

Natural England

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

App Number	Proposal	Decision	% of site
10/05178/CLE	Certificate of Existing Lawful use for 16 livery stables and 3 tack rooms and 2 stores	A	100
09/03460/CLE	Certificate of Existing Lawfulness for use as commercial riding stables	R	100

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site performs an important role in helping maintain a degree of physical separation between Lofthouse and Outwood, and, in a wider context, Leeds and Wakefield. Development would result in the loss of the rural character.

Rothwell Haigh

Site Plan ref: n/a SHLAA ref: 5279

Site Details

Easting	433336	Northing	429371	Site area ha	20.57	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
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On-site land uses

Storage

Neighbouring land uses

Dwellings

Agriculture

Transport tracks and ways

Other land uses - None

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

Description	Brownfield site to the north west of Rothwell, off Wakefield Road and Wood Lane. The site is currently in general employment use.
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Spatial relationships

UDP Designations

N32 Greenbelt	94.52	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.13	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.13	% overlap
Major Settlement	5.35	
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 %	3.59
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Nearest train station	Woodlesford
Nearest train station distance (m)	3496.99
Nearest bus stop	6649
Nearest bus stop distance (m)	315.79

Agricultural classification

Grade	Percent
Grade 2	36.99
Grade 3	4
Urban	9.92
Grade 3b	27.81
Grade 3a	21.29

Rothwell Haigh

Site Plan ref: n/a

SHLAA ref: 5279

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 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?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas?	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence**Summary of infrastructure provider comments****LCC Highways Comments****Public transport accessibility comments**

Allocation is made up of two parcels of land. Smaller parcel forms part of Site HSG01888 Cominbed bus service frequency 4 buses per hour. Lacking local services. Larger parcel lies within Site HSG01928, No Public transport or local services within walking distance

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

Small parcel insufficient site frontage to achieve suitable access, access through either Site HSG01888 or Site HSG01928. Large site no site frontage to adopted highway, access through Site HSG01928

Local network comments		3
Local peak hour congestion issues		
Mitigation measures		Total score
To be determined by TA		
Highways site support		
Yes with mitigation if combined with adjacent sites HSG01888 and HSG01928		
Contingent on other sites		
Small parcel HSG01888. Large parcel HSG01888 and HSG01928		

Highways England	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported
Supported (Green)	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

In active employment use. Not available

Land north of Mill Pitt Lane and south of M1, Rothwell Haigh

Site Plan ref: n/aSHLAA ref: 5299

Site Details

Easting	433550	Northing	429360	Site area ha	47.59	SP7	Main Urban Area Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Transport tracks and ways

Dwellings

Manufacturing and Wholesale

Office

Other land uses - None

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

Description

Large greenfield site to the north of Rothwell. The site is bounded by the M1 and A639 to the north, and housing and employment uses to the south.
--

Spatial relationships

UDP Designations

N32 Greenbelt	99.25	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.75	
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 %	10.06
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Nearest train station	Woodlesford
Nearest train station distance (m)	3283.08
Nearest bus stop	3670
Nearest bus stop distance (m)	368.14

Agricultural classification

Grade	Percent
Grade 2	34.25
Grade 3	4.36
Urban	27.86
Grade 3b	19.31
Grade 3a	14.22

Land north of Mill Pitt Lane and south of M1, Rothwell Haigh

Site Plan ref: n/a

SHLAA ref: 5299

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 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?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

The site performs an important role in maintaining a degree of separation between Rothwell and the Main Urban Area of Leeds. If this were lost, the only physical barrier between the two settlements would be the M1.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

No public transport or local services within walking distance

Rank (1-5)

1

Access comments

2 points of access required. New major access on A639 Leeds Road, probably signalised. Second access on A61 Wakefield Road through Site HSG01888. Access points linked by a spine road suitable of accommodating a bus route.

3

Land north of Mill Pitt Lane and south of M1, Rothwell Haigh

Site Plan ref: n/a SHLAA ref: 5299

Local network comments		
Local peak hour congestion issues		3
Mitigation measures		Total score
To be determined by TA		7
Highways site support		
Yes with mitigation if combined with adjacent site HSG01888		
Contingent on other sites		
Combine with Site HSG01888		

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 Mill Pitt Lane and south of M1, Rothwell Haigh

Site Plan ref: n/a SHLAA ref: 5299

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Although development would be contained by the motorway to the north, it would remove part of the Green Belt seperating Leeds and Rothwell. The site is strategically important as it forms a natural break between settlements.

Site Details							
Easting	436325	Northing	428652	Site area ha	1.34	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics	
Site type	80:20 green/brown
On-site land uses	
Vacant land	
Unmanaged Forest	
Neighbouring land uses	
Allotment and city farm	
Dwellings	

Other land uses - None

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

Description	A predominantly greenfield site within the urban area of Oulton (off Holmsley Field Lane). The topography is uneven with significant differences in ground levels across the site. Apart from allotments to the west, the surrounding use is residential.
-------------	---

Spatial relationships

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

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %	11.84	
Nearest train station	Woodlesford	
Nearest train station distance (m)	652.69	
Nearest bus stop	7933	
Nearest bus stop distance (m)	60.69	
Agricultural classification		
Grade	Percent	
Urban	100	

Quarry Hill, Oulton

Site Plan ref: n/a SHLAA ref: 5301

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
meets accessibility standards		5
Access comments		
Only highway frontage on Quarry Hill, site is low lying, require extensive engineering works and tree loss.		2
Local network comments		
cumulative impact on A639		4
Mitigation measures		Total score
		11
Highways site support		
yes		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not Supported
Not supported (Red). Includes an area of mature woodland that may be UK BAP Priority habitat.	

Quarry Hill, Oulton

Site Plan ref: n/a SHLAA ref: 5301

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	
Although the stie lies within the urban area, it has a number of constraints. In particular, the site levels and natural landscape (the site is heavily wooded) would make development difficult. On balance, the site has not been proposed as an allocation because of uncertainty over its deliverability.	

The Grange, opposite 'jaw bones' junction, Wakefield Road, Rothwell

Site Plan ref: n/a SHLAA ref: 5302

Site Details

Easting	432631	Northing	429147	Site area ha	8.63	SP7	Main Urban Area Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture
Manufacturing and Wholesale
Transport tracks and ways

Other land uses - None

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

Description	Greenfield site to the west of Rothwell, off Wakefield Road. Surrounding uses include general employment and agriculture.
-------------	---

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4190.75
Nearest bus stop	12353
Nearest bus stop distance (m)	124.66

Agricultural classification	
Grade	Percent
Grade 3	97.93
Urban	1.77
Grade 3a	0.29

The Grange, opposite 'jaw bones' junction, Wakefield Road, Rothwell

Site Plan ref: n/a

SHLAA ref: 5302

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 checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

Wakefield Road serves as a strong defensible boundary preventing Rothwell from spreading westwards. Developing the site would breach this defensible boundary and set a precedent for further sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
meets accessibility standards	5

Access comments

Access on to A61 likely to require substantial work to Wood Lane junction	4
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The Grange, opposite 'jaw bones' junction, Wakefield Road, Rothwell

Site Plan ref: n/a SHLAA ref: 5302

Local network comments		4
Cumulative impact on A61 and M621 J7 (noting HG2-173 and HG2-174 adjacent)		
Mitigation measures		Total score 13
A61 / Wood Lane junction and M621 J		
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not Supported
Not supported (Red). Leeds enclosed grassland survey 1997 rated half of this as MG5/MG6 grassland of good ecological value and therefore of Local Wildlife Site value. Aerial photographs and streeview suggest that this is still the case.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

The Grange, opposite 'jaw bones' junction, Wakefield Road, Rothwell

Site Plan ref: n/a SHLAA ref: 5302

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Wakefield Road provides a strong defensible boundary which contains Rothwell to the west. If breached, this could set a precedent for sprawl.
Furthermore, development would narrow the Green Belt between Rothwell and Leeds.

3 Wakefield Road, Rothwell

Site Plan ref: n/a SHLAA ref: 5317

Site Details							
Easting	436300	Northing	427626	Site area ha	6.35	SP7	Other Rural Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics	
Site type	80:20 green/brown
On-site land uses	
Indoor sport facility	
Outdoor sport facility	
Neighbouring land uses	
Dwellings	
Outdoor sport facility	
Outdoor sport facility (golf course)	

Other land uses - None

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

Description	Mixed greenfield/brownfield site to the south east of Rothwell, off A639 and Wakefield Road. The site is in use as a sports club. Housing to the south and golf course to the west.
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Spatial relationships

UDP Designations

N32 Greenbelt	91.97	% 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	58.25	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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 type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	91.79
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Nearest train station	Woodlesford
Nearest train station distance (m)	1541.67
Nearest bus stop	8863
Nearest bus stop distance (m)	132.32

Agricultural classification	
Grade	Percent
Grade 3	38.16
Urban	61.84

3 Wakefield Road, Rothwell

Site Plan ref: n/a

SHLAA ref: 5317

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Development of the site would connect a historically isolated estate with the main settlement. Although this is not a coalescence of settlements, it would mean a loss of local identity.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Combined services meet requirement, meets accessibility for health and education	4

Access comments	
Access from A642 Aberford Road ok	5

Local network comments		4
Cumulative impact on A639		
Mitigation measures		Total score
		13
Highways site support		
Yes		
Contingent on other sites		

Highways England		
Impact		Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

3 Wakefield Road, Rothwell

Site Plan ref: n/a SHLAA ref: 5317

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is in active use as a Sports Centre. Not available.

Land at Brook Farm Ouzlewell Green

Site Plan ref: n/a SHLAA ref: 5340

Site Details

Easting	434258	Northing	426072	Site area ha	6.21	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Transport tracks and ways

Agriculture

Manufacturing and Wholesale

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Other land uses - None

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

Description

Greenfield site to the east of Lofthouse, off Ouzlewell Green. The surrounding use is predominantly agriculture, with some residential and employment uses to the south and west.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<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	Woodlesford
Nearest train station distance (m)	3948.46
Nearest bus stop	7727
Nearest bus stop distance (m)	187.25

Agricultural classification	
Grade	Percent
Grade 2	9.34
Grade 3	9.68
Grade 3b	49.81
Grade 3a	31.17

Land at Brook Farm Ouzlewell Green

Site Plan ref: n/a

SHLAA ref: 5340

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

There is little to contain development to the north and east. Development could set a precedent for sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

20min bus service, meets accessibility for primary, secondary education and health

Rank (1-5)

4

Access comments

Access requires HSG01891 for road frontage.

3

Land at Brook Farm Ouzlewell Green

Site Plan ref: n/a SHLAA ref: 5340

Local network comments		4
Cumulative impact on A61 and A639		
Mitigation measures		Total score
		11
Highways site support		
yes		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported
Supported with mitigation (Amber). Lee Moor Beck is on eastern boundary. Site Requirement "Biodiversity buffer to eastern boundary, not to be transferred to private ownership."	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Land at Brook Farm Ouzlewell Green

Site Plan ref: n/a SHLAA ref: 5340

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. There is little to contain development to the north and east. Development could set a precedent for sprawl.

Site of Glenoit & Minerva Mills, Aberford Road, Oulton

Site Plan ref: n/a SHLAA ref: MXD00052

Site Details

Easting	437115	Northing	429078	Site area ha	2.32	SP7	
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
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On-site land uses

Derelict

Neighbouring land uses

Dwellings

Waterways

Other land uses - None

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

Description

Cleared brownfield site to the north east of Woodlesford, adjacent to the 'maltings' estate. The site borders the canal to the north and housing to the south. Over two thirds of the site falls within flood zone 3.

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
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Nearest train station	Woodlesford
Nearest train station distance (m)	294.18
Nearest bus stop	3774
Nearest bus stop distance (m)	283.35

Agricultural classification	
Grade	Percent
Grade 3	81.36
Urban	18.64

Site of Glenoit & Minerva Mills, Aberford Road, Oulton

Site Plan ref: n/a SHLAA ref: MXD00052

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
5bph,100% primary health & education		4
Access comments		
access achievable with some mitigation works		4
Local network comments		
Some conjection issues		3
Mitigation measures		Total score
traffic calming scheme (road bumps)		11
Highways site support		
Yes with mitigation		
Contingent on other sites		

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

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not supported
Red - The Aire and Calder Navigation runs adjacent to this site - it is an important wildlife corridor for species such as otter, bats and water vole - a biodiversity buffer of a minimum 10 metres is required with informal soft landscaping. There is also a mill goit to the south-eastern boundary of the site used by water voles - which also requires a minimum 10m stand off from the mill goit and plant with stands of locally native trees and	

Site of Glenoit & Minerva Mills, Aberford Road, Oulton

Site Plan ref: n/a SHLAA ref: MXD00052

scrub, with areas of open neutral grassland and fen retained adjacent to the mill goit for water voles, and provide a wider area where the mill goit joins the canal and restrict access to people (to provide a refuge for otters).

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
14/05674/COND	Consent, agreement or approval required by condition 9 of Planning Application 13/03191/FU	INT	99
13/03192/LI	Listed Building Application for alterations to listed buildings to provide flood defences along the River Aire	A	99
14/04910/COND	Consent, agreement or approval required by conditions 12, 16, 19, 21 and 27 of Planning Application 13/03191/FU	INT	99
14/02294/COND	Consent, agreement or approval required by condition 14 of Planning Application 13/03191/FU	A	99
14/03452/COND	Consent, agreement or approval required by conditions 3, 4, 8, 9, 10, 14, 17 and 20 of Planning Application 13/03191/FU	INT	99
13/03191/FU	Linear flood defences along River Aire and removal of Knostrop Cut	A	99

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Brownfield site within major settlement boundary. Site allocated for housing (HG2-178).