Site Plan ref: n/a SHLAA ref: 126

Site Details

Easting	427285	Northing	428291	Site area ha	3.87	SP7	Major Settlement Infill
HMCA	Outer South	n West			Ward	Ward Morley South/Morley North	

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Transport tracks and ways

Unmanaged Forest

Other land uses - None

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

Description

Brownfield site bordered by railway to the north occupied by industrial uses.

Spatial relationships

UDP Designations

0.82	% overlap				
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0				

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	99.18	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

% overlap

Regeneration Areas

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

LCC ownership	%	0.00
Nearest train station		Morley
Nearest train station distance (369.83	
Nearest bus st	509	
Nearest bus stop distance (m)	271.25

Agricultural classification				
Grade	Percent			
Grade 3	71.58			
Urban	28.42			

Site Plan ref: n/a SHLAA ref: 126 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA **~** Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA **✓** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Mostly meets Core Strategy standards 4 Access comments Access via Valley Rd is very poor - long narrow, unadopted - private bridge over railway, no footways, acute bends, poor forward 1 visibility Local network comments Potential cumulative impact with nearby sites 4 Total score Mitigation measures None to compensate access issues 9 Highways site support no Contingent on other sites **Highways England** Impact No material impact No objection **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster. **Network Rail** Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Valley Mills, Valley Road, Morley LS27 8AA

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

Valley Mills, Valley Road, Morley LS27 8AA Site Plan ref: n/a SHLAA ref: 126

LCC	
Ecology support	Supported with mitigation
Supported with mitiga	ation to create a native woodland edge to protect and enhance the woodland wildlife corridor which is adjacent to the site.
	1
Education comments	
Flood Risk	
Please Note: any deve	wn capacity problems with culvert which runs down Valley Road and therefore at risk of flooding. elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
E	1
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site is within urban area, accessible to Morley town centre. Currently in employment use, bounded by steep hillside to the south and railway to the north. Access is over short, narrow bridge on unadopted private highway. Highways concerned about very poor access.

Site Plan ref: HG2-157 SHLAA ref: 137A

Site Details

Easting	426140	Northing	426694	Site area ha	1.74	SP7	Major Settlement Infill
HMCA	Outer South	n West			Ward	Morley Sou	th

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Vacant land

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

Greenfield site grassed over and unused. Bordered by Britannia Road to the north.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %	0.36
Nearest train station	Morley
Nearest train station distance (m)	1635.53
Nearest bus stop	1124
Nearest bus stop distance (m	133.40

Agricultural classification		
Grade Percent		
Non-agricultural	0.55	
Urban	99.45	

Site Plan ref: HG2-157 SHLAA ref: 137A

-				
Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	ider comments	;		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
meets all accessibility standards except pr	rimary			
,				4
Access comments				,
opportunity for suitable access from A650	with space for right	nt turn lane		4
Local network comments				
busy local network, with poetntial for cum	nulative impacts			3
Mitigation measures				Total score
widened footway				
				11
Highways site support				7
yes				
Contingent on other sites				7
				L
III da				
Highways England				
Impact No objection	Network Status			
No objection				
Network Rail				
, i				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low level are large wo level. Development that will connect to the ensure the necessary infrastructure and c 2020. Phasing is one method used to ens represent a 10% or greater increase in podeveloper wants to bring a site forward b contributions. The amount would be determined.	ne public sewer syst capacity can be prov cure sites are brough copulation served by defore YW have com	tem needs to be co-ordinated with York vided to serve the site. The forthcoming ht forward in line with YW's investment the works should take into account ava apleted any planned improvements it m	shire Water's Asset Management g AMP(6) will run from April 2015 . It is particularly important that ailable sewerage and WwTW capa	Plans (AMP) to to March sites which acity. If a
Environment Agency				
Constraints				
FZ1 over 1 ha. See comments in main te	xt of our response.			

Site Plan ref: HG2-157 SHLAA ref: 137A

LCC
Ecology support Supported with mitigation
Supported with mitigation (Amber). An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided.
Education comments
Flood Risk
Flood Zone 1. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities
Gas
Electric
Fire and Rescue
Telecoms
Other Heritage England
Natural England Housing allocations 637, 137A, 2036, 2098B include areas of deciduous woodland BAP habitat
Conclusions
Submission Draft Plan Allocation Housing allocation
Submission Draft Plan Allocation Conclusion Adjacent to existing housing. Acceptable in principle for residential.

Site Plan ref: n/a SHLAA ref: 137B

Site Details

Easting	426178	Northing	426574	Site area ha	2.77	SP7	Major Settlement Infill
HMCA	Outer South	n West	/est		Ward	Morley Sou	th

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Vacant land

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

Greenfield site, grassed over and bordered by industrial uses.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	%
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

overlap

% overlap

Regeneration Areas

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

LCC ownership	%	0.00
Nearest train station		Morley
Nearest train station distance (m)		1722.41
Nearest bus stop		1608
Nearest bus stop distance (m)		195.52

Agricultural classification		
Grade Percent		
Non-agricultural	64.2	
Urban	35.8	

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

Site Plan ref: n/a SHL	AA ref: 137B			
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded		
Greenbelt assessment not required				
Summary of infrastructure prov	vider comments	3		
Public transport accessibility comments meets all accessibility standards except p	orimary			Rank (1-5)
Access comments				
Access via Industrial estate not ideal mix	ing with commercia	I traffic		2
Local network comments busy local network, with poetntial for cu	mulative impacts			3
Mitigation measures				Total score
				9
Highways site support				
yes				
Contingent on other sites yes - better to develop alongside 137A to) segregate resi/indo	ustrial traffic		
Highways England Impact	Network Status			
No objection	Network Status			
Network Rail				
Yorkshire Water				
Treatment Works Knostrop		a bodh afi a ala Tilli i a a a a a	mitten and decide	TRub C
Knostrop High and Low level are large was level. Development that will connect to the ensure the necessary infrastructure and 2020. Phasing is one method used to enterpresent a 10% or greater increase in particular developer wants to bring a site forward contributions. The amount would be determined to the contributions.	the public sewer sys- capacity can be provi sure sites are broug copulation served by before YW have con	tem needs to be co-ordinated with Yorks vided to serve the site. The forthcoming th forward in line with YW's investment the works should take into account ava inpleted any planned improvements it ma	shire Water's Asset Management F g AMP(6) will run from April 2015 . It is particularly important that s ilable sewerage and WwTW capac	Plans (AMP) to to March ites which city. If a
Environment Agency				
Constraints				

Site Plan ref: n/a SHLAA ref: 137B

I CC		
LUU		

Ecology support Supported with mitigation

Supported with mitigation to protect and enhance wildlife corridor function across the site.

Education comments

Flood Risk

Flood Zone 1. Public surface water sewers with 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
15/05356/FU	Parcel distribution depot with ancillary areas, office accommodation, external yards and car parking	А	89

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site has employment uses to 3 sides including an access road through from the existing employment uses. The preferred use is employment.

Tingley Mills, Tingley Common, Morley

Site Plan ref: HG2-158 SHLAA ref: 141

Site Details

Easting	426884	Northing	426709	Site area ha	0.99	SP7	Major Settlement Infill
HMCA	Outer South	n West			Ward	Morley South	

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Wholesale distribution

Office

Neighbouring land uses

Dwellings

Restaurants and Cafes

Other land uses - None

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

Description

Brownfield site occupied by mill buildings in industrial uses.

Spatial relationships

UDP Designations

ODI Designations		
N32 Greenbelt	0.00	% overlap
N32 Greenbert	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	✓	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1399.32
Nearest bus stop	13144
Nearest bus stop distance (m)	84.90

Agricultural classification		
Grade Percent		
Urban	100	

Tingley Mills, Tingley Common, Morley Site Plan ref: HG2-158 SHLAA ref: 141 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site has access to 4 buses per hour. 20% of the site lies within the accessibility standard for primary education and 100% of 4 the site lies within the accessibility standard for health and secondary education. Poor walking access to local services Access comments Access would require mitigation works 4 Local network comments Potential cumulative impact with adjacent sites 4 Total score Mitigation measures 12 Highways site support yes Contingent on other sites **Highways England** Impact No material impact No objection **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster **Network Rail** Yorkshire Water Treatment Works Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response.

Tingley Mills, Tingley Common, Morley Site Plan ref: HG2-158 SHLAA ref: 141

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
Talasama
Telecoms
Other
Heritage England
Natural England
Conclusions
Submission Draft Plan Allocation
Housing allocation
Submission Draft Plan Allocation Conclusion
Existing mill. Suitable for conversion to residential in principle.

Thorpe-on-the-Lane, Thorpe

Site Plan ref: n/a SHLAA ref: 148

Site Details

Easting	431713	Northing	426716	Site area ha	3.06	SP7	Main Urban Area Extension
HMCA	Outer South West			Ward	Ardsley and	Robin Hood	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Vacant land

Manufacturing and Wholesale

Agriculture

Other land uses - None

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

% overlap

Description

Vacant brownfield land to the east of Lingwell Gate Lane.

Spatial relationships

UDP Designations

N32 Greenbelt	10.27
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership	0.02	
Negroot train station		Morloy
Nearest train station	, ,	Morley
Nearest train station distance (` '	4947.94
Nearest bus s	7675	
Nearest bus stop distance ((m)	180.56

Agricultural classification						
Grade	Percent					
Grade 3	100					

5

Existing access onto Lingwell Gate Lane

Thorpe-on-the-Lane, Thorpe

Site Plan ref: n/a SHLAA ref: 148

Local network comme Spare capacity but cur								
Spare capacity but cui	indiative issues							4
Mitigation measures								Total score
								12
Highways site support								
yes								
Contingent on other si	ites							J
Highways England								
Impact No material i	mpact Netv	vork Status	No objection					
Network Rail]							
	1							
Yorkshire Water	Vnostron							
Treatment Works	Knostrop w level are large works v	which serve the h	ulk of Leads TI	nere is canaci	ity for signific	ant develonm	ent at Knostror	. High and Low
2020. Phasing is one represent a 10% or go developer wants to br	infrastructure and capac method used to ensure s reater increase in popula ing a site forward before nount would be determin	ites are brought tion served by the YW have comple	forward in line e works should eted any planne	with YW's inv take into acc ed improveme	vestment. It is count available	s particularly i e sewerage ar	mportant that s nd WwTW capa	sites which acity. If a
Environment Agend	су							
Constraints								
FZ1 over 1 ha. Part o	f site on historic landfill	and adjoins a lice	enced site. See	comments in	main text of	our response		
LCC								
Ecology support	Supported							
Supported								
Education comments								
Flood Risk								
Please Note: any deve	sewer located in SE corne elopment has potential to veloper contributions for	increase flood r					sites. LCC there	fore reserves
Utilities								
Gas								
Electric								
Fire and Rescue]							
ino and noscue								
Telecoms]							
TOICCOITIS								

Thorpe-on-the-Lane, Thorpe

Site Plan ref: n/a SHLAA ref: 148

Planning History	ning History Applications since 1/1/2009, covering more than 50% of the site						
App Number	Proposal	Decision	% of site				
14/00698/DEM	Determination for demolition of single storey derelict barn	Α	58				

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

This is a vacant brownfield site within Thorpe on the Hill development boundary. Whilst not within Green Belt, the site forms an effective buffer between residential land to the south and a safeguarded Natural Resource and Waste DPD site to the north.

Elwell Street (land off) - Thorpe

Site Plan ref: n/a SHLAA ref: 171

Site Details

Easting	431110	Northing	426318	Site area ha	0.74	SP7	Other Rural Extension
HMCA	Outer South West			Ward	Ardsley and	Robin Hood	

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

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

Description

Vacant site with limited tree cover and overgrown. Site is adjacent to residential uses on three sides and Open Space to the west. It has a gated access point at Daisy Vale Mews.

Spatial relationships

UDP Designations

		ODI Doorgilations
% overlap	82.75	N32 Greenbelt
	0.00	N34 PAS
	0.00	RL1 Rural Land
	25.03	N1 Greenspace
	0.00	N1A Allotments
	0.00	N5 Open Space
	0.00	N6 Playing Pitch
	0.00	N8 Urban Green Corridor
	0.00	CC Shopping Quarter
	0.00	UDP City Centre
	0.00	S2S6 Town Centre
	0.00	Proposed Local Centre
	0.00	Sch. Ancient Mon.
		•

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership	0.02	
Nearest train station		Morley
Nearest train station distance	4514.44	
Nearest bus stop		9530
Nearest bus stop distance	(m)	165.87

Agricultural classification		
Grade Percent		
Grade 3 100		

Elwell Street (land off) - Thorpe Site Plan ref: n/a SHLAA ref: 171 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 3buses p.h, secondary and primary education meets guidance, fails on doctors and local facilities 3 Access comments Access by extension of Elwell Street 5 Local network comments Small site, several route choices avalable, minimal impact 5 Total score Mitigation measures 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)

Elwell Street (land off) - Thorpe

SHLAA ref: 171

Site Plan ref: n/a

Education comments
Flood Risk
Utilities
Gas
Electric
Fire and Rescue
Telecoms
Other
Heritage England
Natural England
Natural England
Conclusions
Submission Draft Plan Allocation
Not allocated for housing
Submission Draft Plan Allocation Conclusion
The site was sieved out at Issues and Options stage as it fell outside the Settlement Hierarchy. Whilst it does not appear to make significant contribution to the Green Belt and is free from major physical constraints, it remains not proposed for allocation because Thorpe is a village outside Settlement Hierarchy.
outside octroment metaleny.

Main Street (58) - football ground rear of, East Ardsley

Site Plan ref: n/a SHLAA ref: 173

Site Details

Easting	430904	Northing	425538	Site area ha	1.08	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor sport facility

Neighbouring land uses

Dwellings

Vacant land

Agriculture

Other land uses - None

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

Description

Pitch set much lower than surrounding residential development.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	92.50
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	92.50
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	7.50	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership %		0.00
Nearest train station		Morley
Nearest train station distance (m)		4702.80
Nearest bus stop		4839
Nearest bus stop distance (m)		107.80

Agricultural classification			
Grade Percent			
Grade 3	100		

Main Street (58) - football ground rear of, East Ardsley Site Plan ref: n/a SHLAA ref: 173 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Nο Is the site well connected to the built up area? Yes Would development round off the settlement? Partial Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area No Does the site provide access to the countryside Nο Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence Potential for further sprawl to south east. Site close to settlement but doesn't relate well due to level difference. Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site has access to 2 buses per hour. All of the site lies within the accessibility standard for primary education but does not meet 2 other standards

2

Access comments

Required access improvements would require 3rd party land on Cave Lane

Main Street (58) - football ground rear of, East Ardsley

Telecoms

Site Plan ref: n/a SHLAA ref: 173 Local network comments The scale of development should not cause an issue on the local network 5 **Total score** Mitigation measures Needs improvements to Cave Lane in 3rd party control 9 Highways site support Contingent on other sites **Highways England** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC **Ecology support** Supported Supported **Education comments** Flood Risk Flood Zone 1 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 (58) - football ground rear of, East Ardsley

SHLAA ref: 173

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Green Belt site. No existing defensible south eastern boundary, which could set a precedent for further sprawl. This site has a long history as greenspace use and is designated as greenspace in the Site Allocations Plan. Highways concerns regarding access which would require third party land.

Park Farm Industrial Estate, Westland Road, LS11

Site Plan ref: n/a SHLAA ref: 304

Site Details

Easting	429647	Northing	429767	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA Outer South West			Ward	Beeston an	d Holbeck		

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Allotment and city farm

Dwellings

Other land uses - None

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

% overlap

Description

Brownfield site occupied by industrial uses.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	0.64	
Nearest train station		Cottingley
Nearest train station distance	2282.79	
Nearest bus s	527	
Nearest bus stop distance	(m)	472.67

Agricultural classification			
Grade Percent			
Urban	100		

Park Farm Industrial Estate, Westland Road, LS11

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

Site Plan ref: n/a SHLAA ref: 304 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Poor accessibility 1 Access comments Access from Westland Road 5 Local network comments Congestion issues 3 Total score Mitigation measures 9 Highways site support Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Park Farm Industrial Estate, Westland Road, LS11

Site Plan ref: n/a SHLAA ref: 304 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

Existing employment site within larger employment area. Employment considered the most appropriate use. Highways concerns regarding poor accessibility of site.

Thorpe Hall, Middleton Lane, Thorpe

Site Plan ref: n/a SHLAA ref: 309

Site Details

Easting	431673	Northing	426979	Site area ha	4.18	SP7	Main Urban Area Extension
HMCA Outer South West			Ward	Ardsley and	Robin Hood		

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Dwellings

Vacant building

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Site occupied by Thorpe Hall (Listed Building), woodland and agricultural land.

Spatial relationships

UDP Designations

N32 Greenbelt 75.89 % overlap N34 PAS 0.00 RL1 Rural Land 0.00 N1 Greenspace 0.00 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 **UDP City Centre** 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Sch. Ancient Mon. 0.00

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4841.21
Nearest bus stop	2849
Nearest bus stop distance (m)	164.60

Agricultural classifi	cation
Grade	Percent
Grade 2	19.69
Grade 3	35.39
Grade 3a	44.92

Thorpe Hall, Middleton Lane, Thorpe Site Plan ref: n/a SHLAA ref: 309 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **V Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Nο Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area Yes and the undeveloped land? Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings Yes Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Yes Can development preserve this character? Character Conclusion | 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 Large listed building on site giving area a special character. Heavily treed boundary reduces potential for further sprawl. Summary of infrastructure provider comments

| CCC Highways Comments | Public transport accessibility comments | Public transport accessibility comments | The site has access to 2 buses per hour, all of the site lies within the accessibility zone for primary & secondary education and primary health | 3 | | Access comments | Access preferable from Thorpe Lower Lane | 5 |

Thorpe Hall, Middleton Lane, Thorpe

Site Plan ref: n/a SHLAA ref: 309

Local network commer						
Spare capacity but cur	nulative issues					4
Mitigation measures						Total score
Williagation moderates						
						12
Highways site support						
yes						
Contingent on other si	tos					
contingent on other si	103					
Highways England						
Impact No material i	mpact N	etwork Status No ol	ojection			
Network Rail						
Network Rail						
Yorkshire Water						
Treatment Works	Caldervale					
				ct to the public sewer system		
				ture and capacity can be pro to ensure sites are brought f		
investment. It is partic	cularly important that	sites which represent a 1	0% or greater increa	se in population served by th	he works should to	
account available sew	erage and WwTW cap	acity. If a developer war	ts to bring a site forw	vard before YW have comple would be determined by a d	ted any planned	foodbility
study.	be possible for the de	veloper to provide contri	outions. The amount	would be determined by a d	ievelopei Turided i	reasibility
F						
Environment Agend	; y					
Constraints FZ1 over 1 ha. See co	mments in main text	of our response				
121 Over 111a. See CC	minients in main text	or our response.				
LCC						
Ecology support	Supported					
Supported						
	1					
Education comments						
Flood Risk						
Flood Zone 1	John ont bas a star !!	I to increes flat delay	nouthono mantitudent	douglopment of the confict to	oitos 100 th	ro roos=====
		for such sites, to mitigate		development of 'greenfield' s e in the catchment.	sites. LCC therefor	re reserves
		<u> </u>				
Utilities						
Gas						
Electric						
	1					
Fine and Dr.]					
Fire and Rescue						
	1					
Telecoms						

Thorpe Hall, Middleton Lane, Thorpe

Site Plan ref: n/a SHLAA ref: 309

Other

Heritage England

Thorpe Hall, a Grade II* Listed Building lies to the west of this site. The building is identified on the latest English Heritage "Heritage at Risk Register" as being at risk.

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, before allocating this area, there would need to be some assessment of what contribution this currently undeveloped area makes to the significance of these assets and what effect its loss and subsequent development might have upon their significance.

This area should only be allocated, if it can help to secure a sustainable future for Thorpe Hall.

Natural England

Housing allocations 1282, 1281B, 1064B, 309, 2127 are identified as being Agricultural Land Classification Grade 2. The loss of high quality soils should be avoided.

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Part Green Belt site/part existing UDP employment allocation. Development of the site would extend the settlement to the east and north. Development would need to consider the listed building on site which is paramount to any scheme.

Haigh Moor Road - Boyle Hall, WA

Site Plan ref: n/a SHLAA ref: 314

Site Details

Easting	428507	Northing	424722	Site area ha	0.91	SP7	Smaller Settlement Infill
HMCA Outer South West Ward Ardsley and Robin Hood		Robin Hood					

Site Characteristics

Site type Mixed

On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Other

Other land uses - None

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

Description

Site occupied by residential uses and area of mature woodland and planting to the east of Haigh Moor Road.

Spatial relationships

UDP Designations

J		
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 Settlemen	0.00	
Minor Settlemen	100.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Morley
Nearest train station distance (m)		3718.86
Nearest bus stop		11844
Nearest bus stop distance (m)		102.50

Agricultural classification		
Grade	Percent	
Grade 3	100	

Haigh Moor Road - Boyle Hall, WA SHLAA ref: 314 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~ V** Overlaps Minerals Safeguarded Overlaps N37 SLA **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site has access to 2 buses per hour, all of the site lies within the accessibility zone for primary education, but outside the zone 3 for health and secondary education. Llocal shops within 15 min walk Access comments Highway frontage but adequate visibility not achievable 2 Local network comments Potential cumulative impact with adjacent sites 4 Total score Mitigation measures Improve visibity at access but requires removal of trees (Tree Preservation Order) and stone wall. 9 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 Caldervale There is limited capacity at Caldervale for new development. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to

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

Environment Agenc	у
Constraints	
FZ1 under 1 ha. See o	omments in main text of our response.

Haigh Moor Road - Boyle Hall, WA

Site Plan ref: n/a SHLAA ref: 314

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Flood Zone 1	
Please Note: any deve	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
the right to dark for de	volepor contributions for such sites, to minigate need risk, elsewhere in the date inferior.
Utilities	
Gas	
Electric	
Licetric	
	4
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
. ratara. Englaria	
Conclusions	

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site within the existing settlement. Significant tree cover including Tree Preservation Orders (TPOs) on site surrounding the main building which is listed. Highway concerns re poor visibility at access.

Whitehall Road (off), Drighlington BD11 1BX

Site Plan ref: HG2-142 SHLAA ref: 333

Site Details

Easting	421942	Northing	428542	Site area ha	1.58	SP7	Smaller Settlement Infill
HMCA Outer South West			Ward	Morley Nor	th		

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Other land uses - None

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

Description

predominantly cleared site, warehouse on frontage with carparking, landscaping with large tree coverage on eastern parts.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	5041.12
Nearest bus stop	2764
Nearest bus stop distance (m)	162.96

Agricultural classification		
Grade	Percent	
Grade 3	59.63	
Urban	40.37	

Site Plan ref: HG2-142 SHLAA ref: 333 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site is well served by Public Transport and all services with the exception of primary schools 4 Access comments Accesses on to Moor Top, West Street and Whitehall Grove are not ideal in terms of width, visibility and conflict with HGVs, but an 3 acceptable solution is likely using a combination of these and segregating adjacent commercial uses Local network comments Small scale of development is unlikely to have a major impact on local highways 4 Total score Mitigation measures Means to improve vehicular access 11 Highways site support yes with mitigation Contingent on other sites **Highways England** Impact No material impact No objection **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Whitehall Road (off), Drighlington BD11 1BX

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

Whitehall Road (off), Drighlington BD11 1BX

Site Plan ref: HG2-142 SHLAA ref: 333

LCC	
Ecology support	Supported
Supported	
Education comments	
1200A+3378+3064+3 primary school require	3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE ed.
Flood Risk	
Flood Zone 1 Please Note: any deve the right to ask for de	dopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Site within the existing settlement. Noise from the neighbouring factory use would need to be mitigated as part of any future planning application (previously refused permission on these grounds). Otherwise, residential development acceptable in principle.

Old Lane - Jubilee Works, Beeston

Site Plan ref: HG2-139 SHLAA ref: 341

Site Details

Easting	428762	Northing	430358	Site area ha	1.23	SP7	Main Urban Area Infill
HMCA	Outer South West			Ward	Beeston and	d Holbeck	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Allotment and city farm

Dwellings

Other

Other land uses

Care centre and car audio

Topography Flat	Landscape No Tree Cover
Boundaries	Road front Yes

Description

Cleared industrial site

Spatial relationships

UDP Designations

		1
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

LCC ownership	%	0.00
Nearest train station		Cottingley
Nearest train station distance	(m)	1407.23
Nearest bus s	6860	
Nearest bus stop distance	(m)	70.24

Agricultural classification				
Grade	Percent			
Urban	100			

Old Lane - Jubilee Works, Beeston Site Plan ref: HG2-139 SHLAA ref: 341 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards 5 Access comments An access from Moorhouse Ave can be achieved, existing access is not within the full site boundary and would have to be relocated 5 Local network comments Potential cumulative impact with adjacent sites and local congestion at Tommy Wass junction 4 Total score Mitigation measures 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 Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to

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

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

Old Lane - Jubilee Works, Beeston

Site Plan ref: HG2-139 SHLAA ref: 341

LCC	
Ecology support	Supported
Supported	
Education comments	
Florad Diale]
Flood Risk	
Flood Zone 1 Please Note: any deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
ivaturai Erigianu	

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
10/04404/FU	Erection of retail store with car parking and landscaping	R	100	

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Cleared and vacant site. Pending application for supermarket which was recommended for refusal (out of centre site). Residential development considered acceptable in principle.

Site Plan ref: n/a SHLAA ref: 343

Detai	

Easting	424410	Northing	428307	Site area ha	4.42	SP7	Smaller Settlement Infill
HMCA	HMCA Outer South West			Ward	Morley Nor	th	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant building

Office

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Dwellings

Other land uses - None

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

Description

Brownfield site occupied by industrial uses and vacant land.

Spatial relationships

-		_	_						
	ın	D	\Box	2Ci	an	21	ŀ۱	nn	c

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2562.06
Nearest bus stop	13819
Nearest bus stop distance (m)	178.92

Agricultural classific	cation
Grade	Percent
Grade 3	100

Constraints

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

Gelderd Road (off), Gildersome					
Site Plan ref: n/a	SHLAA	ref: 343				
Overla	Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Conservation Area ps Listed Building Overlaps N37 SLA employment buffer		Overlap Overlap Overlap Overlaps Overlaps Mi	Public Right of Way os SFRA Flood Zone daps EA Flood Zone is HSE Major Hazard os HSE Gas Pipeline Pot. Contamination nerals Safeguarded Safeguarded 100m		
Greenbelt assessme	nt not required					
Summary of infra	structure provid	er commen	ıts			
LCC Highways Comm Public transport access Good accessibility	nents					Rank (1-5)
Access comments Existing access points a	adequate					4
Local network commen Congested local network on site would be minim	rk but the site has a f	allback positio	n of existing use and	planning consent, th	erefore impact of housing u	se4
Miti mation management						Total score
Mitigation measures Improvements to local	footway provision					12
Highways site support yes with mitigation						
Contingent on other sit	es					
Highways England						
Impact No material in		etwork Status	No objection	uded at nevt sift asso	ess as part of Morley/Gilders	:ome/Ardslev cluster
Network Rail	- Impact III combinat	ion with other	Sites. If site still file	duca at next sirt asse	as part of mortey officers	- Content asiey claster.
Yorkshire Water						
Treatment Works	Knostrop					
level. Development that ensure the necessary in 2020. Phasing is one m represent a 10% or gre	It will connect to the infrastructure and cap nethod used to ensur- eater increase in poping a site forward before	public sewer s acity can be po e sites are bro- ulation served ore YW have c	ystem needs to be concorded to serve the sught forward in line was should ompleted any planne	p-ordinated with York site. The forthcoming with YW's investment take into account ava d improvements it m	gnificant development at Knoshire Water's Asset Manager g AMP(6) will run from April It is particularly important ailable sewerage and WwTW ay be possible for the develo	ment Plans (AMP) to 2015 to March that sites which capacity. If a
Environment Agenc	у					

Site Plan ref: n/a SHLAA ref: 343

LCC	
Ecology support Supported	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.

3	 J	
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		
·		

Other Heritage England

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
11/00270/ADV	Two illuminated signs	Α	62
11/9/00062/MOD	Laying out of access road, refurbishment of existing industrial units and construction of 4 new industrial units (use classes B1(c), B2 and B8), with service areas, car parking and landscaping NON MATERIAL AMENDMENT TO 09/03934/FU Extension of security fence and installation of security gate	M01	77
09/03934/FU	Laying out of access road, refurbishment of existing industrial units and construction of 4 new industrial units (use classes B1(c), B2 and B8), with service areas, car parking and landscaping	A	77
10/02804/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5, 6, 7, 8, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25 of Planning Application 09/03934/FU	SPL	77
10/9/00020/MOD	Laying out of access road, refurbishment of existing industrial units and construction of 4 new industrial units (use classes B1(c), B2 and B8), with service areas, car parking and landscapingNON-MATERIAL AMENDMENT: Removal of first floor windows	M01	77
11/02012/COND	Consent, agreement or approval required by conditions 24 and 25 of Planning Application 09/03934/FU	Α	77

Site Plan ref: n/a SHLAA ref: 343

App Number	Proposal	Decision	% of site
10/05535/FU	Removal of condition 15 (lockable gate including hours of use) of application 09/03934/FU (for refurbishment of existing industrial units and erect 4 new industrial units)	Α	78
0/05572/COND	Consent, agreement or approval required by conditions 2 and 7 of Planning Application 09/03934/FU	Α	77

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Existing employment area. Site has planning permission and work has started with one of the 4 proposed new units now erected.

Fall Lane - East Ardsley PS

Site Plan ref: HG2-172 SHLAA ref: 562

Site	Details

Easting	430787	Northing	425621	Site area ha	0.78	SP7	Smaller Settlement Infill
HMCA	HMCA Outer South West		Ward	Ardsley and	Robin Hood		

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Vacant land

Other land uses - None

Topogra	hy Flat	Landscape	Limited Tree Cover
Boundar	es Existing well defined	Road front	Yes

% overlap

Description

brownfield, cleared housing site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
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 1	00.00	
Overlaps Urban Extension	/	
	_	

Regeneration Areas

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

LCC ownership %	0.18
Nearest train station	Morley
Nearest train station distance (m)	4559.27
Nearest bus stop	5697
Nearest bus stop distance (m)	45.23

Agricultural classification			
Grade	Percent		
Grade 3	100		

Fall Lane - East Ardsley PS

Site Plan ref: HG2-172 SHLAA ref: 562

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA	ä	Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area	i i	Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	<u>✓</u>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m	\Box	
Greenbelt assessment not required				
Summary of infrastructure provi	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5
100% 2buses per hour, 100% primary, do	oes not meet other	standards		
				2
Access comments				
Adequate highway frontage for access	·			_
				4
Local network comments				
scale of development should not cause an	issue			
				5
Mitigation measures				Total score
				11
Llighways site support				
Highways site support yes				
yes				
Contingent on other sites				
Highways England				
Impact No material impact	Network Status	No objection		
n/a				
Network Rail				
Notwork Rull				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
FZ1 under 1 ha. See comments in main to	ext of our response).		
LCC				
Ecology support Supported				
Supported Supported				
Supported				

Fall Lane - East Ardsley PS

Site Plan ref: HG2-172 SHLAA ref: 562

Jile Flair lei. 1102-	1/2 SHEARTEL 302
Education comments	
Flood Risk	
Flood Zone 1 Please Note: any develop the right to ask for devel	oment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves oper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
15/07565/FU	Construction of 26 dwellings to vacant land, layout out of access road and associated landscaping	Α	100		
12/02720/FU	35 houses with new access roads	Α	99		
12/00048/FU	New access roads and 38 houses		99		

Conclusions

Natural England

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

This is a brownfield site set within the existing settlement. Residential development acceptable in principle.

Topcliffe Lane (land at), and Capitol Park (north of) LS27

Site Plan ref: n/a SHLAA ref: 1018A

Site Details

Easting	427503	Northing	427115	Site area ha	8.83	SP7	Major Settlement Extension
HMCA	Outer South	uter South West		Ward	Morley Sou	th	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

Greenfield land forming part of larger area in agricultural land. Residential uses to the north west beyond Topcliffe Lane.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	98.85
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Main Urban Area	0.00	% overlap
Major Settlement	1.15	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1128.19
Nearest bus stop	7850
Nearest bus stop distance (m)	450.35

Agricultural classification		
Grade	Percent	
Grade 2	21.16	
Grade 3	78.84	

Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments 15% of the site has access to 4 buses per hour. 20% of the site is within the accessibility zone for primary education, 15% to primary health and 30% to secondary education. Access comments Access available from Topcliffe Lane (through industrial estate or fom eastern part of site) 3

Topcliffe Lane (land at), and Capitol Park (north of) LS27

Site Plan ref: n/a SHLAA ref: 1018A

Local naturals commo	into						
Likely to require off-site mitigation and cumulative impacts							
Likely to require off-s	ite mitigation and cumulative impacts		4				
			7				
				1			
Mitigation measures			Total sco	re			
Must have pedestrian	connections to north and west of site		10				
			10				
Highways site suppor	t						
yes with mitigation							
Contingent on other s	ites						
	120, 1285 1279 & 3069						
	,						
Highways England							
Impact	Network Status						
Likely to require signi	ficant physical mitigation						
Network Rail							
	=						
Yorkshire Water							
Treatment Works	Knostrop						
Knostrop High and Lo	w level are large works which serve the	bulk of Leeds. There is capacity for significant development at Knostrop	High and Lo	w			
level. Development th	nat will connect to the public sewer system	m needs to be co-ordinated with Yorkshire Water's Asset Management Pl	ans (AMP) t				
		ded to serve the site. The forthcoming AMP(6) will run from April 2015 t					
		forward in line with YW's investment. It is particularly important that sit he works should take into account available sewerage and WwTW capaci					
		leted any planned improvements it may be possible for the developer to					
	mount would be determined by a develop						
Environment Agen	су						
Constraints							
FZ1 over 1 ha. See c	omments in main text of our response.						
LCC							
Ecology support	Supported						
Supported							
Education comments							
Flood Risk							
Flood Zone 1. Waterd	ourse running along Northern boundary	of the site.					
Please Note: any deve	elopment has potential to increase flood	risk elsewhere, particularly development of 'greenfield' sites. LCC therefo	re reserves				
the right to ask for de	eveloper contributions for such sites, to n	nitigate flood risk, elsewhere in the catchment.					
Utilities							
Gas							
	7						
Electric							
Fire and Rescue							
Telecoms							
TOICCOTTIS							

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Topcliffe Lane (land at), and Capitol Park (north of) LS27

SHLAA ref: 1018A

Green Belt site. Steep sloping site down to beck which provides strong defensible boundary to existing residential area. Performs an important role in safeguarding the countryside from encroachment, and development may lead to further sprawl. Significant tree coverage on northern boundary, with well used public right of way bordering the site.

Topcliffe Lane (land at), and Capitol Park (north of) LS27

Site Plan ref: n/a SHLAA ref: 1018B

Site Details

Easting	427684	Northing	426923	Site area ha	26.84	SP7	Major Settlement Extension
HMCA	Outer South	n West			Ward	Ward Morley South	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Manufacturing and Wholesale

Neighbouring land uses

Agriculture

Office

Dwellings

Other land uses - None

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

Description

Greenfield land forming part of a larger area of agricultural land. Industrial uses are located to the south east.

Spatial relationships

UDP Designations

our besignations		
N32 Greenbelt	99.62	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.12	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	%	0.00
Nearest train station		Morley
Nearest train station distance (m)		1384.93
Nearest bus stop		8422
Nearest bus stop distance (m)		485.48

Agricultural classification		
Grade Percent		
Grade 2	29.46	
Grade 3	70.54	

LCC Highways Comments	
Public transport accessibility comments	Rank (1-5
15% of the site has access to 4 buses per hour, 20% of the site area within the accessibility zone for primary education, 15% for primary health and 30% for secondary education	3
Access comments	
Access available from Topcliffe Lane (through industrial estate or fom eastern part of site)	
	3

Topcliffe Lane (land at), and Capitol Park (north of) LS27

Site Plan ref: n/a SHLAA ref: 1018B

Local network comme				
Likely to require oit-si	te mitigation and cumulative impacts		4	
Mitigation measures Total scor				
	connections to north and west of site		40	
			10	
Highways site support yes with mitigation				
yes with mitigation				
Contingent on other s	ites			
	120, 1285 1279 & 3069			
Highways England				
Impact	Network Status			
•	ficant physical mitigation			
Network Rail				
Yorkshire Water	1			
Treatment Works	Knostrop			
Knostrop High and Lo	'	bulk of Leeds. There is capacity for significant development at Knostrop H	High and Low	
level. Development th	at will connect to the public sewer system	m needs to be co-ordinated with Yorkshire Water's Asset Management Pl	ans (AMP) to	
		ded to serve the site. The forthcoming AMP(6) will run from April 2015 to forward in line with YW's investment. It is particularly important that sit		
represent a 10% or d	reater increase in population served by the	he works should take into account available sewerage and WwTW capaci	es which ty If a	
developer wants to br	ing a site forward before YW have comp	pleted any planned improvements it may be possible for the developer to	provide	
	nount would be determined by a develop			
Environment Agend	CV			
Constraints				
	omments in main text of our response.			
	<u>'</u>			
LCC				
Ecology support	Supported			
Supported				
	1			
Education comments				
Flood Risk				
Flood Zone 1.	alaman and bear and and all the languages of leading			
		risk elsewhere, particularly development of 'greenfield' sites. LCC therefo nitigate flood risk, elsewhere in the catchment.	re reserves	
Utilities				
Gas				
Electric]			
2.30010				
Fire and Rescue				
Telecoms				
	1			

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Topcliffe Lane (land at), and Capitol Park (north of) LS27

SHLAA ref: 1018B

Green Belt site. Existing employment sites to the south contains the development reducing potential for further sprawl. Site is separated by steep gulley and beck (site A) from residential area, with much better connection to existing Capitol Park business park. More approproate for employment use (allocated as EG2-19).

Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ

Site Plan ref: HG2-166 SHLAA ref: 1029

Site Details

Easting	431743	Northing	426422	Site area ha	0.64	SP7	Other Rural Extension
HMCA Outer South West		Ward	Ardsley and	Robin Hood			

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

Area of unused greenfield land located to the north of the M62.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	5067.05
Nearest bus stop	8631
Nearest bus stop distance (m)	37.73

Agricultural classification		
Grade Percent		
Grade 2	100	

Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ

Site Plan ref: HG2-166 SHLAA ref: 1029

Local network comme	nts			
Spare capacity but cur	nulative issues			
				4
Mitigation measures				Total score
				12
Highways site support				
yes				
Contingent on other si	res			
J				
Highways England				
Impact No material	mpact Network Status	No objection		
Natural Dail				
Network Rail				
Yorkshire Water				
Treatment Works	Caldervale			
			the public sewer system needs to be co-	
			nd capacity can be provided to serve the	
			sure sites are brought forward in line wit copulation served by the works should ta	
account available sew	erage and WwTW capacity. If a devel	per wants to bring a site forward be	efore YW have completed any planned	
improvements it may study.	be possible for the developer to provi	e contributions. The amount would	be determined by a developer funded for	easibility
study.				
Environment Agend	у			
Constraints				
FZ1 under 1 ha. See	comments in main text of our respons			
LCC	Curamantad			
Ecology support	Supported			
Supported				
Education comments				
Eudodion commonts				
Flood Risk				
Flood Zone 1. Please Note: any deve	lonment has notential to increase floo	l risk elsewhere narticularly develo	pment of 'greenfield' sites. LCC therefore	e reserves
	eloper contributions for such sites, to			C TCSCI VCS
Utilities				
Gas				
Electric				
Fire and Rescue				
Telecoms				

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Submission Draft Plan Allocation Conclusion

Housing allocation

Site Plan ref: HG2-166

Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ

SHLAA ref: 1029

Green Belt site. Unused area of land adjacent to M1 motorway. Land to north has recently been developed for residential. Development of the site would be a continuation of existing development. No constraints. The site is well contained with existing defensible boundaries.

Bradford Road (land off), East Ardsley WF3

Site Plan ref: HG3-24 SHLAA ref: 1032

Site Details

Easting	430038	Northing	425547	Site area ha	9.68	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West		Ward	Ardsley and	Robin Hood		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Residential institution

Other land uses - None

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

Description

Greenfield site in agricultural use with residential properties to the south, western and eastern boundary.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

0.00	% overlap
0.00	
0.00	
~	
	0.00

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Morley
Nearest train station distance	3999.33	
Nearest bus s	9823	
Nearest bus stop distance	(m)	253.25

Agricultural classification				
Grade	Percent			
Grade 3	4.15			
Grade 3b	52.58			
Grade 3a	43.27			

Site Plan ref: HG3-24 SHLAA ref: 1032 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site has access to 3 buses per hour. All of the site lies within the accessibility zone for primary education, 30% for primary 4 health. It lies outside the accessibility zone for secondary education Access comments Access achievable onto A650 - may require signalisation if combined with other sites 4 Local network comments Potential cumulative impact with adjacent sites 4 Total score Mitigation measures To be assessed by way of TA 12 Highways site support yes with mitigation Contingent on other sites **Highways England** Impact Minimal material impact No objection subject to satisfactory mitigation **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster **Network Rail** Yorkshire Water Treatment Works There is limited capacity at Caldervale for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response.

Bradford Road (land off), East Ardsley WF3

Bradford Road (land off), East Ardsley WF3

Site Plan ref: HG3-24 SHLAA ref: 1032

LCC	
Ecology support	Supported
Supported	

Education comments

3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE 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

the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities
Gas
Electric
Fire and Rescue
Telecoms
Other
Heritage England

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
13/05423/OT	Outline application for means of access from Bradford Road and to erect residential development	R	100	

Conclusions

Natural England

Submission Draft Plan Allocation

Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion

Site is designated a Protected Area of Search (PAS) in the UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.

Thorpe Lower Lane (Pylee House), Robin Hood WF3 3BQ

Site Plan ref: n/a SHLAA ref: 1043

Site Details

Easting	432219	Northing	427351	Site area ha	1.87	SP7	Smaller Settlement Extension
HMCA	MCA Outer South West		Ward	Ardsley and	Robin Hood		

Site Characteristics

Site type Greenfield

On-site land uses

Unmanaged Forest

Neighbouring land uses

Dwellings

Agriculture

Transport tracks and ways

Other land uses - None

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

Description

All of site occupied by mature woodland, bordered by the M1 motorway to the west.

% overlap

Spatial relationships

UDP Designations

99.90
0.00
0.00
99.43
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.10	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	0.55	
Nearest train station	W	/oodlesford
Nearest train station distance	4914.15	
Nearest bus s	9329	
Nearest bus stop distance	(m)	263.02

Agricultural classification				
Grade Percent				
Grade 3	100			

Thorpe Lower Lane (Pylee House), Robin Hood WF3 3BQ Site Plan ref: n/a SHLAA ref: 1043 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but would significantly reduce the green belt gap 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area No Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? Yes Areas of protected/unprotected woodland/trees/hedgerows? Yes Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features

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

The site doesn't relate well to the existing linear form of the settlement of Robin Hood and would constitute significant encroachment into the countryside. The site rests within a strategically important strip of green belt which defines the western edge of Robin Hood and performs an important buffer function. Development here would lead to pressure for further encroachment and sprawl to the western edge of Robin Hood.

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

Thorpe Lower Lane (Pylee House), Robin Hood WF3 3BQ

Site Plan ref: n/a SHLAA ref: 1043

Access comments Access via existing pri	vate access road from Thorpe Lower Lane would need widening but visibility looks ok	4
L L		
Local network comme	nts	
opar o supusity		5
Mitigation measures		Total score
Private access road from	om Thorpe Lower Lane would need some improvements (footways / width)	14
		14
Highways site support		
yes with mitigation		
, o		
Contingent on other si	tes	
<u> </u>		
Highways England		
Impact No material i	mpact Network Status No objection	
Network Rail		
Network Rail		
Yorkshire Water		
Treatment Works	Lemonroyd	
ordinated with Yorksh site. The forthcoming YW's investment. It is into account available	ity at Lemonroyd for some new development. Development that will connect to the public sewer system needs to ire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward particularly important that sites which represent a 10% or greater increase in population served by the works standards and WwTW capacity. If a developer wants to bring a site forward before YW have completed any plant be possible for the developer to provide contributions. The amount would be determined by a developer funded	to serve the ord in line with the hould take nned
F		
Environment Agend	:y	
Constraints	omments in main text of our response.	
121 Over 111a. See CC	onlinents in main text of our response.	
LCC		
Ecology support	Not supported	
	No site-based designations but this whole site is Lowland Mixed Deciduous Woodland UK Biodiversity Action Plad forms a component of the screening and wildlife corridor which runs beside the M1. Probably will form part of	
Education comments		
233041011 COMMITTEE		
Flood Risk		
Please Note: any deve	but Southern most 20% of the site is in Flood Zone 3A. The source is Throstle Carr Beck. elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore the contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
Litilities		
Utilities Gas		
Gas		
Electric		

Thorpe Lower Lane (Pylee House), Robin Hood WF3 3BQ

SHLAA ref: 1043

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Green Belt site. The whole site is woodland and protected by Tree Preservation Orders. The site is designated as greenspace in the Site Allocations Plan. The site is sloping and has significant constraints. In terms of Green Belt function the site doesn't relate well to the existing linear form of the settlement of Robin Hood and would constitute significant encroachment into the countryside. The site rests within a strategically important strip of Green Belt which defines the western edge of Robin Hood and performs an important buffer function. Development here would lead to pressure for further encroachment and sprawl to the western edge of Robin Hood from sites to the north and south.

Bruntcliffe Road and Scott lane, Morley Leeds LS27

Site Plan ref: n/a SHLAA ref: 1064B

Site Details

Easting	425269	Northing	426829	Site area ha	1.31	SP7	Major Settlement Infill
HMCA Outer South West		Ward	Morley Sou	th			

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

Greenfield site forming part of larger area of agricultural land. No road access.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %	0.00
No areat train station	Manlau
Nearest train station	Morley
Nearest train station distance (m)	2123.07
Nearest bus stop	1732
Nearest bus stop distance (m)	258.69

Agricultural classification			
Grade Percent			
Grade 2 2.76			
Grade 3a 97.24			

Bruntcliffe Road and Scott lane, Morley Leeds LS27 Site Plan ref: n/a SHLAA ref: 1064B Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site does not have access to 4 buses per hour but there are some services in the area. 30% of the site falls within the Core 2 Strategy standards for employment, 100% to primary education, 0% to health and secondary education. Access comments Requires access through 1064A 1 Local network comments cumulative impact issues with other nearby sites - congested area 3 Total score Mitigation measures Local mitigation may be required 6 Local mitigation may be required Highways site support No support - requires access through 1064A Contingent on other sites Yes - site 1064A **Highways England** Network Status Impact No objection subject to mitigation **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

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

Constraints

Bruntcliffe Road and Scott lane, Morley Leeds LS27

Site Plan ref: n/a SHLAA ref: 1064B

LCC	
Ecology support	
Ecology	

Education comments

Flood Risk

Flood Zone 1

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

Utilities	
Gas	

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Housing allocations 1282, 1281B, 1064B, 309, 2127 are identified as being Agricultural Land Classification Grade 2. The loss of high quality soils should be avoided.

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
12/01332/OT	Outline application for residential development	Α	100	
13/01941/RM	173 houses with landscaping	Α	100	
14/01413/COND	Consent, agreement or approval required by conditions 5, 9, 10, 13, 17 and 23 of Planning Application 12/01332/OT	SPL	100	
13/05117/COND	Consent, agreement or approval requived by conditions 4, 8, 12, 13,14, 16, 22 and 26 of Planning Application 12/01332/OT	INT	100	
14/02160/COND	Consent, agreement or approval required by condition 6 of planning application 12/01332/OT	A	100	
15/01923/FU	Removal of condition 5 (unallocated parking use) on planning approval 13/01941/RM	Α	100	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

This site is part of a recent planning permission (12/01332/OT) for residential development and is allocated for housing as part of allocation HG1- 370 and HG1 -371.

Bruntcliffe Road and Scott lane, Morley Leeds LS27

Site Plan ref: n/a SHLAA ref: 1064B

Royston Hill, Bradford Road & Orchard Close, East Ardsley WF3

Site Plan ref: n/a SHLAA ref: 1066

Site Details

Easting	430764	Northing	424792	Site area ha	3.67	SP7	Smaller Settlement Extension
HMCA Outer South West		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	No Tree Cover
Boundaries	Existing well defined	Road front	No

Description

Greenfield site in agricultural use located to the rear of residential properties on Royston Hill.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.14	
Overlaps Urban Extension	V	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	5041.89
Nearest bus stop	7081
Nearest bus stop distance (m)	163.26

Agricultural classification		
Grade	Percent	
Grade 2	100	

Royston Hill, Bradford Road & Orchard Close, East Ardsley WF3 Site Plan ref: n/a SHLAA ref: 1066 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Nο Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area Yes and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but would significantly reduce the green belt gap 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside Nο Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence There is no defensible boundary to the east. Whilst the site is contained by the motorway to the south development would represent an incursion into the strategic greenbelt reason between Kirklees and Wakefield Summary of infrastructure provider comments

Public transport accessibility comments Public transport accessibility comments 100% 3buses per hour, 100% primary, does not meet other standards Access comments no suitable access 1

Royston Hill, Bradford Road & Orchard Close, East Ardsley WF3

Site Plan ref: n/a SHLAA ref: 1066

Local network comme	onts	
	imapct on local network	
potential cumulative ii	maper on local network	4
		Total score
Mitigation measures		Total score
		8
Highways site support	t	
no		
Contingent on other si	sites	
Highways England	1	
Impact No material i	impact Network Status No objection	
	ive impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road	cluster.
	··································	
Network Rail		
Yorkshire Water		
Treatment Works		
Treatment Works		
Environment Agen		
Environment Agend	icy	
Constraints		
1		
LCC		
Ecology support	Supported	
Supported		
Education comments		
Zudediieri eeriinierite		
Flood Risk		
Utilities		
Gas		
Electric		
E: 1.D		
Fire and Rescue		
Talaaan		
Telecoms		
Other		
Heritage England		
ago Englana		

Site Plan ref: n/a SHLAA ref: 1066 Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Royston Hill, Bradford Road & Orchard Close, East Ardsley WF3

Green Belt Site. There is no defensible boundary to the east. Whilst the site is contained by the motorway to the south development would represent an incursion into the strategic greenbelt gap between Kirklees and Leeds.

Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3

Site Plan ref: n/a SHLAA ref: 1067A

Site Details

Easting	430179	Northing	424561	Site area ha	11.66	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West		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	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

Site within larger area of agricultural land to the south of East Ardsley.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
No succet trains atotion	Manlau
Nearest train station	Morley
Nearest train station distance (m)	4785.57
Nearest bus stop	7081
Nearest bus stop distance (m)	474.43

Agricultural classification				
Grade	Percent			
Grade 2	39.99			
Grade 3	60.01			

Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3 Site Plan ref: n/a SHLAA ref: 1067A Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area Yes and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but would significantly reduce the green belt gap 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence Site is isolated from settlement and development would have a high potential to lead to further sprawl. Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Poor accessibility fails all criteria 2

1

Access comments

No suitable access

Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3

Telecoms

Site Plan ref: n/a SHLAA ref: 1067A Local network comments Potential cumulative imapct on local network 4 Total score Mitigation measures 7 Highways site support Contingent on other sites **Highways England** Impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works There is limited capacity at Caldervale for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC Supported with mitigation **Ecology support** Supported with mitigation to protect and enhance wildlife corridor function across the site. **Education comments** Flood Risk Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment. **Utilities** Gas Electric Fire and Rescue

Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3 SHLAA ref: 1067A

Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Green Belt site. The original SHLAA submission has been split in two. Site A is isolated and unrelated to settlement and would result in a significant encroachment into the Green Belt which could set a precedent for further unrestricted sprawl.

Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3

Site Plan ref: n/a SHLAA ref: 1067B

Site	Deta	ils

Easting	430179	Northing	424898	Site area ha	1.98	SP7	Smaller Settlement Extension
HMCA	MCA Outer South West		Ward	Ardsley and	Robin Hood		

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Site within larger area of agricultural land to the south of East Ardsley.

% overlap

Spatial relationships

UDP Designations

99.92
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.08	
Overlaps Urban Extension	V	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4541.07
Nearest bus stop	5832
Nearest bus stop distance (m)	210.01

Agricultural classification				
Grade Percent				
Grade 3	100			

Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3 Site Plan ref: n/a SHLAA ref: 1067B Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Yes 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 Yes and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? Yes Do features provide boundaries to contain the development? No Coalescence Conclusion No merging of settlements 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside 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? 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 lead to physicall connection of settlements and further sprawl. Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site has access to 3 buses per hour and ok for other services 4

1

Access comments

No suitable access

Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3

Fire and Rescue

Site Plan ref: n/a SHLAA ref: 1067B Local network comments Potential cumulative impacct on local network 4 Total score Mitigation measures 9 Highways site support Contingent on other sites **Highways England** Impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works There is limited capacity at Caldervale for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC Supported with mitigation **Ecology support** Supported with mitigation to protect and enhance wildlife corridor function across the site. **Education comments** 3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required. Flood Zone 1. Some field drainage to part of the site boundary. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment. **Utilities** Gas Electric

Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3

Site Plan ref: n/a SHLAA ref: 1067B Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Not allocated for housing Submission Draft Plan Allocation Conclusion

Green Belt site. The original SHLAA submission has been split in two with part B to the north. Development would lead to further sprawl. Highways concerns re suitable access.

Stoney Lane, East Ardsley, Wakefield WF3

Site Plan ref: n/a SHLAA ref: 1068

Site Details

Easting	430648	Northing	424502	Site area ha	0.77	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West			Ward	Ardsley and	Robin Hood	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Transport tracks and ways

Dwellings

Agriculture

Other land uses - None

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

Description

Greenfield site in agricultural use adjacent to motorway junction and residential properties to the north and north west.

Spatial relationships

UDP Designations

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

Core Strategy

	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.31	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Morley
Nearest train station distance (m)		5152.94
Nearest bus st	13659	
Nearest bus stop distance (m)	128.90

Agricultural classification				
Grade Percent				
Grade 2	100			

Stoney Lane, East Ardsley, Wakefield WF3

Site Plan ref: n/a SHLAA ref: 1068

Local nativaris commo	nto	1				
Local network comme	nlikely to impact on local	network				
Small development di	ilikely to impact on loca	Hetwork				5
Mitigation measures		1				Total score
Willigation measures						
						9
		_				
Highways site support	t					
no						
Contingent on other s	ites					
	1					
Highways England						
Impact No material	impact Net	work Status	No objection			
n/a						
Network Rail						
	=					
Yorkshire Water						
Treatment Works	Caldervale					
There is limited capa	city at Caldervale for ne	w development.	evelopment that will conn	ect to the public sewer syste	em needs to be co-	-ordinated
				ture and capacity can be proto to ensure sites are brought		
investment. It is parti	cularly important that si	tes which repres	it a 10% or greater increa	se in population served by t	the works should to	ake into
account available sew	erage and WwTW capa	city. If a develope	wants to bring a site forv	ard before YW have comple	eted any planned	
	be possible for the deve	eloper to provide	ontributions. The amount	would be determined by a	developer funded f	feasibility
study.						
Environment Agen	су					
Constraints						
FZ1 over 1 ha. See co	omments in main text o	f our response.				
	1					
LCC						
Ecology support	Supported with mitiga	tion				
Supported with mitiga	ation to protect and enh	ance wildlife corr	or function across the site			
	7					
Education comments						
Flood Risk						
	e of YW public sewers					
			sk elsewhere, particularly tigate flood risk, elsewher	development of 'greenfield'	sites. LCC therefor	re reserves
the right to ask for de	eveloper contributions ic	i such sites, to h	ilgate flood fisk, elsewher	e iii the catchinent.		
Utilities						
Gas						
	-					
El A.d.	1					
Electric						
Fire and Rescue						
	-					
	 1					
Telecoms						

Site Plan ref: n/a SHLAA ref: 1068

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation Conclusion

Submission Draft Plan Allocation Not allocated for housing

Stoney Lane, East Ardsley, Wakefield WF3

Green Belt site. The site backs onto the motorway interchange roundabout, the slip road makes up the southern boundary. The site currently acts as a good buffer between the motorway and residential development. Highways concerns - no suitable access.

Manor Farm, East Ardsley WF3

Site Plan ref: n/a SHLAA ref: 1069

Site Details

Easting	430357	Northing	424938	Site area ha	3.31	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West			Ward	Ardsley and	Robin Hood	

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Storage

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Outdoor sport facility

Other land uses - None

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

Description

Mixed brownfield and greenfield site located to the south of Royston Hill. Occupied by residential and industrial uses and agricultural land.

Spatial relationships

UDP Designations

J		l .
N32 Greenbelt	70.84	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	29.16	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership S	% 0.00
Nearest train station	Morley
Nearest train station distance (m	n) 4641.82
Nearest bus sto	p 9746
Nearest bus stop distance (m	n) 132.85

Agricultural classification				
Grade	Percent			
Grade 3	100			

Summary of infrastructure provider comments

LCC	Highw	avs Con	nments

Public transport accessibility comments

Rank (1-5)

All of the site has access to 3 buses per hour and falls within the Core Strategy standards for primary education. 5% of the site falls within the Core Strategy standards for health and secondary education and has access to some local services

3

Access comments

Tricky access from Bradford Road - busy location, outside of bend, limited space for right turn lane, small frontage

Manor Farm, East Ardsley WF3

Site Plan ref: n/a SHLAA ref: 1069

Local network comments	
Potential cumulative imapct on local network	4
Mitigation measures	Total score
initigation measures	9
Highways site support	
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 Dewsbury Road cluster.	
Network Rail	
Yorkshire Water	
Treatment Works Caldervale There is limited capacity at Caldervale for new development. Development that will connect to the public sewer system needs to be co-or	
with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the storthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should tak 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 feature.	YW's e into
Environment Agency	
Constraints	
FZ1 over 1 ha. See comments in main text of our response.	
LCC	
Ecology support Supported with mitigation	
Supported with mitigation to protect and enhance wildlife corridor function across the site.	
Education comments	
Flood Risk	
Flood Zone 1. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	reserves
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	

Site Plan ref: n/a	SHLAA ref: 1069	
Other		
Heritage England		
Natural England		
Conclusions		
Submission Draft Plan Alloca	tion	
Not allocated for housing		

Green Belt site which plays an important role in reducing the potential for further sprawl. Highways concerns re access.

Manor Farm, East Ardsley WF3

Submission Draft Plan Allocation Conclusion

Dewsbury Road, Woodkirk WF12

Site Plan ref: n/a SHLAA ref: 1072

Site Details

Easting	427017	Northing	424989	Site area ha	1.58	SP7	Smaller Settlement Extension
HMCA Outer South West		Ward	Morley Sou	th			

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Vacant land

Dwellings

Other land uses - None

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

% overlap

Description

Unused greenfield land to the west of Dewsbury Road.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.22
Nearest train station	Morley
Nearest train station distance (m)	3118.34
Nearest bus stop	7824
Nearest bus stop distance (m)	119.41

Agricultural classification		
Grade Percent		
Grade 3	100	

3

Access comments

Site can only be accessed by way of site 3078 or 1135

Dewsbury Road, Woodkirk WF12

Site Plan ref: n/a SHLAA ref: 1072

Local network comme	onte	
	ppact with adjacent sites	
r otornar odmiativo in	past with adjacent sites	4
Mitigation measures		Total score
As per site 3078 - Peo	destrian crossing on Dewsbury Road, good pedestrian links in and thorugh the site, new signalised junction	11
Highways site suppor	t	L
yes with mitigation		
Contingent on other s	ites	
_	ith 3078 and or 1135 to achieve access	
Highways England		
Impact No material		
· · · · · · · · · · · · · · · · · · ·	ive impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road clus	ter.
	,,,,,,	
Network Rail		
Yorkshire Water		
Treatment Works	Caldervale	
	city at Caldervale for new development. Development that will connect to the public sewer system needs to be co	n-ordinated
investment. It is partiaccount available sew	will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line vicularly important that sites which represent a 10% or greater increase in population served by the works should verage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned be possible for the developer to provide contributions. The amount would be determined by a developer funded	take into I
Environment Agen	су	
Constraints		
FZ1 over 1 ha. See c	omments in main text of our response.	
LCC		
Ecology support	Supported	
Supported	очероточ	
Capportou		
Education comments		
	and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.	
Flood Risk		
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefeveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
Utilities		
Gas		
Electric		
Fire and Rescue		

Site Plan ref: n/a SHLAA ref: 1072 Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Not allocated for housing

Green Belt site. Development would represent a significant incursion into Green Belt to the West of the A653 and could set a precedent for

Dewsbury Road, Woodkirk WF12

Submission Draft Plan Allocation Conclusion

further sprawl.

Snittles Farm, New Village Way, Churwell LS27

Site Plan ref: n/a SHLAA ref: 1096

Site Details

Easting	427109	Northing	430297	Site area ha	4.18	SP7	Main Urban Area Extension
HMCA Outer South West		Ward	Farnley and	Wortley/Morley North			

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	Poorly defined	Road front	Yes

% overlap

Description

Greenfield site in agricultural use occupied by a number of agricultural buildings. The site is bordered by the M621 motorway to the west.

Spatial relationships

UDP Designations

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

Core Strategy

1.29	% overlap
6.33	
0.00	
✓	
	6.33 0.00

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Cottingley
Nearest train station distance	356.91	
Nearest bus s	10242	
Nearest bus stop distance	188.48	

Agricultural classification		
Grade	Percent	
Grade 3	65.1	
Urban	33.9	
Grade 3b	1	

Snittles Farm, New Village Way, Churwell LS27 Site Plan ref: n/a SHLAA ref: 1096 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibilty 4 Access comments Access via existing estate road 4 Local network comments Small scale development no impact 5 Total score Mitigation measures 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 Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March

2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency	
Constraints	
FZ2 & FZ3 runs through s	south of site. See comments in main text of our response

Snittles Farm, New Village Way, Churwell LS27

Site Plan ref: n/a SHLAA ref: 1096

Site Fluit Ci. 11/4 Stiena Ci. 10/0	
LCC	
Ecology support Supported	
Supported	
	_
Education comments	
1096+1099A and B+ 2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6-7FE secondary school required across outer SW area.	
Flood Risk	
Part of site in the South is in Flood Zone 3A. Source is Farnley Wood Beck. There is a large public sewer (combined water) crossing the site. Known flooding problems further downstream. 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	٦
Fire and Rescue	
The drift research	7
Telecoms	_
Other	
Heritage England	
Natural England	_
Conclusions	

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. Potential noise constraints from the motorway.

Site Plan ref: n/a SHLAA ref: 1099A

Site Details

Easting	426778	Northing	429733	Site area ha	9.95	SP7	Major Settlement Extension
Lasting	420776	Northing	427733	Site area na	7.70	JF 1	iviajor Settlement Extension
HMCA	HMCA Outer South West			Ward	Morley Nort	th	

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

Unused greenfield land bordering the M621 motorway to the west with no direct highway access.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Cottingley
Nearest train station distance	(m)	693.81
Nearest bus s	2924	
Nearest bus stop distance	(m)	448.81

Agricultural classification			
Grade	Percent		
Grade 2	18.8		
Grade 3	13.01		
Urban	25.71		
Grade 3b	31.3		
Grade 3a	11.19		

Site Plan ref: n/a SHLAA ref: 1099A Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Majority of site meets Core Strategy standards with exception of secondary education 4 Access comments Difficult to achieve an acceptable access without coming through site 1099B 3 Local network comments Potential cumulative impact on Churwell Hill 3 Total score Mitigation measures May require mitigation on Churwell Hill 10 Highways site support yes with mitigation Contingent on other sites potential to combine with 2125 and create two access points **Highways England** Network Status Impact Likely to require significant physical mitigation **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Hepworth Avenue (land at), Churwell LS27

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

LCC	
Ecology support	
Education comments	
	- 2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6 of required across outer SW area.
Flood Risk	
downstream. Please Note: any dev	but parts of site along Western boundary at risk of flooding from adjacent Dean Beck. Known flooding problems further velopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves leveloper 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 Pla	n Allocation
Not allocated for hou	

Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. Steeply sloping site. Potential noise constraints from motorway.

Hepworth Avenue (land at), Churwell LS27

Submission Draft Plan Allocation Conclusion

Site Plan ref: n/a SHLAA ref: 1099B

Site Details

Easting	426981	Northing	430048	Site area ha	3.08	SP7	Major Settlement Extension
HMCA	Outer South West			Ward	Morley Nort	th	

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Allotment and city farm

Neighbouring land uses

Dwellings

Transport tracks and ways

Allotment and city farm

Other land uses - None

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

Description

Unused greenfield land bordering the M621 motorway to the west.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.26	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	Cottingley	
Nearest train station distance (m)		403.72
Nearest bus stop		1507
Nearest bus stop distance (m)		393.08

Agricultural classification			
Grade Percent			
Grade 3	2.71		
Urban	0.73		
Grade 3b	10.27		
Grade 3a	86.29		

SHLAA ref: 1099B Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Majority of site meets Core Strategy standards with exception of secondary education 4 Access comments Single point of access off New Village Way - acceptable for up to 200 dwellings 4 Local network comments Potential cumulative impact on Churwell Hill 3 Total score Mitigation measures may require mitigation on Churwell Hill 11 Highways site support yes with mitigation Contingent on other sites potential to combine with 2125 and create two access points **Highways England** Network Status Impact Likely to require significant physical mitigation **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Hepworth Avenue (land at), Churwell LS27

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

Hepworth Avenue (land at), Churwell LS27

Site Plan ref: n/a SHLAA ref: 1099B

LCC

Ecology support Not supported

Not supported (RED). No designated sites but some valuable acidic grassland in east of the site and less valuable species-poor neutral grasslands alongside motorway.

Education comments

1096+1099A and B+ 2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6-7FE secondary school required across outer SW area.

Flood Risk

Mostly Flood Zone 1, but parts of site along Western boundary at risk of flooding from adjacent Dean Beck. Known flooding problems further downstream. We have a record of Illegal fly tipping in beck.

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

Gas Electric Fire and Rescue Telecoms Other Heritage England	Utilities
Electric Fire and Rescue Telecoms Other	
Fire and Rescue Telecoms Other	
Fire and Rescue Telecoms Other	
Telecoms Other	Electric
Telecoms Other	
Other	Fire and Rescue
Other	
Other	Tolocoms
	Telecoms
	Other
Natural England	Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site		
15/04763/FU	52 dwellings with associated access, car parking, landscaping and public open space	R	63		

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site is not within Green Belt but contained by the motorway to the northwestern boundary and residential to the south east. Sloping site. Potential noise constraints from motorway.

Asquith Avenue/Gelderd Road (land off), Nepshaw Lane, Gildersome

Site Plan ref: n/a SHLAA ref: 1112

Site Details

Easting	425163	Northing	428447	Site area ha	16.3	SP7	Smaller Settlement Infill
HMCA	Outer South	n West			Ward	Morley Nort	h

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Dwellings

Manufacturing and Wholesale

Neighbouring land uses

Agriculture

Manufacturing and Wholesale

Unmanaged Forest

Other land uses - None

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

Description

The majority of the site is in agricultural use. The north eastern area is occupied by caravan storage.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.89	
Minor Settlement	99.11	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1833.36
Nearest bus stop	6449
Nearest bus stop distance (m)	451.19

Agricultural classification				
Grade Percent				
Grade 3	99.98			
Urban	0.02			

Asquith Avenue/Gelderd Road (land off), Nepshaw Lane, Gildersome Site Plan ref: n/a SHLAA ref: 1112 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA **~** Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site meets the majority of the Core Strategy standards 4 Access comments An access could be achived from Asquith Avenue with the realignemnt of Nepshaw Lane, athough signals may be required - a 3 secondary access to Nepshaw Lane south should also be required Local network comments Potential cumulative impact with adjacent sites and local congestion 3 Total score Mitigation measures Signalised junction and local junction improvements 10 Highways site support yes with mitigation Contingent on other sites

Highways England

Impact Minimal material impact Network Status No objection subject to satisfactory mitigation

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

Network Rail

Yorkshire Water

Treatment Works Knostrop

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

Environment Agency

Constraints

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

Asquith Avenue/Gelderd Road (land off), Nepshaw Lane, Gildersome

Site Plan ref: n/a SHLAA ref: 1112

LCC	
Ecology support	Supported with mitigation

Supported with mitigation to protect and enhance the wildife corridor function provided by the adjacent Clubbed Oaks and Dean Woods Local Nature Area (LNA). Retain a minimum 20 metre corridor adjacent to the woodland and allow it to revegetate naturally.

Education comments

Flood Risk

Mostly Flood Zone 1, but parts of site along Western boundary at risk of flooding from adjacent Dean Beck. Known flooding problems further downstream.

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

the right to 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	anning History Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
15/02557/RM	Reserved Matters Application for infrastructure works, including new road accesses and layouts, bulk earth workings, structural landscaping, acoustic screening and drainage works	A	78			
15/03934/COND	Consent, agreement or approval required by condition 13 of Planning Application 12/02470/OT	Α	78			
12/02470/OT	Outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses), with two points of access off Gelderd Road and one point of access off Asquith Avenue	Α	78			
15/02979/COND	Consent, agreement or approval required by conditions 4, 10, 14, 16, 17, 18, 19, 22, 23, 29, 32 and 33 of Planning Application 12/02470/OT	SPL	78			

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Cor	ากไ	HIC	ior	10

Submission Draft Plan Allocation	Submission	Draft	Plan	Allocation
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Not allocated for housing

Asquith Avenue/Gelderd Road (land off), Nepshaw Lane, Gildersome

Site Plan ref: n/a SHLAA ref: 1112

Submission Draft Plan Allocation Conclusion

The site is a significant portion of a larger strategic employment allocation which is well located for this use.

Dewsbury Road - former Woodkirk Station, Woodkirk WF3

Site Plan ref: n/a SHLAA ref: 1135

Site Details

Easting	427054	Northing	425167	Site area ha	4.11	SP7	Smaller Settlement Extension
HMCA Outer South West			Ward	Morley Sou	th		

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Agriculture

Derelict

Dwellings

Other land uses - None

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

Description

Greenfield site following the line of a former railway line to the west of Dewsbury Road.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	100.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	73.23
N6 Playing Pitch	1.01
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership %		0.00
Nearest train station		Morley
Nearest train station distance (m)		2940.85
Nearest bus stop		9394
Nearest bus stop distance (m)		108.46

Agricultural classification		
Grade	Percent	
Grade 3	31.12	
Non-agricultural	27.11	
Urban	41.77	

Dewsbury Road - former Woodkirk Station, Woodkirk WF3 Site Plan ref: n/a SHLAA ref: 1135 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **✓** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **V Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Yes Would development result in an isolated development? Nο Is the site well connected to the built up area? Yes Would development round off the settlement? No Is there a good existing barrier between the existing urban area Yes and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area No Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence Site doesn't relate well to settlement. Would constitute ribbon development with high potential for further sprawl. Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards with exception of health and local services 4

4

Access comments

Access achievable from Dewsbury Road - may require signals

Dewsbury Road - former Woodkirk Station, Woodkirk WF3

Site Plan ref: n/a SHLAA ref: 1135

Local network comments	
Potential cumlative impact with adjacent sites	4
	_
Mitigation measures	Total score
As per site 3078 - Pedestrian crossing on Dewsbury Road, good pedestrian links in and through the site, new signalised junction	
, and the second	12
Highways site support	
yes with mitigation	
Contingent on other sites	
best linked with 3078 and 1072 for comprehensive access solution	
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 Dewsbury Road clus	ter.
Network Rail	
THE COUNTY TRUIT	
Yorkshire Water	
Treatment Works Caldervale	
There is limited capacity at Caldervale for new development. Development that will connect to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system needs to be connected to the public sewer system.	
with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve to forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line via	he site. The
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 study.	reasibility
Environment Agency	
Constraints	
FZ1 over 1 ha. See comments in main text of our response.	
LCC	
Ecology support Not supported	
Not supported (RED). No designated sites but woodland and scrub to west and east ends of the site.	
The supported (NED). No designated sites but woodding and so do west and east ones of the site.	
Education comments	
Flood Risk	
Flood Zone 1. Woodkirk Beck runs under site in culvert. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC theref	ore reserves
the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
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

Dewsbury Road - former Woodkirk Station, Woodkirk WF3

Green Belt site. Site is raised above surrounding development, steeply sloping and does not relate well to the existing settlement form. Development would result in linear development and set a precedent for further sprawl into Green Belt.

Site Details Easting 429080 426198 Site area ha Northing 28 Smaller Settlement Extension **HMCA** Outer South West Ward Ardsley and Robin Hood **Site Characteristics** Site type Greenfield On-site land uses - None Adjacent land uses - None Other land uses - None

Landscape

Road front

Spatial	relationships

Topography

Boundaries

Description

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.02	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.01	
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	
Major Settlement	0.00	
Minor Settlement	0.00	
Occadent Haber Federales		
Overlaps Urban Extension	✓	

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

0.00

West Leeds Gateway

LCC ownership %	0.03
Nearest train station	Morley
Nearest train station distance (m)	2848.88
Nearest bus stop	5885
Nearest bus stop distance (m)	251.34

Agricultural classification		
Grade	Percent	
Grade 3	100	

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

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

Well contained site with strong links to the settlement.

Summary of infrastructure provider comments

Summary of infrastructure provider	comments	
LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
3/4 of site meets PT, 2/3 health, fully primary,	not secondary	4
		4
Access comments		
Access available from Thorpe Lane and the A6	50 for the eastern site.	5
Local network comments		
Tingley Roundabout and Thorpe Lane / A650 /	Smithy Lane junction capacity issues	3
		Total score
Mitigation measures		
Significant mitigation required		12

Site Plan ref: HG2-167 SHLAA ref: 1143B_D

Highways site support	
Yes with mitigation	
Contingent on other sit	tes
outingent on other six	
Highways England	
Impact Major impact	Network Status Likely to require significant physical mitigation
Transfer of the second	7 1 3 13 3
Network Rail	
Yorkshire Water	
Treatment Works	
Trodinon Works	
Environment Agenc	w.
Environment Agenc	у
Constraints	
LCC	
Ecology support	Supported
Supported	
Education comments	
Zudodijon commento	
Flood Risk	
FZ1. The site is not at	significant risk from surface water flooding. There are a couple of minor watercourses / open drains located in the NE corner
of the site.	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
ago Englana	
Natural England	
J. 2	

Conclusions

Site Plan ref: HG2-167 SHLAA ref: 1143B_D

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is well contained by the motorway network, resulting in a low potential for further sprawl. The site is well related to the existing settlement.

Site Plan ref: HG2-167 SHLAA ref: 1143B_D

Site		

Easting	428504	Northing	426353	Site area ha	7.23	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Ward Ardsley and Robin Hood	

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Other

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses

Equestrian Centre

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

Description

Mixed greenfield and brownfield site located to the south of the M62. Occupied by residential and agricultural uses.

Spatial relationships

UDP Designations

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership	%	0.03
Nearest train station		Morley
Nearest train station distance (r	2332.94	
Nearest bus st	ор	10891
Nearest bus stop distance (r	m)	286.35

Agricultural classification		
Grade Percent		
Grade 3	100	

Public transport accessibility comments Mostly meets accessibility standards Access comments Requires access through other parts of site 1143 3

Site Plan ref: HG2-167 SHLAA ref: 1143B_D

Local network commer		
Potential impacts at ne	eaby motorway junctions	3
Mitigation measures		Total score
_	n Strategic Road Network	
		10
Highways site support		
yes with mitigation		
Contingent on other si	ites	
Highways England		
Impact	Network Status	
Likely to require signif	ficant physical mitigation	
Network Rail		
NOTWORK Run		
Yorkshire Water		
Treatment Works	Knostrop	
	w level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop H	
	nat will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Pl	
	infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sit	
	reater increase in population served by the works should take into account available sewerage and WwTW capaci	
developer wants to bri	ring a site forward before YW have completed any planned improvements it may be possible for the developer to	
contributions. The am	nount would be determined by a developer funded feasibility study.	
Environment Agence	су	
Constraints		
FZ1 over 1 ha. See co	omments in main text of our response.	
LCC		
Ecology support	Supported	
Supported		
Education		
Education comments		
Flood Risk		
	mping station within the site. Denshaw beck crosses the site.	
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefo eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
the right to ask for do	Woloper Contributions for Such Sites, to Hintigate Hood Hisk, Gloowing of the the Suction History	
Utilities		
Gas		
	+	
Electric	1	
Electric		
Fire and Rescue		
		
Talanam		
Telecoms		

Site Plan ref: HG2-167 SHLAA ref: 1143B_D

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site A is the most northern part and extends up to the boundary with the motorway. It is not as well related to the existing settlement and its release would result in a ribbon development.

Site Plan ref: n/a SHLAA ref: 1143C

Site Details

Easting	428722	Northing	426125	Site area ha	1.62	SP7	Smaller Settlement Extension
HMCA	Outer South West		Ward	Ardsley and	Robin Hood		

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor sport facility

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

The site is in use for outdoor recreation (playing pitch) and is bordered by agricultural land. Residential properties form the northern boundary to the south which face onto Bradford Road.

Spatial relationships

UDP Designations

100.00	% overlap
0.00	·
0.00	
94.27	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 94.27 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Core Strategy

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

Regeneration Areas

- 3			
	Inner South RA	0.00	% overlap
	LB Corridor RA	0.00	
	EASEL RA	0.00	
	Aire Valley RA	0.00	
	West Leeds Gateway	0.00	

LCC ownership	94.27
Nearest train station	Morley
Nearest train station distance	2648.16
Nearest bus s	2610
Nearest bus stop distance	162.38

Agricultural classification				
Grade	Percent			
Grade 3	100			

Site Plan ref: n/a SHLAA ref: 1143C

Local network comme		
Potential impacts at n	eaby motorway junctions	3
		Total score
Mitigation measures	n Strategic Road Network	
Potential for impact of	11 Strategic Road Network	11
Highways site support	t	
yes with mitigation		
Contingent on other s	itos	
Contingent on other s	iles	
Highways England		
Impact	Network Status	
Likely to require signi	ficant physical mitigation	
Network Rail		
Network Raii		
Yorkshire Water		
Treatment Works	Knostrop	
	we level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop	High and Low
	nat will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management P	
ensure the necessary	infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 t	o March
	method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sit	
	reater increase in population served by the works should take into account available sewerage and WwTW capaci ring a site forward before YW have completed any planned improvements it may be possible for the developer to	
	ning a site forward before YW have completed any planned improvements it may be possible for the developer to mount would be determined by a developer funded feasibility study.	provide
Environment Agend	су	
Constraints		
FZ1 over 1 ha. See co	omments in main text of our response.	
LCC		1
Ecology support	Supported	
Supported		
Education comments		
Flood Risk]	
	ing main runs along Eastern boundary of the site.	
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefo	ore reserves
the right to ask for de	eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Utilities		
Gas		
Floatria	1	
Electric		
Fire and Rescue		
o drid Nosodo		
Telecoms		

Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Old Thorpe Lane (land at), Tingley WF3

SHLAA ref: 1143C

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site C is an existing playing pitch and designated as green space on the Site Allocations Plan.

Site Plan ref: n/a SHLAA ref: 1143E

Site Details

Easting	429518	Northing	426110	Site area ha	5.07	SP7	Smaller Settlement Extension
HMCA	Outer South West		Ward	Ardsley and	Robin Hood		

Site Characteristics

Site type Mixed

On-site land uses

Outdoor sport facility

Neighbouring land uses

Agriculture Dwellings

Other land uses - None

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

Description

The site is in use for outdoor recreation (playing pitch). It is bordered by agricultural land to the west and north and residential properties to the east and south.

Spatial relationships

UDP Designations

obi booignations		
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	19.52	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed 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	V	

Regeneration Areas

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

LCC ownership	99.82	
Nearest train station		Morley
Nearest train station distance	3241.36	
Nearest bus s	4865	
Nearest bus stop distance (m)		274.85

Agricultural classification		
Grade Percent		
Grade 3	100	

3

Site Plan ref: n/a SHLAA ref: 1143E

<u> </u>		
Local network commer		
Potential impacts at ne	eaby motorway junctions 3	
B distance at a second	Total score	ڍ
Mitigation measures Potential for impact or	n Strategic Road Network]
Toteritial for impact of	9	
Highways site support		
no		
Contingent on other sit	tes	
Highways England		
Impact	Network Status	
Likely to require signif	icant physical mitigation	
Notuced Doil		
Network Rail		٦
		╛
Yorkshire Water		
Treatment Works	Knostrop	7
Knostrop High and Lov	w level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low	1
level. Development that	at will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to	
	nfrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March nethod used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which	
	eater increase in population served by the works should take into account available sewerage and WwTW capacity. If a	
developer wants to bri	ing a site forward before YW have completed any planned improvements it may be possible for the developer to provide	
contributions. The am	nount would be determined by a developer funded feasibility study.	╛
Environment Agence	у	
Constraints		٦
FZ1 over 1 ha. See co	mments in main text of our response.	
LCC		_
Ecology support	Supported	
Supported		
Education comments		7
Flood Risk		
Flood Zone 1.		
	lopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
the right to ask for des	reliable contributions for such sites, to finitigate flood risk, elsewhere in the catchinent.	_
Utilities		
Gas		
Electric		7
Fire and Rescue		
Telecoms		7

Site Plan ref: n/a SHLAA ref: 1143E

Heritage England
Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site						
App Number	Proposal	Decision	% of site				
10/03657/COND	Consent, agreement or approval required by condition 12, 13, 14 and 15 of Planning Application 23/295/04/FU	Α	99				

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site E is currently in use as a football ground and is designated as green space on the Site Allocations Plan.

Site Plan ref: n/a SHLAA ref: 1143F

Site Details

Easting	429762	Northing	426262	Site area ha	11.27	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Ardsley and Robin Hood	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

Greenfield site in agricultural use bordered by the M62 motorway 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	✓	

Regeneration Areas

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

LCC ownership %		0.00
Nearest train station		Morley
Nearest train station distance (m)		3351.12
Nearest bus stop		8484
Nearest bus stop distance (m)		225.24

Agricultural classification		
Grade Percent		
Grade 3 100		

4

Site Plan ref: n/a SHLAA ref: 1143F

Local network comme	nents	
	nearby motorway junctions	3
B distinction		Total score
Mitigation measures Potential for impact o	on Strategic Road Network	10
Highways site support	rt	
yes with mitigation		
Contingent on other s	sites	
Highways England	d	
Impact	Network Status	
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop	
	ow level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop	High and Low
ensure the necessary 2020. Phasing is one represent a 10% or g developer wants to be	that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management y infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 e method used to ensure sites are brought forward in line with YW's investment. It is particularly important that s greater increase in population served by the works should take into account available sewerage and WwTW capa bring a site forward before YW have completed any planned improvements it may be possible for the developer to amount would be determined by a developer funded feasibility study.	to March sites which city. If a
Environment Agen	ncy	
Constraints		
FZ1 over 1 ha. See co	comments in main text of our response.	
LCC		
Ecology support	Supported	
Supported		
Education comments		
Education comments	A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128	
	5 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.	
Flood Risk		
Please Note: any deve	rt crosses Souther corner of site. velopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC there developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	fore reserves
Utilities		
Gas		
Electric		
Elman and D		
Fire and Rescue		

Site Plan ref: n/a SHLAA ref: 1143F Telecoms Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Old Thorpe Lane (land at), Tingley WF3

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site F is the most eastern part of the site. Whilst contained by development to the south and the motorway, the site only has a small road frontage with the majority of the site set behind exiting properties. Development would represent a significant incursion into Green Belt to the East of West Ardsley.

Horsfall Street (land at), Churwell, Morley LS27

Site Plan ref: n/a SHLAA ref: 1166

Site Details

Easting	425660	Northing	428769	Site area ha	1.04	SP7	Major Settlement Infill
HMCA	Outer South	n West			Ward	Morley North	

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Agriculture

Dwellings

Education

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	No

Description

Unused greenfield land adjoining the M621 motorway to the north. Asquith Primary School is situated to the east and residential properties to the south of the site. There is no direct highway access.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	
	•	

% overlap

Regeneration Areas

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

LCC ownership %	0.00
No arrest trades at all arr	N 4 l
Nearest train station	Morley
Nearest train station distance (m)	1463.34
Nearest bus stop	10523
Nearest bus stop distance (m)	142.20

Agricultural classification		
Grade Percent		
Grade 3 0.26		
Urban 99.74		

Site Plan ref: n/a SHLAA ref: 1166 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility 5 Access comments No highway frontage 1 Local network comments Spare capacity but cumulative issues 3 Total score Mitigation measures No highway frontage so no measures are suitable 9 Highways site support 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 Morley/Gildersome/Ardsley cluster. **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Horsfall Street (land at), Churwell, Morley LS27

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

Horsfall Street (land at), Churwell, Morley LS27

Site Plan ref: n/a SHLAA ref: 1166

LCC			
Ecology support	Supported		
Supported			
Education comments			
Flood Risk			
Flood Zone 1 Please Note: any dev the right to ask for de	elopment has potential to increase flood risk elsewhere, particular eveloper contributions for such sites, to mitigate flood risk, elsewh	rly development onere in the catchr	of 'greenfield' sites. LCC therefore reserves ment.
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

App Number	Proposal	Decision	% of site
13/00336/FU	Detached dwelling	w	100

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Triangular piece of land behind existing residential properties. No suitable access into site.

Site Plan ref: n/a SHLAA ref: 1171A

Site Details

Easting	425498	Northing	431242	Site area ha	6.29	SP7	Main Urban Area Extension
HMCA	Outer South	n West			Ward	Farnley and	Wortley

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

Mainly greenfield site, dwellings in the eastern section. Set between New Farnley and main urban area.

Spatial relationships

UDP Designations

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

Core Strategy

,	0.00	
Minor Sattlement		
WILLOL Dettlettlett	0.00	
Overlaps Urban Extension	1	

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	Cottingley	
Nearest train station distance	2220.49	
Nearest bus s	1149	
Nearest bus stop distance	175.44	

Agricultural classification						
Grade	Percent					
Grade 3	100					

Access comments Good frontage with Whitehall Road but requires roundabout or signalisation due to industrial site on other side of road 5

Good accessibility for employment and health but only approximately 50% of site with adequate accessibility for secondary and

Site Plan ref: n/a SHLAA ref: 1171A

		i														
Local network comme														\neg		_
Congestion on Outer F	Ring Road and M621														3	
Mitigation massures		1												Т	Γotal s	core
Mitigation measures Signalisation of access	junction and Ring Road	l I signals, possible	le mitia	ation 1	for M6	21								ΠГ		
3	,	3, [,											12	
Highways site support														_		
Yes with mitigation																
		1														
Contingent on other si	tes															
Highways England																
	Nt-															
Impact No objection subject t		vork Status														
No objection subject t	o minganon															
Network Rail																
Vanlashina Watan	1															
Yorkshire Water	Vnostron															
Treatment Works	Knostrop w level are large works v	which serve the k	hulk of	f I aads	s Thor	o is ca	nacity	for s	ianific	ant day	/elonm	ont at	Knostro	on Hia	ıh and l	0.04
	at will connect to the pu															
ensure the necessary	infrastructure and capac	ity can be provid	ded to	serve t	the site	e. The	fortho	comir	ng AMF	P(6) wi	II run 1	rom A	pril 201	15 to N	Narch	,
	method used to ensure s reater increase in popula															
	ing a site forward before															
contributions. The an	nount would be determine	ned by a develop	per fund	ded fea	asibilit	y study	у.									
Environment Agend	cy															
Constraints																
FZ1 over 1 ha. See co	mments in main text of	our response.														
	1	·														
LCC																
Ecology support	Supported															
Supported																
Education comments	1															
Education comments																
Flood Risk																
Flood Zone 1. Large p		a increase flood	riok ola		ro nor	tioular	ابر طمیرہ	alanm	aont of	laroon	field:	sitoo I	CC than	roforo	rocoru	
	elopment has potential to veloper contributions for										ineia :	sites. L	.cc thei	erore	reserve	es
		-														
Utilities																
Gas																
Electric																
2.30010																
	1															
Fire and Rescue																
Telecoms																
	I.															

Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Whitehall Road (south of) - Harpers Farm

SHLAA ref: 1171A

Green Belt site. Development of the site would fill the Green Belt gap between Farnley and the main urban area, leading to coalescence of the settlements. Release of the site would create ribbon development along road frontage.

Site Plan ref: HG2-136 SHLAA ref: 1171B

Site Details

Easting	425955	Northing	431377	Site area ha	10.66	SP7	Main Urban Area Extension
HMCA	Outer South West					Farnley and	Wortley

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

Greenfield site in agricultural use to the south of Whitehall Road.

% overlap

Spatial relationships

UDP Designations

93.50
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	6.50	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	Cottingley	
Nearest train station distance (1936.41	
Nearest bus s	1499	
Nearest bus stop distance ((m)	181.22

Agricultural classification		
Grade Percent		
Grade 3	98.21	
Urban	1.79	

Site Plan ref: HG2-136 SHLAA ref: 1171B

Local network comment		
Congestion on Outer Rir	ng Road and M621	3
Mitigation measures		Total score
	junction and Ring Road signals, poss mitigation for M621	
		12
Highways site support		
Yes with mitigation		
Contingent on other site	es established to the second of the second o	
III ala a a a a a a a a a a a a a a a a		
Highways England		
Impact	Network Status	
No objection subject to	mitigation	
Network Rail		
Yorkshire Water		
	Knostrop	
	r level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop H t will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Pla	
ensure the necessary in	nfrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to	March
	nethod used to ensure sites are brought forward in line with YW's investment. It is particularly important that site	
developer wants to brin	eater increase in population served by the works should take into account available sewerage and WwTW capacit ng a site forward before YW have completed any planned improvements it may be possible for the developer to p	y. 11 a orovide
	bunt would be determined by a developer funded feasibility study.	
Environment Agency		
Constraints		
oonowanii o		
LCC		
Ecology support S	Supported	
Supported		
Education comments		
1171B+3056+2078+40	229+637 = 1202 houses generates 300 primary and 120 secondary children. 1x1.5FE primary school required.	
Flood Risk		
Flood Zone 1		
	opment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefor eloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	re reserves
the right to ask for deve	eloper contributions for such sites, to mitigate hood risk, elsewhere in the catchinent.	
Utilities		
Gas		
Electric		
Fire and Rescue		
Tologoma		
Telecoms		

Site Plan ref: HG2-136 SHLAA ref: 1171B

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o	u	n	е	ſ

Heritage England

Harper House and the attached barn at Harper Farm, to the west of this site, are Grade II Listed Buildings.

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset are not harmed.

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. Relates well to main urban area. Existing development on three sides of site, so relatively well contained.

Highfield Drive/Harthill Lane (land off), Gildersome

Site Plan ref: HG2-147 SHLAA ref: 1200A

Site Details

Easting	424936	Northing	429344	Site area ha	3.42	SP7	Smaller Settlement Extension
HMCA	Outer South	Outer South West Ward Morley North		th			

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site in agricultural use located to the west of existing properties.

% overlap

Spatial relationships

UDP Designations

J	
N32 Greenbelt	99.99
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	9.56
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.01	
Overlaps Urban Extension	~	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2376.65
Nearest bus stop	13226
Nearest bus stop distance (m)	249.61

Agricultural classification		
Grade	Percent	
Grade 3	100	

Highfield Drive/Harthill Lane (land off), Gildersome Site Plan ref: HG2-147 SHLAA ref: 1200A Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Nο Is the site well connected to the built up area? Yes Would development round off the settlement? Partial Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area No Does the site provide access to the countryside Nο Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence Development would partially round off the existing settlement. Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards except secondary school

Access comments

Potential access off Highfield Garden for up to 50 dwellings

4

4

Highfield Drive/Harthill Lane (land off), Gildersome

Site Plan ref: HG2-147 SHLAA ref: 1200A

Local network comm				
Potential cumulative impact with adjacent sites				
Mitigation measures				Total score
50 dwelling max		,		
				12
Highways site suppor yes	t			
yes				
Contingent on other :	citos			
access not suitable for				
Highways England	ī			
Impact		Network Status		
No objection				
-				
Network Rail				
Yorkshire Water				
Treatment Works	Knostrop			
Knostrop High and Lo	· ·	orks which serve the	k of Leeds. There is capacity for significa	ant development at Knostrop High and Low
level. Development t	hat will connect to th	he public sewer system	needs to be co-ordinated with Yorkshire	Water's Asset Management Plans (AMP) to
ensure the necessary	infrastructure and o	capacity can be provid	to serve the site. The forthcoming AMP	(6) will run from April 2015 to March
			rward in line with YW's investment. It is	
			works should take into account available	
			ed any planned improvements it may be funded feasibility study.	possible for the developer to provide
			5 5	
Environment Ager	ncy			
Constraints				
FZ1 over 1 ha. See o	comments in main te	ext of our response.		
LCC				
Ecology support	Supported with mi	itigation		
	ation to ensure impa	acts on adjacent habit	s are addressed. Adjacent area of semi-ir	mproved grassland and valuable
			should have further survey to confirm th	
Education comments				
		3003+333+1077+13	= 1376 houses generates 344 primary a	and 138 secondary children 1 1 FEE
primary school requi		3003+333+1077+13	= 1370 Houses generates 344 primary a	and 136 secondary criticien. 1-1.51 L
Flood Risk				
Flood Zone 1				
Please Note: any dev				'greenfield' sites. LCC therefore reserves
the right to ask for d	eveloper contribution	ns for such sites, to n	gate flood risk, elsewhere in the catchme	ent.
Utilities				
Gas				
Cus				
Electric				
Fire and Rescue				
THE GIRL NESCUE				

Site Plan ref: HG2-147 SHLAA ref: 1200A Telecoms Other Heritage England Natural England **Conclusions**

Submission Draft Plan Allocation Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. Development would partially round off the existing settlement.

Highfield Drive/Harthill Lane (land off), Gildersome

Highfield Drive/Harthill Lane (land off), Gildersome LS27

Site Plan ref: n/a SHLAA ref: 1200B

Site	Deta	ils

Eastin	424993	Northing	429434	Site area ha	1.48	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West		Ward	Morley Nor	th		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site forming part of wider area of agricultural land. Unconnected from the existing settlement.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2377.46
Nearest bus stop	13226
Nearest bus stop distance (m)	352.91

Agricultural classification					
Grade Percent					
Grade 3	100				

Highfield Drive/Harthill Lane (land off), Gildersome LS27 Site Plan ref: n/a SHLAA ref: 1200B Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area No Does the site provide access to the countryside Nο Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence Green Belt site. Development would represent an incursion into Green Belt, not well related to the existing settlement, creating a precedent for further sprawl. The site has no access

Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments Meets Core Strategy standards except secondary school Access comments No highway frontage or suitable access

Highfield Drive/Harthill Lane (land off), Gildersome LS27

Site Plan ref: n/a SHLAA ref: 1200B

Local network comme		
Potential cumulative in	mpact with adjacent sites	4
A 6111 11		Total score
Mitigation measures 50 dwelling max		l Total score
50 dwelling max		9
Highways site support		
Contingent on other si	tes	I
I Colores Trades d		
Highways England		
Impact	Network Status	
No objection		
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop	
2020. Phasing is one represent a 10% or gradeveloper wants to br	infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 method used to ensure sites are brought forward in line with YW's investment. It is particularly important that s reater increase in population served by the works should take into account available sewerage and WwTW capacing a site forward before YW have completed any planned improvements it may be possible for the developer to count would be determined by a developer funded feasibility study.	ites which city. If a
Environment Agend	:у	
Constraints	mmonts in main tout of our response	
FZT over Tha. See co	omments in main text of our response.	
LCC		
Ecology support	Not supported	
	No site-based designations but contains an area of semi-improved grassland and valuable hedgerows - the bota assland should have further survey to confirm this.	anical value of
Education comments		
Flood Risk		
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC theref veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	fore reserves
Utilities		
Gas		
Electric	1	
Electric		
Fire and Rescue		

Highfield Drive/Harthill Lane (land off), Gildersome LS27

Site Plan ref: n/a SHLAA ref: 1200B

Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Development would represent an incursion into Green Belt, not well related to the existing settlement, creating a precedent for further sprawl. The site has no access.

Mill Lane (land off), East Ardsley WF3

Site Plan ref: n/a SHLAA ref: 1205

Site		

Easting	431173	Northing	425630	Site area ha	1.22	SP7	Smaller Settlement Extension
24011119	101170	9	.20000	onto ar ou ma		0. /	ornanor octaoment Extension
HMCA Outer South West					Ward	Ardelay and	Robin Hood
TIVICA	HIVICA Outer South West				vvaru	Alusiey allo	I KODIII I IOOU

Site Characteristics

Site type Mixed

On-site land uses

Mineral works and quarries

Neighbouring land uses

Other land uses - None

Topography	Flat	Landscape	
Boundaries		Road front	No

Description

The site is currently in an active use as a car dismantlers (allocated in the Natural Resources & Waste Local Plan). Industrial uses lie to the north and open fields to the other boundaries.

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	9.40	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

- 3			
	Inner South RA	0.00	% overlap
	LB Corridor RA	0.00	
	EASEL RA	0.00	
	Aire Valley RA	0.00	
	West Leeds Gateway	0.00	

LCC ownership	0.00	
Nearest train station		Morley
Nearest train station distance (4882.91	
Nearest bus s	7285	
Nearest bus stop distance (m)		275.44

Agricultural classification		
Grade Percent		
Grade 3	100	

Mill Lane (land off), East Ardsley WF3

Ecology support

Supported

Supported

Site Plan ref: n/a SHLAA ref: 1205 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Fails CS except primary education 2 Access comments No frontage to adopted highway 1 Local network comments Potential cumulative impact with adjacent sites 4 Total score Mitigation measures none identified to overcome site deficiencies 7 Highways site support Contingent on other sites **Highways England** Impact No material impact Network Status No objection, no mitigation required Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse(running through southern boundary). On historic landfill (eastern boundary). LCC

Mill Lane (land off), East Ardsley WF3

Site Plan ref: n/a SHLAA ref: 1205

Education comments	
Flood Risk	
Flood Zone 1 Please Note: any develo	opment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
the right to dak for dov	soper sonthibations for sach sites, to finingate flood fish, elsewhere in the data fining fi
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Matara Englana	
Conclusions	

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site was incorrectly shown as a sieved out Minerals safeguarded site at Issues and Options stage. The site is allocated as a safeguarded waste site in the adopted Natural Resources and Waste DPD. In addition to this it is not considered suitable for housing as residential development here would represent an incursion into Green Belt, and the site is also unrelated to the existing settlement pattern at the back of an industrial mill.

Millshaw Park Industrial Estate, Millshaw Park Lane, Millshaw LS11

Site Plan ref: n/a SHLAA ref: 1207

Site Details

Easting	427933	Northing	429898	Site area ha	11.5	SP7	Main Urban Area Infill
HMCA Outer South West		Ward	Morley Nort	:h/Beeston and Holbeck			

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Wholesale distribution

Neighbouring land uses

Office

Outdoor sport facility

Manufacturing and Wholesale

Other land uses - None

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

Description

Brownfield site occupied by existing industrial uses. In active use.

Spatial relationships

UDP Designations

our besignations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.40	
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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	0.23	
Nearest train station		Cottingley
Nearest train station distance	575.23	
Nearest bus s	11021	
Nearest bus stop distance	(m)	189.73

Agricultural classification			
Grade Percent			
Grade 3	30.13		
Urban	69.87		

Millshaw Park Industrial Estate, Millshaw Park Lane, Millshaw LS11

Constraints

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

Site Plan ref: n/a SHLAA ref: 1207 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination ✓ Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets all Core Strategy standards except 15% secondary school 4 Access comments Existing access points are adequate for use 5 Local network comments Busy local network but site is in existing use 4 Total score Mitigation measures 13 Highways site support yes Contingent on other sites **Highways England** Impact No material impact No objection **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster. **Network Rail** Footbridge to replace nearby LC; General asset protection issues Yorkshire Water **Treatment Works** Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency**

Millshaw Park Industrial Estate, Millshaw Park Lane, Millshaw LS11

Site Plan ref: n/a SHLAA ref: 1207 LCC Ecology support Supported Supported **Education comments** Flood Risk Flood Zone 1. Numerous public sewers located within the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment. **Utilities** Gas Electric Fire and Rescue Telecoms Other Heritage England Natural England Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is within an employment area and it is considered that the site should be retained for future employment use.

White Rose Shopping, Dewsbury Road LS11

Site Plan ref: n/a SHLAA ref: 1208

Site Details

Easting	428188	Northing	429124	Site area ha	32.63	SP7	Main Urban Area Infill
HMCA	CA Outer South West		Ward	Morley Nort	th		

Site Characteristics

Site type Brownfield

On-site land uses

Shops

Restaurants and Cafes

Neighbouring land uses

Office

Agriculture

Other land uses - None

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

Description

The site is occupied by the White Rose Shopping Centre in it's entirety.

% overlap

Spatial relationships

UDP Designations

3.85
3.85
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	96.15	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	2.16	
Nearest train station		Cottingley
Nearest train station distance (1241.64	
Nearest bus st	11121	
Nearest bus stop distance (m)	292.74

Agricultural classification		
Grade	Percent	
Grade 3	32.33	
Urban	67.67	

Site Plan ref: n/a SHLAA ref: 1208 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) Public transport accessibility comments 100% of the site has access to 4 buses per hour, 15% of the site meets core strategy standards for primary education, 15% for 4 health and 100% secondary education Access comments Existing access arrangments for the White Rose would be suitable for housing development 5 Local network comments Housing would be less intensive than the White Rose Centre 5 Total score Mitigation measures 14 Highways site support yes Contingent on other sites obvious links to adjacent sites **Highways England** Impact No material impact No objection **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster. **Network Rail** Footbridge to replace nearby LC; General asset protection issues Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

White Rose Shopping, Dewsbury Road LS11

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

Site Plan ref: n/a SHLAA ref: 1208 LCC Ecology support Supported Supported **Education comments** Flood Risk Mostly Flood Zone 1, but Cotton Mill Beck and Millshaw Beck run along the Southern and Eastern boundaries of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment. Utilities Gas Electric Fire and Rescue Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation

White Rose Shopping, Dewsbury Road LS11

Not allocated for housing

Submission Draft Plan Allocation Conclusion In current retail use (White Rose Centre)

Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B) LS11

Site Plan ref: n/a SHLAA ref: 1209

Site Details

Easting	428222	Northing	428395	Site area ha	33.32	SP7	Main Urban Area Extension
HMCA Outer South West			Ward	Morley Sout	th/Morley North		

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Storage

Neighbouring land uses

Agriculture

Shops

Transport tracks and ways

Other land uses - None

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

Description

The majority of the site is occupied by agricultural use together with a number of industrial uses.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.06	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership %	0.09
Nearest train station	Morley
Nearest train station distance (m)	1289.64
Nearest bus stop	4304
Nearest bus stop distance (m)	282.19

Agricultural classification		
Grade	Percent	
Grade 2	17.63	
Grade 3	33.25	
Urban	4.36	
Grade 3b	32.72	
Grade 3a	12.04	

Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B) LS11 Site Plan ref: n/a SHLAA ref: 1209 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **✓** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? Yes Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but would significantly reduce the green belt gap 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside 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 histori	features

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

Not connected to urban area, would result in an isolated development. Contained to the east by the motorway but would reduce the green belt gap between Morley and Middleton.

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
90% of the site has access to 4 buses per hour, 50% of the site lies within the accessibility standards for primary eduation and 20% for secondary education. None of the site lies within the accessibility standards for health or local services.	4
Access comments	
Access onto junction with Dewsbury Rd is not supported - potential for left in left out and linking through from sites 1275 and 1320	
	3

Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B) LS11

Site Plan ref: n/a SHLAA ref: 1209

Local natwork commo	ate					
Local network comme		action works				
Large site is likely to re	equire some off-site mit	gation works				4
Mitigation measures						Total score
	1275 for access and pro	ovide crossing facilities on	Dewsbury Rd			
Needs to link with site	1270 for decess and pre	wide crossing racinities on	Dewsbury Ru			11
Highways site support						
yes with mitigation						
Contingent on other si	tes					
must link with 1275						
Highways England						
Impact Material impa				atisfactory mitigation		
Potential for cumulative	ve impact in combination	with other sites. If site s	still included at n	ext sift assess as p	art of Dewsbury Road	cluster.
Network Rail						
Footbridge to replace	nearby LC; General asse	t protection issues				
Yorkshire Water						
Treatment Works	Knostrop					
		vhich serve the bulk of Le				
ensure the necessary 2020. Phasing is one r represent a 10% or gr developer wants to br	infrastructure and capac method used to ensure s eater increase in popula ing a site forward before	blic sewer system needs to ty can be provided to sen- ites are brought forward in tion served by the works of YW have completed any and by a developer funded	ve the site. The n line with YW's should take into planned improve	forthcoming AMP(6 investment. It is pa account available so ments it may be po	b) will run from April 20 articularly important the ewerage and WwTW ca	015 to March at sites which apacity. If a
Environment Agend						
Constraints						
FZ1 over 1 ha. See co	mments in main text of	our response.				
LCC						
Ecology support	Supported					
Supported						
Education comments						
Flood Risk						
asw well as a combine Please Note: any deve	ed sewer overflow. Cotto lopment has potential to	along part of the Norther on Mill Beck runs in culvert o increase flood risk elsew such sites, to mitigate flo	t under part of th here, particularly	e site. development of 'g	reenfield' sites. LCC th	
_	1					
Utilities						
Gas						
	1					
Electric						
	 1					
Fire and Rescue						

Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B) LS11

Site Plan ref: n/a SHLAA ref: 1209

Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is isolated from the existing built area, and by itself would represent a significant incursion into Green Belt unrelated to the existing settlement form. Development here would significantly reduce the Green Belt gap between Morley and Middleton.

Site Plan ref: HG2-150 SHLAA ref: 1220A

Site Details

Easting	427549	Northing	429552	Site area ha	10.44	SP7	Major Settlement Extension
HMCA Outer South West		Ward	Morley Nor	th			

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Allotment and city farm

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site in agricultural use with allotments within the north west corner of the site.

% overlap

Spatial relationships

UDP Designations

99.93
0.00
0.00
0.00
5.49
8.45
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	0.07	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Cottingley
Nearest train station distance (544.15	
Nearest bus s	367	
Nearest bus stop distance (196.50	

Agricultural classification		
Grade Percent		
Grade 3	94.97	
Urban	5.03	

2

Access comments

access onto Elland Road is difficult with no footways and constrianed either side of fronatge

Site Plan ref: HG2-150 SHLAA ref: 1220A

Local network comments						
potential cumulative impact on Churwell	Hill					
		3				
Mitigation measures		Total score				
Cannot link site to footway network on E	lland Rd					
		8				
History of the events of						
Highways site support		7				
no						
		_				
Contingent on other sites		_				
Highways England						
Impact	Network Status					
Likely to require significant physical mitig	gation					
	·					
Network Rail						
Yorkshire Water						
Treatment Works Knostrop						
1	arks which carry the bulk of Loads. There is consity for significant development at Macatro	n High and Law				
	orks which serve the bulk of Leeds. There is capacity for significant development at Knostro he public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management					
	capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015					
2020. Phasing is one method used to ens	sure sites are brought forward in line with YW's investment. It is particularly important that	sites which				
represent a 10% or greater increase in p	opulation served by the works should take into account available sewerage and WwTW capa	acity. 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.						
contributions. The amount would be det	ermined by a developer funded feasibility study.					
Environment Agency						
Environment Agency						
Constraints						
FZ1 over 1 ha. See comments in main to	ext of our response.					
LCC						
Ecology support Supported						
Supported						
FT						
Education comments						
	1.1.240 have a same makes 212 milionem, and 125 accordence shilldoom. 1v1 FFF milionem, asha	al manusimant (
7FE secondary school required across ou	A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary scho	oi requirea. 6-				
The Secondary School required across ou	to avvaica.					
Flood Risk						
Flood Zone 1. Numerous public sewers lo	ocated within the site.					
Please Note: any development has poten	atial to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC there	efore reserves				
the right to ask for developer contributio	ns for such sites, to mitigate flood risk, elsewhere in the catchment.					
Utilities						
Gas						
Electric						
Fire and Rescue						

Site Plan ref: HG2-150 SHLAA ref: 1220A

Telecoms	
Other Heritage England	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. The site has a road frontage, bounded by the railway to the east and residential development to the west. Development would effectively 'round off' development on Churwell Hill. Retention of the current allotment use on northern corner of the site would need to be considered in any detailed design.

Site Plan ref: n/a SHLAA ref: 1220B

Site Details

Easting	427736	Northing	429256	Site area ha	17.98	SP7	Main Urban Area Extension
HMCA Outer South West		Ward	Morley Nort	th			

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

Greenfield site within agricultural use bordered by railway line to the east.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership	30.33	
NI		0 - 44'1
Nearest train station	1	Cottingley
Nearest train station distance (887.26	
Nearest bus s	11121	
Nearest bus stop distance ((m)	405.97

Agricultural classification					
Grade	Percent				
Grade 3	86.8				
Urban	13.2				

1

Access comments
Access is via site1220A

Site Plan ref: n/a SHLAA ref: 1220B

Local network comme	nts	
Potential cumulative in	mpact on Churwell Hill	3
		3
Mitigation measures		Total score
Cannot link site to foo	otway network on Elland Rd	_
		7
Highways site support		
no		
Contingent on other si	ites	
Highways England		
Impact	Network Status	
	ficant physical mitigation	
Likely to require signif	The art physical minigation	
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop	
Knostrop High and Lo	w level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop	High and Low
level. Development th	nat will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management P	Plans (AMP) to
	infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to	
	method used to ensure sites are brought forward in line with YW's investment. It is particularly important that si reater increase in population served by the works should take into account available sewerage and WwTW capac	
	ring a site forward before YW have completed any planned improvements it may be possible for the developer to	
	nount would be determined by a developer funded feasibility study.	provide
F		
Environment Agend	5 y	
Constraints		
FZ1 over 1 ha. See co	omments in main text of our response.	
1.00		
LCC		
Ecology support	Supported	
Supported		
Education comments		
Flood Risk]	
	and mublic course process the cita	
	ned public sewer crosses the site. elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefo	ore reserves
	eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Utilities		
Gas		
Electric		
Fire and Rescue		
i ii e aiiu kescue		
Telecoms		

SHLAA ref: 1220B Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Churwell (land to the east of) LS27

Green Belt site. Development of the site would reduce the gap between Morley/Churwell and the White Rose Centre and set a precedent for further Green Belt sprawl.

Churwell (land at) - north of Ibbetson Oval and adjacent to M621

Site Plan ref: n/a SHLAA ref: 1229

Site Details

Easting	426506	Northing	429496	Site area ha	2.33	SP7	Major Settlement Extension
HMCA	CA Outer South West		Ward	Morley Nort	th		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Transport tracks and ways

Other land uses

Vacant land

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

% overlap

Description

Greenfield site in agricultural use with M621 motorway adjoining the western boundary and existing housing to the south and south east. There is no direct highway access to the site.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.04	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Cottingley
Nearest train station distance	1049.57	
Nearest bus s	7744	
Nearest bus stop distance	473.24	

Agricultural classification		
Grade Percent		
Grade 2 32.62		
Grade 3 67.38		

Churwell (land at) - north of Ibbetson Oval and adjacent to M621

Constraints

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

Site Plan ref: n/a SHLAA ref: 1229 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Just outside accessibility zone of 4 buses per hour and does not meet secondary education standard 3 Access comments Only access is through heavily wooded area off Ibbetson Oval which acts as leisure route and is ouside land boundary 2 Local network comments Potential cumulative impact on Churwell Hill 3 Total score Mitigation measures may require mitigation on Churwell Hill 8 Highways site support no Contingent on other sites potential to combine with 2125 & 1099 but overall numbers would need to be limited **Highways England** Impact No material impact No objection **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster. **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency**

Churwell (land at) - north of Ibbetson Oval and adjacent to M621

Site Plan ref: n/a SHLAA ref: 1229

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Please Note: any deve	ourse running along Eastern boundary of the site. elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities Gas	
Ods	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Whilst not within the Green Belt, the site is set behind existing residential development and is adjacent to an area of woodland and recreation maintained by Parks and Countryside. No direct access.

Westerton Road East Ardsley

Site Plan ref: HG2-171 SHLAA ref: 1258_2105_3365_5144

Site Details

Easting	429402	Northing	425453	Site area ha	8.68	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Ardsley and Robin Hood	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Residential institution

Neighbouring land uses

Agriculture

Dwellings

Water storage

Other land uses - None

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

Description

The majority of the site is in agricultural use with the exception of the north eastern corner which is in use as a residential institution.

Spatial relationships

UDP Designations

our designations		
N32 Greenbelt	84.69	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	21.32	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	15.31	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	%	35.82
Nearest train station		Morley
Nearest train station distance (3603.23	
Nearest bus s	4864	
Nearest bus stop distance ((m)	123.10

Agricultural classification		
Grade	Percent	
Grade 3	75.21	
Grade 3b	24.79	

Site Plan ref: HG2-1/1 SHLAA ref: 1258_2105_3	3365_5144	
1222 analysis	Overlane Dublic Dight of We	
Overlaps SSSI	Overlaps Public Right of Way Overlaps SFRA Flood Zone	
Overlaps SEGI Overlaps LNA	Overlaps EA Flood Zone	
Overlaps LNA Overlaps LNR	Overlaps HSE Major Hazard	
Overlaps Conservation Area	Overlaps HSE Gas Pipeline	
Overlaps Listed Building		
Overlaps N37 SLA	Overlaps Minerals Safeguarded	
	aps Minerals Safeguarded 100m	_
	1 0	
Greenbelt Assessment		
Check the unrestricted sprawl of large built up areas		
Would development lead to/constitute ribbon development?		
·	No	
Would development result in an isolated development?	No	
Is the site well connected to the built up area?	Yes	
Would development round off the settlement?	No	
Is there a good existing barrier between the existing urban area	No	
and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestric	tod sprawl	
Trigit potential to lead to diffesting		
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 bo	No	
Coalescence conclusion Into merging but there is no detensible bo	undary	
3. Assist in safeguarding the countryside from encroachme	ent	
Strong defensible boundary between site and urban area	No	
Does the site provide access to the countryside	Yes	
Does the site include local/national nature conservation areas?	Yes	
Areas of protected/unprotected woodland/trees/hedgerows?	Yes	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes	
Does the site contain buildings	Yes	
Are these buildings used for agricultural purposes?	No	
Encroachment Conclusion Site performs an important role in safeg	juarding from encroachment	
4. Preserve the setting and special character of historic to	wns	
Site within/adjacent to conservation area/listed building/historical f	features? No	
Can development preserve this character?		
Character Conclusion Marginal effect on the setting & special character	acter, could be mitigated again	nst through appropriate detailed design
Overall Conclusion from assessment against all 4 purposes characteristics of openness and permanence	or green beit and essentia	11
The site is well connected to the existing built up area.		
The site is well conflicted to the existing built up area.		
Summary of infrastructure provider comments		
LCC Highways Comments Public transport accessibility comments		Rank (1-5)
-		Kalik (1-5)
Mostly meets core strategy guidance		4
Access comments		
Access available at several locations		
		<u> </u>

Westerton Road East Ardsley

Site Plan ref: HG2-171 SHLAA ref: 1258_2105_3365_5144

Land make control of the control of			
Local network comments	d on A4EO		
Cumulative impact needs to be considered	u on A650		3
			Total score
Mitigation measures			Total score
			12
			12
Highways site support			
Yes			
Contingent on other sites			
Highways England	I		
Impact Major impact	Network Status	Likely to require significant physical mitigation	
Network Rail			
Yorkshire Water			
Treatment Works			
Environment Agency			
Constraints			
LCC			
Ecology support Supported			
Supported (Green)			
Supported (Green)			
Education comments			
Flood Risk			
		adia a	
FZ1. The site is not at significant risk from	n surrace water floo	oding.	
Utilities			
Gas			
Electric			
Fire and Decays			
Fire and Rescue			
Telecoms			
10.0001113			
Other			
Heritage England			

Westerton Road East Ardsley

Site Plan ref: HG2-171 SHLAA ref: 1258_2105_3365_5144

Natural England		

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Part Green Belt site. The site has a long road frontage and relates well to the existing settlement. Southern area of the site is bounded by tree line. Appropriate boundary treatment required to reinforce Green Belt boundary.

Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA

Site Plan ref: n/a SHLAA ref: 1260A

Cita	Deta	ilc
JILE:	Deta	

Easting	428134	Northing	424197	Site area ha	2.71	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Ardsley and	Robin Hood

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Other land uses - None

Topogra	ny Sloping	Landscape	Limited Tree Cover
Bounda	es Existing well defined	Road front	Yes

Description

farm buildings on frontage with agricultural land to the rear. Residential development to the NE of the site, and open fields to other boundaries. The Southern site boundary does not appear to have an identified boundary on the ground.

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	
N	8 Urban Green Corridor	0.00	
	CC Shopping Quarter	0.00	
	UDP City Centre	0.00	
	S2S6 Town Centre	0.00	
	Proposed Local Centre	0.00	
	Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4081.01
Nearest bus stop	6276
Nearest bus stop distance (m)	110.75

Agricultural classification		
Grade Percent		
Grade 3	100	

Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA Site Plan ref: n/a SHLAA ref: 1260A Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Yes Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but would significantly reduce the green belt gap 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside No Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? No Does the site contain buildings Yes Are these buildings used for agricultural purposes? 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?	No	
Character Conclusion No effect on the setting and special character of historic features		

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

The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Batley road on the NE boundary forms a defensible greenbelt boundary.

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
50% 2bph, 100% primary, does not meet other standards	2
	-

Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA

Site Plan ref: n/a SHLAA ref: 1260A

Access comments	
access achiveable onto Batley Road	
	4
Local network comments smalls scale unlikely to cause local congestion issues	
smalls scale unlikely to cause local congestion issues	4
Mitigation measures	Total score
	10
Highways site support	
yes	
Contingent on other sites	
Highways England	
Impact Network Status	
Yorkshire Water Treatment Works Environment Agency Constraints LCC Ecology support	
Education comments	
Flood Risk	
HALLA	
Utilities Gas	
Ods .	
Electric	
Fire and Rescue	
Tolocomo	
Telecoms	

Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA SHLAA ref: 1260A

Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Green Belt site. The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Batley Road on the NE boundary forms a defensible greenbelt boundary. Highway concerns re accessibility.

Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA

% overlap

Site Plan ref: n/a SHLAA ref: 1260B

Site	Detail	s

Easting	428456	Northing	423909	Site area ha	54.27	SP7	Smaller Settlement Extension
HMCA Outer South West		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	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

Greenfield agricultural site with access road running through the middle of the site and farm builidngs. Majority of site is open farm fields.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.01	
Overlaps Urban Extension	~	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4453.94
Nearest bus stop	6624
Nearest bus stop distance (m)	147.41

Agricultural classification		
Grade Percent		
Grade 3	74.08	
Grade 3b	25.92	

Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA Site Plan ref: n/a SHLAA ref: 1260B

one i lairrei. II/a one,	7. 101. 12005				
Overlaps SSSI		Overlaps Public Right of Way	✓		
Overlaps SEGI		Overlaps SFRA Flood Zone	\checkmark		
Overlaps LNA	✓	Overlaps EA Flood Zone			
Overlaps LNR		Overlaps HSE Major Hazard			
Overlaps Conservation Area		Overlaps HSE Gas Pipeline			
Overlaps Listed Building	✓	Overlaps Pot. Contamination	✓		
Overlaps N37 SLA	<u> </u>	Overlaps Minerals Safeguarded			
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m			
Greenbelt Assessment					
1. Check the unrestricted sprawl of I	arge built up a	reas			

Would development lead to/cons	Yes	
Would development result in an i	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 unrestric		ted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		No		
	Do features provide bound	daries to contain the development?	No	
Coalescence Conclusion No merging but would significantly reduce		the green belt gap		

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation	No	
Can development preserve this chara	No	
Character Conclusion No effect on the	he 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 split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Bat; ey road on the NE boundary forms a defensible greenbelt boundary.

Summary of infrastructure provider comments

culturally of infrastructure provider		
LCC Highways Comments		
Public transport accessibility comments	Rank (1-5)
50% 2bph, 100% primary, does not meet other	r standards 2	

Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA

Site Plan ref: n/a SHLAA ref: 1260B

Access comments	
access achiveable onto Batley Road via developer funded signals (to incorparoate Haigh Moor Road), plus priority junction further east with widening into site	4
Local network comments	
development on this scale is likely to cause some local congestion issues	3
Mitigation measures	Total score
imporved bus services, new footway along frontage, siganliased access,	
	9
Highways site support no	7
Contingent on other sites]
Highways England	
Impact Network Status	
Network Rail	
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	

Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA SHLAA ref: 1260B

Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Highway concerns re accessibility. The site has been split and this site B forms the larger of the two sites.

Wakefield Road (land at), Drighlington

Site Plan ref: n/a SHLAA ref: 1266

Site Details

Easting	423392	Northing	428245	Site area ha	5.5	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West		Ward	Morley Nor	th		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Storage

Restaurants and Cafes

Other land uses - None

Topograp	ny Flat	Landscape	Limited Tree Cover
Boundari	es Poorly defined	Road front	Yes

Description

Greenfield site in agricultural use between Drighlington village and a public house.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3575.30
Nearest bus stop	3755
Nearest bus stop distance (m)	129.19

Agricultural classification					
Grade	Percent				
Grade 3	95.22				
Urban	4.78				

5

Wakefield Road (land at), Drighlington

Site Plan ref: n/a SHLAA ref: 1266

Local notwork commo	nte	1						
Local network comme Small scale developme	ent with limited impact o	 on local network - pc	tential for cumul	ative imanct on	strategic road	network		7
oman odaro dovoropim	and military mapped of	m roodi mormoni po	roman ron odinia.	attro imapot on	on arogio roda		4	
Mitigation measures							Total sco	ore
full footway on Wakef	ield Road frontage						10	
							12	
		1						
Highways site support yes with mitigation								
yes with miligation								
Combination at the six	too	1						
Contingent on other si	ies							
Highways England	1							
<u> </u>	mpact Note	vork Status No	objection					
111111111111111111111111111111111111111	ve impact in combination		<u> </u>	d at next sift as	sess as nart of	Morley/Gildersom	ne cluster	
Toteritial for carrialati	- Impact in combination	T WITH OTHER SITES.	i site still illerade	u ut next siit us	3033 d3 part or	ivioricy/ diluci som		
Network Rail								
	·							
	1							
Yorkshire Water	Mar a day a sa							
Treatment Works	Knostrop	البيط وطف ويسوو طونطيي	aflanda Thana	in namenitus for s	siamaifia anat alau a			
	w level are large works warks wat will connect to the pu							
ensure the necessary	infrastructure and capac	ity can be provided	to serve the site.	The forthcomi	ng AMP(6) will	run from April 20	15 to March	
	method used to ensure s							
developer wants to br	reater increase in popula ing a site forward before	e YW have complete	d any planned im	provements it	nay be possible	ge and www.w.ca for the develope	r to provide	
	nount would be determin					·		
Environment Agend	v							
Constraints								
	e is on top of an historic	landfill site. See co	omments in main	text of our resu	oonse			
	- Is an top or an instant			10/11/01/04/11/05				
LCC								
Ecology support	Supported							
Supported								
Education comments								
Flood Risk								
Flood Zone 1.								
	elopment has potential to					eld' sites. LCC the	refore reserves	3
the right to ask for de	veloper contributions for	r such sites, to mitig	ate 11000 risk, eis	sewnere in the o	zatenment.			
Utilities								
Gas								
	1							
	 1							
Electric								
Fire and Rescue]							
	 							
	 1							
Telecoms								

Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Wakefield Road (land at), Drighlington

SHLAA ref: 1266

Green Belt site. Development would lead to the merging of Drighlington and Gildersome, contrary to one of the purposes of Green Belts to prevent coalescence of settlements.

East Ardsley (land north of) WF3

Site Plan ref: n/a SHLAA ref: 1274

Site Details

Easting	430014	Northing	425814	Site area ha	14.53	SP7	Smaller Settlement Extension
HMCA	Outer South West		Ward	Ardsley and	Robin Hood		

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Shops

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

The majority of the site is in agricultural use. Retail use on the south western site boundary at the junction of Common Lane and Bradford Road.

Spatial relationships

UDP Designations

N32 Greenbelt	90.07	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	8.87	
Overlaps Urban Extension	✓	

overlap

Regeneration Areas

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

LCC ownership	% 0.0)()
Nearest train station	Morle	ЭУ
Nearest train station distance (r	n) 3814.9	7
Nearest bus st	op 848	34
Nearest bus stop distance (r	n) 305.9	7

Agricultural classification				
Grade Percent				
Grade 3	100			

Public transport accessibility comments Public transport accessibility comments The site has access to 2-3 buses per hour (better to west of site). 60% of the site lies within the accessibility zone for primary education and health, but not secondary education Access comments Located adjacent to busy signalised junction and access to large site not ideal - best coming through site 1032 and or 2155 3

East Ardsley (land north of) WF3

Site Plan ref: n/a SHLAA ref: 1274

Local network comments								
	signalised junction and access to large site not ideal - best coming through site 1032							
		3						
		T-4-1						
Mitigation measures		Total score						
Too close to junction		9						
Highways site support								
no								
Contingent on other sites	2455 for bother and a							
combine with 1032 and or	2155 for better access							
111-1								
Highways England	import Note to No objection subject to estisfectory mitigation							
Impact Minimal material	impact Network Status No objection subject to satisfactory mitigation npact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluste	r						
Potential for cumulative in	ilpact in combination with other sites. If site still included at flext silt assess as part of Dewsbury Road cluste	1.						
Network Rail								
Yorkshire Water								
	ostrop							
	vel are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop H	ligh and Low						
level. Development that wi	ill connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Pla	ans (AMP) to						
ensure the necessary infra 2020. Phasing is one meth	astructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to nod used to ensure sites are brought forward in line with YW's investment. It is particularly important that site) March es which						
represent a 10% or greate	er increase in population served by the works should take into account available sewerage and WwTW capacit	y. 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.								
contributions. The difficult	it would be determined by a developer randed reasismity stady.							
Environment Agency								
Constraints								
FZ1 over 1 ha. See comm	nents in main text of our response.							
LCC								
	known							
	botanical surveys required to confirm value.							
Education comments								
	C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128							
+1258+3365 = 2685 nous	ses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.							
Flood Risk								
Flood Zone 1. Field drain r	runs along NW boundary. ment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefor	co rocorvos						
, , ,	per contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	e reserves						
Utilities								
Gas								
Electric								
Fire and Rescue								
THE AND RESCUE								

East Ardsley (land north of) WF3

Site Plan ref: n/a SHLAA ref: 1274

Telecoms			

Other

Heritage England

This site includes Ardsley Mill and attached engine house and chimney which are Listed Grade II.

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, before allocating this area, there would need to be some assessment of what contribution this currently undeveloped area makes to the significance of these assets and what effect its loss and subsequent development might have upon their significance.

If allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of these assets are not harmed.

Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Highway concerns re accessibility and access provision. Development would represent a significant incursion into the Green Belt.

Wide Lane (land north of), Morley

Site Plan ref: n/a SHLAA ref: 1275A

Site Details

Eastin	428202	Northing	427910	Site area ha	3.45	SP7	Major Settlement Extension
HMCA Outer South West		Ward	Morley Sou	th			

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site in agricultural land located to the north of Wide Lane. Residential properties lie to the west.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1252.59
Nearest bus stop	7212
Nearest bus stop distance (m)	140.65

Agricultural classification		
Grade Percent		
Grade 3	98.99	
Urban	1.01	

Summary of infrastructure provide	er comments			
LCC Highways Comments				
Public transport accessibility comments		R	ank (1	-5)
All of the site has access to 4 buses per housecondary education but not to health. Acce	ur and lies within the accessibility zone for primary education and 50% of the site to ses to local services		4	
Access comments				
Access from Wide Lane would require wide	ning into site and the loss of all trees on boundary		4	
			4	

Wide Lane (land north of), Morley

Site Plan ref: n/a SHLAA ref: 1275A

Local network comme		
Site may require some	ne off-site mitigation works	4
Mitigation measures		Total score
Could provide access	s to adjacent sites	
		12
Highways site support	rt	
yes with mitigation		
Contingent on other s	sites	
	access adjacent sites. Access solution requires consideration of 3069 & 1279	
L		
Highways England	1	
Impact	Network Status	
No objection		
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop	
Knostrop High and Lo	ow level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop Hig	ah and Low
ensure the necessary 2020. Phasing is one represent a 10% or g developer wants to br	that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plar y infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to I e method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites greater increase in population served by the works should take into account available sewerage and WwTW capacity bring a site forward before YW have completed any planned improvements it may be possible for the developer to promount would be determined by a developer funded feasibility study.	March which If a
Environment Agend	ncy	
Constraints		
FZ1 over 1 ha. See co	comments in main text of our response.	
LCC		
Ecology support	Supported	
Supported		
Education comments		
1319+1284A+1320+	+1275A+1285+2036 = 565 houses generates 141 primary and 56.5 secondary children. Although not enough children	en for a new
school, no expansion	n options available in Morley, so land would be sought.	
Flood Risk		
	velopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore leveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	reserves
Utilities		
Gas		
Electric		
Fire and Rescue		

Site Plan ref: n/a SHLAA ref: 1275A Telecoms Other Heritage England Natural England

Submission Draft Plan Allocation Conclusion

Submission Draft Plan Allocation
Not allocated for housing

Conclusions

Wide Lane (land north of), Morley

Green Belt site. The site extends to the east of Morley and has been split into two sections. Site A adjoins the urban area and extends beyond the existing settlement. Development could set a precedent for further sprawl.

Wide Lane (land north of), Morley

Site Plan ref: n/a SHLAA ref: 1275B

Site Details

Easting	428407	Northing	427935	Site area ha	6.35	SP7	Major Settlement Extension
HMCA Outer South West		Ward	Morley Sou	th			

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Other

Transport tracks and ways

Other land uses

Public House

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

Description

The majority of the site is in agricultural land with a residential property in the south east corner. The site is located to the north of Wide Lane. A public house is located to the south east.

Spatial relationships

UDP Designations

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morloy
	Morley 1452.32
Nearest train station distance (m)	
Nearest bus stop	516
Nearest bus stop distance (m)	178.60

Agricultural classification		
Grade Percent		
Grade 3	100	

The site has 100% access to buses per hour and all of the site lies within the accessibility zone for primary education. Poor access to health and secondary education. Access to local services Access comments Access from Wide Lane would require widening into site and the loss of all trees on boundary 4

Wide Lane (land north of), Morley

Site Plan ref: n/a SHLAA ref: 1275B

Local network comme		
Site may require some	e off-site mitigation works	4
Mitigation measures		Total score
Could provide access	o adjacent sites	11
Highways site support yes with mitigation		
Contingent on other si		
would be required to a	access adjacent sites. Access solution requires consideration of 3069 & 1279	
Highways England		
Impact	Network Status	
No objection		
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop	
ensure the necessary 2020. Phasing is one represent a 10% or go developer wants to br	at will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management P infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 method used to ensure sites are brought forward in line with YW's investment. It is particularly important that si reater increase in population served by the works should take into account available sewerage and WwTW capacing a site forward before YW have completed any planned improvements it may be possible for the developer to nount would be determined by a developer funded feasibility study.	to March tes which ity. If a
Environment Agend	; у	
Constraints		
FZ1 over 1 ha. See co	omments in main text of our response.	
LCC		
Ecology support	Supported	
Supported		
Education comments		
Fland Biol		
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefereloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		

Site Plan ref: n/a SHLAA ref: 1275B Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Wide Lane (land north of), Morley

Green Belt site. The site extends to the east of Morley and has been split into two sections. Site B is the eastern section of site 1275 and provides important separation between settlements.

Wide Lane - Owlers Farm Extension, Morley

Site Plan ref: n/a SHLAA ref: 1279

Site Details

Easting	428268	Northing	427628	Site area ha	3.45	SP7	Major Settlement Extension
HMCA	Outer South West		Ward	Morley Sou	th		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Post and Telecom

Other land uses - None

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

Description

Greenfield site in agricultural use, unconnected to the existing settlement,

% overlap

Spatial relationships

UDP Designations

99.78
0.23
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1388.60
Nearest bus stop	4947
Nearest bus stop distance (m)	156.80

Agricultural classification					
Grade	Percent				
Grade 3	100				

Wide Lane - Owlers Farm Extension, Morley

Site Plan ref: n/a SHLAA ref: 1279

Local network commer	ents	
Site may require some	e off-site mitigation works	4
		Total score
Mitigation measures Could provide access to	to adjacent cites	Total score
could provide access to	to adjacent sites	12
Highways site support	t	
yes with mitigation		
Contingent on other sit	sites	
joint appraoch with 30	069, 1285, 3120 & 1018 (inc access). Access solution nrequires consideration of 1275	
Highways England		
Impact No material in		
Potential for cumulativ	ive impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome clu	ster.
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop	
level. Development that ensure the necessary i 2020. Phasing is one n represent a 10% or gr developer wants to bri	ow level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop H hat will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plat infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to method used to ensure sites are brought forward in line with YW's investment. It is particularly important that site greater increase in population served by the works should take into account available sewerage and WwTW capacitying a site forward before YW have completed any planned improvements it may be possible for the developer to prove the mount would be determined by a developer funded feasibility study.	ans (AMP) to March es which y. If a
Environment Agenc		
Constraints		
small encroachment of	of flood zoes 2/3. see comments in main text of our response.	
LCC		
Ecology support	Supported with mitigation	
	ation to protect and enhance the marshy grassland/fen located to the southern area (approx southern 40 metres) tess and creating a native species scrub/woodland buffer.	through
Education comments		
Flood Risk		
Please Note: any devel	The Beck runs along the Souther boundary of the site. There are a couple of large dia public sewers crossing the site elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefor eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Utilities		
Gas		
Electric	1	
Fire and Rescue		
1		

Site Plan ref: n/a	SHLAA rei: 1279	
Telecoms		
Other		
Heritage England		
Natural England		
Conclusions		
Submission Draft Plan Alloca	tion	
Not allocated for housing		
Submission Draft Plan Alloca	tion Conclusion	

Green Belt site. Development would lead to coalescence of settlements of Morley and Middleton.

Wide Lane - Owlers Farm Extension, Morley

Station Road (land at), Morley

Site Plan ref: n/a SHLAA ref: 1280

Site Details

Easting	426670	Northing	428197	Site area ha	0.59	SP7	Major Settlement Infill
HMCA	HMCA Outer South West		Ward	Morley Nor	th		

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

The site slope downwards towards Station Road and is in informal recreational use. Located within an area of mixed uses (residential and industrial/commercial).

Spatial relationships

UDP Designations

OB! Boorgilations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	98.21	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	
N1A Allotments N5 Open Space N6 Playing Pitch N8 Urban Green Corridor CC Shopping Quarter UDP City Centre S2S6 Town Centre Proposed Local Centre	0.00 0.00 0.00 0.00 0.00 0.00 0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Morley
Nearest train station distance (m)		307.86
Nearest bus stop		3426
Nearest bus stop distance (m)		48.69

Agricultural classification		
Grade Percent		
Urban 100		

Station Road (land at), Morley Site Plan ref: n/a SHLAA ref: 1280 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards 5 Access comments Access from Station Rd - complicated by steep nature of site 3 Local network comments Small site unlikely to impact on local network 5 Total score Mitigation measures 13 Highways site support yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection n/a **Network Rail** Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues Yorkshire Water **Treatment Works** Knostrop

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

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

Station Road (land at), Morley

Site Plan ref: n/a SHLAA ref: 1280

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Please Note: any deve	runs through site adjacent to Southern boundary. Plopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Liectric	
	1
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	
Submission Draft Plan	
Not allocated for hous	ing
Submission Draft Plan	Allocation Conclusion
The site is designated	as green space on the Site Allocations Plan.

Lane Side Farm, PAS Morley

Site Plan ref: HG2-149 SHLAA ref: 1282

Site Details

Easting	426961	Northing	428895	Site area ha	20.64	SP7	Major Settlement Extension
HMCA	Outer South West			Ward	Morley North		

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

% overlap

Description

Agricultural land, with housing to the north.

Spatial relationships

UDP Designations

N32 Greenbelt	3.48
N34 PAS	96.33
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.19	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

% overlap

Regeneration Areas

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

LCC ownership %	0.00
No arrest trades at all arr	NA I
Nearest train station	Morley
Nearest train station distance (m)	788.40
Nearest bus stop	3782
Nearest bus stop distance (m)	213.92

Agricultural classification				
Grade	Percent			
Grade 2	6.46			
Grade 3	10.43			
Urban	1.22			
Grade 3b	27.66			
Grade 3a	54.23			

Lane Side Farm, PAS Morley

Site Plan ref: HG2-149 SHLAA ref: 1282

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

Site Plairier: HG2	2-149 SHLAP	A Tel: 1202					
	Overlaps SSSI Overlaps SEGI		Overla	Public Right of Way ps SFRA Flood Zone rlaps EA Flood Zone	V		
	Overlaps LND						
Overlane (Overlaps LNR			s HSE Major Hazard			
•	Conservation Area			ps HSE Gas Pipeline Pot. Contamination			
	ps Listed Building		· · · · · · · · · · · · · · · · · · ·	inerals Safeguarded			
	Overlaps N37 SLA mployment buffer		· · · · · · · · · · · · · · · · · · ·	Safeguarded 100m			
Overlaps Strat. Li	inproyment burrer		Overlaps will let als	Sareguarded 100m			
Greenbelt assessme	nt not required						
Summary of infra		der commen	ts				
LCC Highways Comr							
Public transport access							Rank (1-5)
Mostly meets Core Stra	itegy standards						4
Access comments							
Access from Victoria Re	d - priority junction (or signals depen	ding on the number	of units to be served	d - widening into site r	required	4
Local network commer	nts						
Cumulative imapct with		usy location					3
Mitigation measures							Total score
signalised access other	mitigation works re	equired					11
Highways site support							
yes with mitigation							
Contingent on other sit	ies						
required to access sits	1283, 3068 & 2164						
Highways England							
Impact No material in	·	Network Status	No objection				
Potential for cumulativ	e impact in combina	ation with other	sites. If site still inc	luded at next sift ass	ess as part of Morley/	Gildersome clus	ster.
Network Rail							
Yorkshire Water							
Treatment Works	Knostrop						
Knostrop High and Lov level. Development that ensure the necessary i 2020. Phasing is one n represent a 10% or gr developer wants to bri contributions. The am	at will connect to the nfrastructure and ca nethod used to ensu eater increase in pop ng a site forward be	e public sewer sy apacity can be pr ure sites are brou pulation served l efore YW have co	ystem needs to be convoided to serve the aught forward in line by the works should completed any planner	o-ordinated with Yorl site. The forthcomir with YW's investmen take into account aved improvements it n	kshire Water's Asset M ng AMP(6) will run fror t. It is particularly imp ailable sewerage and	Management Pla m April 2015 to portant that site WwTW capacity	ns (AMP) to March s which y. If a
Environment Agenc	v						
Constraints	•						

Lane Side Farm, PAS Morley

Site Plan ref: HG2-149 SHLAA ref: 1282

LCC	
Ecology support	Supported
Supported	
Education comments	1
	2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6-
	required across outer SW area.
Flood Risk	
Flood Zone 1 Please Note: any deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Housing allocations 1. should be avoided.	282, 1281B, 1064B, 309, 2127 are identified as being Agricultural Land Classification Grade 2. The loss of high quality soils

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Flat agricultural land, between residential developments. Change in levels from road to site. No Highways issues.

Lane Side Farm Extension, Morley

Site Plan ref: n/a SHLAA ref: 1283

Site Details

Easting	427404	Northing	428769	Site area ha	29.45	SP7	Major Settlement Extension
HMCA	HMCA Outer South West		Ward	Morley Nort	th		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

% overlap

Description

Greenfield site forming part of wider area in agricultural use. Residential uses located in the wider surrounding area although at distance.

Spatial relationships

UDP Designations

N32 Greenbelt	99.96
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.32
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.04	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

LCC ownership %	0.01
No arrest trades at all arr	NA I
Nearest train station	Morley
Nearest train station distance (m)	794.80
Nearest bus stop	10316
Nearest bus stop distance (m)	630.58

Agricultural classification			
Grade	Percent		
Grade 3	58.97		
Urban	0.13		
Grade 3b	30.18		
Grade 3a	10.72		

LCC Highways Comments Public transport accessibility comments 80% of the site meets the Core Strategy standards for Public Transport, 100% of the site to primary education, 30% to health and 5% to secondary education Access comments Landlocked site has no access to adopted highway (track from Daisy Hill is not suitable). Relies on site 1282 for access but too much development off single access

Lane Side Farm Extension, Morley

Site Plan ref: n/a SHLAA ref: 1283

Local network comme						
Potential cumulative in	npact on churwen hiii					3
Mitigation measures						Total score
						9
Highways site support						
no						
Contingent on other s	ites					
no						
Highways England Impact No material	impact Netv	vork Status No objection	on			
Potential for cumulati	ve impact in combination	with other sites. If site sti	Il included at next	sift assess as part of l	Morley/Gildersome c	luster.
Network Rail						
Footbridge to replace	nearby LC; Morley Statio	n Improvements (including	disabled access) (General asset protection	on issues	
Yorkshire Water						
Treatment Works	Knostrop	which serve the bulk of Leed				
2020. Phasing is one represent a 10% or g developer wants to br	method used to ensure s reater increase in popula ring a site forward before	ty can be provided to serve ites are brought forward in tion served by the works sh YW have completed any pl ed by a developer funded for	line with YW's involuded take into accordanced improveme	estment. It is particula ount available seweraç	arly important that si ge and WwTW capac	tes which ity. If a
Environment Agend	су					
Constraints						
FZ1 over 1 ha. See co	omments in main text of	our response.				
LCC						
Ecology support	Supported					
Supported						
	7					
Education comments						
Flood Risk						
Please Note: any deve		within the site. increase flood risk elsewhe such sites, to mitigate floo			eld' sites. LCC therefo	ore reserves
Utilities						
Gas						
Electric						
Elmand D	1					
Fire and Rescue						
Telecoms						
	1					

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Lane Side Farm Extension, Morley

Green Belt site. Site falls away steeply down to a railway cutting. Highways concerns re access. Development would represent a major incursion into the Green Belt gap separating Morley and Middleton, contrary to one of the purposes of Green Belts in preventing coalescence of settlements.

Albert Drive - Low Moor Farm Extension, Morley

Site Plan ref: n/a SHLAA ref: 1284B

Site Details

Easting	427845	Northing	428464	Site area ha	11.57	SP7	Major Settlement Extension
HMCA Outer South West		Ward	Morley Sou	th/Morley North			

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

Greenfield site in agricultural use. A railway line forms the western boundary.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	99.59
N34 PAS	0.41
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

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

Regeneration Areas

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

% overlap

LCC ownership	0.00	
Nearest train station		Morley
Nearest train station distance (949.87	
Nearest bus st	2207	
Nearest bus stop distance (514.61	

Agricultural classification			
Grade	Percent		
Grade 2	0.81		
Grade 3	79.98		
Urban	6.61		
Grade 3b	9.67		
Grade 3a	2.93		

3

Albert Drive - Low Moor Farm Extension, Morley Site Plan ref: n/a SHLAA ref: 1284B Local network comments Cumulative impact with other sites 4 **Total score** Mitigation measures Cumulative imapct may require mitigation 10 Highways site support yes with mitigation Contingent on other sites could cmine with adjacent sites - 1320 in particular **Highways England** Impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

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

LCC

Supported with mitigation **Ecology support**

Supported with mitigation to protect and enhance the wildlife corridor function provided by the adjacent Albert Valley Road LNA and the railway.

Education comments

Flood Risk

Flood Zone 1. A number of public sewers and culverts located within the site.

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

Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation Conclusion

Submission Draft Plan Allocation Not allocated for housing

Albert Drive - Low Moor Farm Extension, Morley

Green Belt site. The site is unrelated to the existing settlement form and development would represent a major incursion into Green Belt, reducing the gap between Morley and Middleton.

Albert Drive Morley

Site Plan ref: HG2-153 SHLAA ref: 1284A_4211

Site Details

Easting	427526	Northing	428261	Site area ha	4.65	SP7	Major Settlement Infill
HMCA	HMCA Outer South West			Ward	Morley Sou	th	

Site Characteristics

Site type 30:70 green/brown

On-site land uses

Agriculture

Wholesale distribution

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

Partially geenfield site in agriculturual use, and mainly site is split between a storage depot and workshop uses with a small amount of office space.

Spatial relationships

UDP Designations

N32 Greenbelt	40.30	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	59.70	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Morley
Nearest train station distance ((m)	582.35
Nearest bus s	2207	
Nearest bus stop distance ((m)	242.75

Agricultural classification					
Grade	Percent				
Grade 3	4.59				
Urban	95.41				

Site Plan ref: HG2-153 SHLAA ref: 1284A_4	211		
Overlaps SSSI	Overlans	Public Right of Way	✓
Overlaps 3331		ps SFRA Flood Zone	
Overlaps SEGI		rlaps EA Flood Zone	
Overlaps LNR		s HSE Major Hazard	
Overlaps Conservation Area		ps HSE Gas Pipeline	
Overlaps Listed Building		Pot. Contamination	✓
Overlaps N37 SLA	Overlaps M	inerals Safeguarded	
Overlaps Strat. Employment buffer	Overlaps Minerals	Safeguarded 100m	
Greenbelt Assessment			
Check the unrestricted sprawl of large built up are	as		
Would development lead to/constitute ribbon development?	No		
Would development result in an isolated development?			
Is the site well connected to the built up area?	No		
'	Yes		
Would development round off the settlement?	Yes		
Is there a good existing barrier between the existing urban a and the undeveloped land?	1.77		
Unrestricted Sprawl Conclusion Low potential to lead to un	estricted sprawl		
2. Prevent neighbouring towns from merging			
Would development lead to physical connection of settlemen	ts?		
	110		
Do features provide boundaries to contain the development?	No		
Coalescence Conclusion No merging of settlements			
3. Assist in safeguarding the countryside from encroa	ıchment		
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	s? Yes		
Areas of protected/unprotected woodland/trees/hedgerows?	Yes		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?			
Does the site contain buildings	Yes		
Are these buildings used for agricultural purposes?	Yes		
Encroachment Conclusion Site performs an important role in		m encroachment	
4. Preserve the setting and special character of histo			
Site within/adjacent to conservation area/listed building/histo	orical features?	No	
Can development preserve this character?		No	
Character Conclusion No effect on the setting and special ch	aracter of historic	features	
Overall Conclusion from assessment against all 4 pur characteristics of openness and permanence	poses of green I	pelt and essential	
Some potential to lead to unrestricted sprawl as there is a liproviding some defense running west to east.	mited defensible t	ooundary to the north	east of the site. There is a railway line
providing some deterise running west to east.			
Summary of infrastructure provider comments			
LCC Highways Comments Dublic transport accessibility comments			Donle (4
Public transport accessibility comments			Rank (1-
Meets PT and mostly other guidance			4
Access comments			
Access from Albert Road and Albert Drive			

Albert Drive Morley

Site Plan ref: HG2-153 SHLAA ref: 1284A_4211

Local network comments	
OK	5
	J
Mitigation measures	Total score
Wittigation measures	
	14
Highways site support] []
Yes	
Contingent on other sites	1
	İ
Highways England Impact No material impact Network Status No objection, no mitigation required	
Impact No material impact Network Status No objection, no mitigation required	
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Environment Agency Constraints	
CONSTRUING	
LCC	
Ecology support Supported with mitigation	
Albert and Valley Road Leeds Nature Area lies in the northern half of the proposed allocation 4211. The site is lowland mixed decidud and acid grassland habitat - it forms part of an important woodland wildlife corridor. The Lowland mixed deciduous woodland on the	us woodland nis site is a UK
BAP habitat - the acid grassland may also be. Both habitats form part of a larger wildlife habitat network linking through to the railwa	y corridor.
Significant tree belts along east and west boundaries also need to be retained and enhanced to contribute to ecological linkages.	
Education comments	
Flood Risk	
FZ1. The site is not at significant risk from surface water flooding.	
Utilities	
Gas	
Electric	
Electric	
Electric Fire and Rescue	

Albert Drive Morley

Submission Draft Plan Allocation Conclusion

Site Plan ref: HG2-153 SHLAA ref: 1284A_4211

Other			
Heritage England			
Natural England			
Conclusions			
Submission Draft Plan Allocation			
Housing allocation			

Green Belt site. The site is well related to the existing residential area and development would round off the built up area.

Dewsbury Road (501) LS11 5LL

Site Plan ref: n/a SHLAA ref: 1325

Site Details

Easting	429616	Northing	430301	Site area ha	0.77	SP7	Main Urban Area Infill
HMCA	HMCA Outer South West			Ward	Beeston and	d Holbeck	

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Allotment and city farm

Manufacturing and Wholesale

Dwellings

Other land uses - None

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

% overlap

Description

Occupied brownfield site in industrial use.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	%	0.00
Nearest train station	Cottingley	
Nearest train station distance (2244.02	
Nearest bus s	9142	
Nearest bus stop distance (77.88	

Agricultural classification				
Grade Percent				
Urban	100			

Dewsbury Road (501) LS11 5LL Site Plan ref: n/a SHLAA ref: 1325 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards 5 Access comments Access could be achieved 5 Local network comments Spare capacity in the local network but some impact likely 4 Total score Mitigation measures 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 Knostrop

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

Environment Agenc	у
Constraints	
FZ1 under 1 ha. See o	comments in main text of our response.

Dewsbury Road (501) LS11 5LL

Site Plan ref: n/a SHLAA ref: 1325

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Flood Zone 1 Please Note: any deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
E. 15	1
Fire and Rescue	
Telecoms	
Other	
Heritage England	
3 3	
Natural England	
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Not allocated for house	ing
Submission Draft Plan	Allocation Conclusion
	hin an existing employment area and is considered more appropriate for employment use.

Adwalton - Penfields, Drighlington

Site Plan ref: n/a SHLAA ref: 1332

Site Details

Easting	422795	Northing	428040	Site area ha	18.41	SP7	Smaller Settlement Extension
HMCA	Outer South West Ward Morley North		h				

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Storage

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

% overlap

Description

Greenfield site in agricultural use with some industrial uses on the western edge of the site. Residential properties lie to the north and Bradford Road to the south.

Spatial relationships

UDP Designations

99.70
0.00
0.00
0.00
0.00
0.01
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

	7
Main Urban Area 0.00	% overlap
Major Settlement 0.00	
Minor Settlement 0.30	
verlaps Urban Extension	_

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4170.30
Nearest bus stop	8627
Nearest bus stop distance (m)	463.32

Agricultural classification		
Grade	Percent	
Grade 3	46.26	
Grade 4	38.06	
Urban	15.68	

Adwalton - Penfields, Drighlington Site Plan ref: n/a SHLAA ref: 1332 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? No Is the site well connected to the built up area? Yes Would development round off the settlement? Yes Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? Yes Do features provide boundaries to contain the development? No Coalescence Conclusion No merging of settlements 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area No Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings Yes Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features

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

characteristics of openness and permanence

Green Belt site. Development would round off the settlement up to the A650 and be contained by the major road which acts as a defensible boundary

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
No Public Transport or other local services	
	1
Access comments	
Access is only available via Southfield Farm on Fieldhead Lane or Walton Drive, the latter being substandard in width to accommodate the level of development	3

Adwalton - Penfields, Drighlington

Site Plan ref: n/a SHLAA ref: 1332

Local network comme						
Potential issues at the	junction with the A650					4
Mitigation measures						Total score
	rcome site deficiencies -	level of development unlik	ely to support new	bus service or loc	al services	8
Highways site support						
no						
Contingent on other s	ites					
Highways England Impact Major Impac	t Netv	vork Status Likely to r	require significant _l	ohysical mitigation	1	
Potential for cumulati	ve impact in combination	with other sites. If site st	till included at next	sift assess as par	t of Morley/Gildersor	me cluster.
Network Rail						
Yorkshire Water	1					
Treatment Works	Knostrop					
	<u>'</u>	which serve the bulk of Lee	ds. There is capaci	ty for significant o	levelopment at Knost	trop High and Low
ensure the necessary 2020. Phasing is one represent a 10% or g developer wants to br	infrastructure and capac method used to ensure s reater increase in popula ing a site forward before	blic sewer system needs to ity can be provided to serv- ites are brought forward in tion served by the works se YW have completed any particularly and by a developer funded	e the site. The for I line with YW's inv hould take into acco Dianned improveme	thcoming AMP(6) restment. It is part ount available sev	will run from April 20 ticularly important th verage and WwTW c	015 to March nat sites which apacity. If a
Environment Agen	rv.					
Constraints						
	omments in main text of	our response.				
LCC]					
Ecology support	Supported					
Supported						
Education comments	1					
		+333+1077+1344 = 1376	houses generates	344 primary and	138 secondary childr	en. 1-1.5FE
Flood Risk]					
Flood Zone 1.						
Please Note: any deve		increase flood risk elsewh such sites, to mitigate floo			enfield' sites. LCC th	nerefore reserves
Utilities						
Gas						
Electric						
Fire and Rescue	1					

Site Plan ref: n/a SHLAA ref: 1332 Telecoms Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Adwalton - Penfields, Drighlington

Green Belt site. Highways concerns re poor accessibility and limited access provision. Development would represent a significant incursion into Green Belt to the south of Drighlington.

Pitty Close Farm, Drighlington BD11

Site Plan ref: n/a SHLAA ref: 1334

Site Details

Easti	ing	423195	Northing	428920	Site area ha	14.35	SP7	Smaller Settlement Extension
HMCA Outer South West		Ward	Morley Nort	th				

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site in agricultural use within wider area of agricultural land. The site lies at distance from the nearest settlement.

% overlap

Spatial relationships

UDP Designations

J	
N32 Greenbelt	95.09
N34 PAS	4.91
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3856.02
Nearest bus stop	3020
Nearest bus stop distance (m)	375.63

Agricultural classification		
Grade	Percent	
Grade 3	75.83	
Urban	18.93	
Grade 3b	5.24	

Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments 20% of the site has access to 4 buses per hour, 40% of the site has access to 3 buses per hour. The remaining 40% of the site had 0 buses per hour. The site lies outside the accessibility zone for education, 100% of the site has access to health. Access comments Access is very poor onto Wakefield Rd - too narrow, very limited visibility 1

Pitty Close Farm, Drighlington BD11

Site Plan ref: n/a SHLAA ref: 1334

Local network comme	ents			
Potential cumulative i	mpact with adjacent	sites		4
Mitigation measures				Total score
_	rcome site deficienc	cies - level of develop	oment unlikely to support new bus service or local services	7
Highways site suppor	t			
Contingent on other s	ites			
Highways England				
Impact Material imp	act	Network Status	No objection subject to satisfactory mitigation	
Potential for cumulati	ve impact in combin	nation with other sites	es. If site still included at next sift assess as part of Morley/Gilderson	me cluster.
Network Rail				
Yorkshire Water	1			
Treatment Works	Knostrop			
Knostrop High and Lo level. Development th	w level are large wo nat will connect to th	ne public sewer syste	bulk of Leeds. There is capacity for significant development at Knosem needs to be co-ordinated with Yorkshire Water's Asset Manageme	ent Plans (AMP) to
2020. Phasing is one represent a 10% or g developer wants to be	method used to ens reater increase in poring a site forward b	sure sites are brought opulation served by the pefore YW have comp	ded to serve the site. The forthcoming AMP(6) will run from April 2 t forward in line with YW's investment. It is particularly important the works should take into account available sewerage and WwTW coleted any planned improvements it may be possible for the develop per funded feasibility study.	nat sites which capacity. If a
Environment Agen	су			
Constraints FZ1 over 1 ha. See c	omments in main te	ext of our response.		
121 over 111a. 000 0	=	At or our response.		
LCC				
Ecology support	Supported			
Supported				
Education comments				
Flood Risk]			
Flood Zone 1. Field do Please Note: any devo the right to ask for de	elopment has potent	tial to increase flood	risk elsewhere, particularly development of 'greenfield' sites. LCC th mitigate flood risk, elsewhere in the catchment.	nerefore reserves
Utilities				
Gas				
Electric				
Fire and Rescue				

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Pitty Close Farm, Drighlington BD11

SHLAA ref: 1334

Green Belt site. The site is unrelated to the existing settlement. Development of the site would be an isolated island and create unrestricted sprawl into the Green Belt and a precedent for further sprawl. Poor site access.

Westfield Farm, Drighlington

Site Plan ref: HG2-144 SHLAA ref: 1344

Site Details

Easting	423094	Northing	429314	Site area ha	0.57	SP7	Smaller Settlement Extension
HMCA Outer South West			Ward	Morley Nort	ih		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other

Other land uses

Equestrian

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

Description

Currently in agricultural use. Development to the north and south of the site, with Old Lane bordering and providing access to the north. South of the site is bordered with agricultural land.

Spatial relationships

UDP Designations

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4054.43
Nearest bus stop	392
Nearest bus stop distance (m)	249.08

Agricultural classification							
Grade	Percent						
Grade 3	100						

Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments Meets Core Strategy standards with exception of education Access comments Access schievable from Old Lane with some widening and provision of new footways 4

Westfield Farm, Drighlington

Site Plan ref: HG2-144 SHLAA ref: 1344

Local network comme		
Small development ur	likely to impact on local network	4
		Total score
Mitigation measures	and provision of new footways	Total score
widefiling of Old falle a	and provision of new rootways	12
Highways site support		
yes with mitigation		
Contingent on other s		
best combined with 10	777 to achieve access improvments	
Highways England	No objection	
Impact No material n/a	mpact Network Status No objection	
II/a		
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop	
	w level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop at will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management P	
ensure the necessary 2020. Phasing is one represent a 10% or g developer wants to be contributions. The ar	infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 t method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sit reater increase in population served by the works should take into account available sewerage and WwTW capacing a site forward before YW have completed any planned improvements it may be possible for the developer to nount would be determined by a developer funded feasibility study.	o March es which ty. If a
Environment Agence Constraints		
	comments in main text of our response.	
Tanus mar ses		
LCC		
Ecology support	Supported	
Supported		
Education comments		
1200A+3378+3064+	$\frac{1}{3000+1332+2124+3003+333+1077+1344} = 1376$ houses generates 344 primary and 138 secondary children.	1-1.5FE
primary school require	ed. -	
Flood Risk		
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
Utilities		
Gas		
Floatria	1	
Electric		
El.,]	
Fire and Rescue		

Site Plan ref: HG2-144 SHLAA ref: 1344 Telecoms Other Heritage England Natural England Conclusions

Green Belt site. The site is well contained by existing housing and road frontages and is effectively an infill site.

Westfield Farm, Drighlington

Submission Draft Plan Allocation

Submission Draft Plan Allocation Conclusion

Housing allocation

Rod Mills Lane, High Street, Morley

Site Plan ref: HG2-156 SHLAA ref: 2036

Site Details

Eas	sting	426699	Northing	427368	Site area ha	1.84	SP7	Major Settlement Infill
HN	HMCA Outer South West			Ward	Morley Sou	th		

Site Characteristics

Site type Brownfield

On-site land uses

Vacant building

Neighbouring land uses

Office

Manufacturing and Wholesale

Dwellings

Other land uses - None

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

Description

Site occupied by industrial uses within mature woodland. Located within area of commercial and residential properties.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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

LCC ownership %		0.00
Nearest train station		Morley
Nearest train station distance (m)		785.27
Nearest bus stop		1907
Nearest bus stop distance (m)		90.44

Agricultural classification		
Grade	Percent	
Urban	100	

Rod Mills Lane, High Street, Morley Site Plan ref: HG2-156 SHLAA ref: 2036 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **V ~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards 5 Access comments Access not achievable from Fountain St. Potential off High St by side of flat complex - car parking issues 3 Local network comments Smallish development with minimal impact 4 Total score Mitigation measures Access from High Street only 12 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 Morley / Gildersome cluster. **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

Environment Agency

Constraints

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

contributions. The amount would be determined by a developer funded feasibility study.

Rod Mills Lane, High Street, Morley

Site Plan ref: HG2	2-156 SHLAA ref: 2036
LCC	
Ecology support	Supported
Supported	
Education comments	
	275A+1285+2036 = 565 houses generates 141 primary and 56.5 secondary children. Although not enough children for a new options available in Morley, so land would be sought.
Flood Risk	
	lopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
There are also Grade I There is a requirement features of special arcl Consequently, if alloca	oundary of the Morley Town Centre Conservation Area. I Listed Buildings to the west (Offices occupied by Rentokil). I in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any hitectural or historic interest which they possess. Ited, any development proposals for this area would need to ensure that those elements which contribute hese assets are not harmed
Natural England	
_	7, 137A, 2036, 2098B include areas of deciduous woodland BAP habitat

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Site within the urban area. Heavily treed. Existing mill suitable for conversion to residential in principle.

one Details	Site	Details
-------------	------	----------------

Easting	431122	Northing	426004	Site area ha	0.61	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Ardsley and Robin Hood	

Site Characteristics

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %		0.00
Nearest train station		Morley
Nearest train station distance (m)		4658.55
Nearest bus stop		14347
Nearest bus stop distance (m)		173.40

Agricultural classification			
Grade Percent			
Grade 3	100		

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

Fall Lane, East Ardsley

Site Plan ref: n/a	SHLAA ref: 2037	
Greenbelt assessme	ent not required	
Summary of infra	structure provider comments	
Highways England	Note to a relative	
Impact	Network Status	
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agend		
Constraints	SY	
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

Fall Lane, East Ardsley

Site Plan ref: n/a SHLAA ref: 2037

Submission Draft Plan Allocation Conclusion

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

Gelderd Road (land to the north of), Wortley LS12

Site Plan ref: HG3-21 SHLAA ref: 2078

Site Details

Easting	426843	Northing	431007	Site area ha	11.63	SP7	Main Urban Area Extension
HMCA	HMCA Outer South West		Ward	Farnley and	d Wortley		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Unmanaged Forest

Neighbouring land uses

Agriculture

Manufacturing and Wholesale

Cemeteries and Crematoria

Other land uses - None

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

Description

Greenfield site in agricultural use with woodland forming three of the boundaries. The site lies at a higher level than land to the east and south with no direct access to the highway.

Spatial relationships

UDP Designations

97.54	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0

Core Strategy

Main Urban Area	2.46	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	100.00	
Nearest train station		Cottingley
Nearest train station distance	1081.79	
Nearest bus s	4472	
Nearest bus stop distance	(m)	321.10

Agricultural classification		
Grade	Percent	
Grade 3	77.53	
Urban	22.47	

1

No frontage to adopted highway

Gelderd Road (land to the north of), Wortley LS12

Site Plan ref: HG3-21 SHLAA ref: 2078

Local network comme		
Congestion on Outer I	Ring Road and M621	3
B distinction		Total score
Mitigation measures Needs other sites to c	ome through with mitigation on local and strategic highway network	1000.0
		5
Highways site support		
No		
Contingent on other s		
Need to combine with	2078, 3057, 2114	
Highways England		
Impact No material		
Potential for cumulati	ve impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road clus	iter.
Network Rail		
General asset protect	ion issues	
Yorkshire Water		
Treatment Works	Knostrop	
developer wants to be contributions. The ar	reater increase in population served by the works should take into account available sewerage and WwTW capa ring a site forward before YW have completed any planned improvements it may be possible for the developer to mount would be determined by a developer funded feasibility study.	
Environment Agend	cy 	
Constraints	in an Arm of an historia landfill the Consequence in any in Arch of any annual and a finite in the consequence in the consequen	
FZT over 1 ha and site	e is on top of an historic landfill site. See comments in main text of our response	
LCC		
Ecology support	Not supported	
	No site-specific designations but this former quarry has been restored to grassland and woodland. There is acid and this forms part of an important wildlife corridor along the railway (potential Leeds Habitat Network or Loca and 2114).	
Education comments		
1171B+3056+2078+	4029+637 = 1202 houses generates 300 primary and 120 secondary children. 1x1.5FE primary school required	
Flood Risk		
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC there eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	fore reserves
Utilities		
Gas		
Electric		
Fire and Rescue		

Site Plan ref: HG3-21 SHLAA ref: 2078 Telecoms Other Heritage England

Conclusions

Natural England

Submission Draft Plan Allocation

Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion

Gelderd Road (land to the north of), Wortley LS12

Green Belt site. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternatives preferred for allocation. The site contributes to a reserve of land with potential for longer term development.

Stank Hall Barn, Beeston LS11

Site Plan ref: n/a SHLAA ref: 2095

Site Details

Easting	428523	Northing	428833	Site area ha	8.24	SP7	Main Urban Area Extension
HMCA	Outer South West		Ward	Middleton F	Park		

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Vacant building

Neighbouring land uses

Agriculture

Transport tracks and ways

Shops

Other land uses

Listed Building

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

Description

Greenfield site in agricultural use. Stank Hall Barn a derelict listed building is located within the northern part of the site. The White Rose Shopping Centre lies to the west of the site beyond Dewsbury Road.

Spatial relationships

UDP Designations

N32 Greenbelt 97.51 % overlap N34 PAS 0.00 **RL1 Rural Land** 0.00 N1 Greenspace 0.00 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 0.00 CC Shopping Quarter **UDP City Centre** 0.00 0.00 S2S6 Town Centre Proposed Local Centre 0.00 Sch. Ancient Mon. 0.00

Core Strategy

Main Urban Area	2.49	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

Regeneration Areas

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

LCC ownership	96.71	
Nearest train station	Cottingley	
Nearest train station distance	1681.74	
Nearest bus s	246	
Nearest bus stop distance	(m)	92.81

Agricultural classification					
Grade	Percent				
Grade 3	98.17				
Urban	1.83				

Overlaps SSSI		Overlaps Public R	ight of Way	✓
Overlaps SEGI	<u> </u>	Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA	Flood Zone	✓
Overlaps LNR		Overlaps HSE M	ajor Hazard	
Overlaps Conservation Area	<u> </u>	Overlaps HSE (Gas Pipeline	
Overlaps Listed Building	<u> </u>	Overlaps Pot. Co.	ntamination	✓
Overlaps N37 SLA		Overlaps Minerals S	afeguarded	
Overlaps Strat. Employment buffer		Overlaps Minerals Safegua	arded 100m	
Greenbelt Assessment				
Greenbelt Assessment I. Check the unrestricted sprawl of I	arge built up aı	reas		
I. Check the unrestricted sprawl of I	bon development			
I. Check the unrestricted sprawl of I	bon development development?	? Yes		
I. Check the unrestricted sprawl of I Vould development lead to/constitute rib Vould development result in an isolated of	bon development development? area?	? Yes Yes		
. Check the unrestricted sprawl of I Vould development lead to/constitute rib Vould development result in an isolated of s the site well connected to the built up a	bon development? levelopment? lrea? ent?	? Yes Yes No No		

Would development lead	to physical connection of settlements?	Yes	
Do features provide boun	daries to contain the development?	No	
Coalescence Conclusion	No merging but would significantly reduce	the green belt gap	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	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	Yes
Are these buildings used for agricultural purposes?	No

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

4. Preserve the setting and special character of historic towns

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

Isolated site that doesn't connect to urban area. Site will reduce gap between settlements but is contained by road and railway line which reduces potential for sprawl. Listed building on site.

Summary of infrastructure provider comments			
LCC Highways Comments			
Public transport accessibility comments	Rai	nk (1-	-5)
The site has access to 4 buses per hour, 15% of the site to primary education, 85% secondary and good local services - improvements to pedestrian links required. Poor access to health.		4	
Access comments			
There is the potential for a left in left out access off Dewsbury Road to the north of the site and a fourth arm to the southern White Rose roundabout		4	

Stank Hall Barn, Beeston LS11

Site Plan ref: n/a SHLAA ref: 2095

	twork comme																		
Congeste	ed local netwo	ork and mitigation r	may be required														3	3	
																		SCO	re
	n measures	asures to corss Dev	vshury Poad														· Otai	3001	
redestria	an access mea	isules to coiss Dev	vsbui y Roau														1	1	
Highway	s site support																		
yes with	mitigation																		
Continge	nt on other si	tes																	
Highwa	ys England																		
Impact	No material i	mpact	Network Status	No c	objec	tion													
Potential	for cumulativ	ve impact in combi	nation with other site	es. If	f site s	still incl	uded a	at next	t sift a	assess	as pa	rt of E	Dewsb	ury R	oad clu	uster.			
Networ	·k Dail]																	
	asset protecti	on issues																	
General	asset protecti	011 133463																	_
Yorkshi	ire Water																		
Treatmen	nt Works	Knostrop																	
ensure the contribution of	he necessary nasing is one i nt a 10% or gi er wants to br	infrastructure and of method used to ensine attention in particular increase in pring a site forward be detected.	he public sewer syste capacity can be provi sure sites are brough opulation served by before YW have com termined by a develo	rided to nt forw the wo npleted	to serv ward i vorks s d any	ve the s n line v should planne	site. T with Y\ take ir d impr	The form W's invento accordence	thcor vestm count	ning A ient. It availa	MP(6) is pai ble se	will r ticula werag	un fro rly im _l e and	m Api portar WwT	ril 201 nt that W cap	15 to N t sites pacity.	March which If a	h	
Constrair																			
		FZ2/3 See comm	ents in main text of o	our res	espons	se													
		1			<u> </u>														
LCC																			
Ecology s		Not supported																	
			overs most of this sit vork). Needs to be co																
Education	n comments																		
		7																	
Flood Ris	sk																		
sewers I	ocated in part lote: any deve	s of the site. elopment has poten	s inside the SW boun atial to increase flood ans for such sites, to	d risk e	elsew	here, p	articul	larly de	evelo _l	pment	of 'gr	eenfie							
114;1:4:5		1																	
Utilities Gas	S																		
Jas																			_
Electric																			
21001110																			
Fire and	Rescue																		

Stank Hall Barn, Beeston LS11 Site Plan ref: n/a SHLAA ref: 2095 Telecoms Other Heritage England

Conclusions

Natural England

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site, ancient monument and conservation area status covers much of the site. A small element of the site is 3ai (high) flood risk. The site is isolated and is identified as green infrastructure in the Core Strategy. Development would represent a finger incursion into Green Belt, unrelated to the existing settlement form.

West Wood Road, Middleton LS10

Site Plan ref: n/a SHLAA ref: 2096

Site Details

Easting	428836	Northing	427721	Site area ha	5.92	SP7	Main Urban Area Extension
HMCA	HMCA Outer South West			Ward	Ardsley and	Robin Hood/Middleton Park	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Vacant land

Neighbouring land uses

Agriculture

Transport tracks and ways

Other land uses - None

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

Description

Part agricultural and vacant land between Dewsbury Road and the raiwayl line.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership	33.78	
Nearest train station	Morley	
Nearest train station distance	1911.00	
Nearest bus s	11306	
Nearest bus stop distance	(m)	258.19

Agricultural classification						
Grade Percent						
Grade 3	100					

LCC Highways Comments Public transport accessibility comments The site has access to 4 buses per hour, 80% of the site to employment, 40% to primary health and 45% to primary and secondary education Access comments Access via an exisiting access onto Dewsbury Road 5

West Wood Road, Middleton LS10

Site Plan ref: n/a SHLAA ref: 2096

Local network comme	nts								
Spare capacity but cur	mulative issues	,							4
									4
								To	tal scor
Mitigation measures								10	itai scoi
									13
Highways site support	t								
yes									
Contingent on other s	ites								
	1								
Highways England			I						
Impact No material	impact N	letwork Status	No objection						
Network Rail									
	1								
Yorkshire Water	Vacatura								
Treatment Works Knostrop High and Lo	Knostrop	ks which sorve the	bulk of Loods TI	oro is capacit	y for significa	unt dovolonm	ont at Vnostron	Liah	and Low
level. Development th									
ensure the necessary									
2020. Phasing is one represent a 10% or g	metnod used to ensul reater increase in pop	re sites are brought oulation served by t	norward in line ne works should	take into acco	estment. It is ount available	sewerage ar	mportant that s nd WwTW capa	city. I	micn f a
developer wants to br	ring a site forward be	fore YW have comp	leted any planne	d improveme					
contributions. The an	nount would be deter	mined by a develop	er tunded teasir	ility study.					
Environment Agend	су								
Constraints									
slight encroachment of	of FZ2/3 See commen	nts in main text of o	ur response						
100	1								
LCC	Not our monted								
Ecology support	Not supported	notions but the 1000	N Dhasa 1 Habita	t man ahawa	this site as La	uland said a	racaland which	may l	a LIV
Not supported (RED). Biodiversity Action Pla									
assessing before a de Network.	cision is taken to allo	cate it. It may meet	Local Wildlife S	te criteria and	d would proba	ably form par	t of the Leeds I	Habita	it
Network.									
Education comments]								
Flood Risk	1								
Flood Zone 1. There is	 s a watercourse which	h runs along the We	estern boundary	Public sewers	located withi	n parts of the	e site		
Please Note: any deve	elopment has potentia	al to increase flood	risk elsewhere, j	articularly dev	velopment of	'greenfield' s	ites. LCC there	fore re	eserves
the right to ask for de	eveloper contributions	for such sites, to n	nitigate flood ris	k, elsewhere ii	n the catchme	ent.			
Utilities	1								
Gas	-								
	7								
Electric									
Fire and Rescue]								
	1								

Site Plan ref: n/a SHLAA ref: 2096 Telecoms Other Heritage England

Conclusions

Natural England

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

West Wood Road, Middleton LS10

Green Belt site, between Morley and Middleton. Separated from the urban area with no connections to either settlement (Morley or Middleton). The land is steeply sloping. Release of the site would represent an island of development in the Green Belt gap between Morley and Middleton, totally unrelated to the existing settlement.

Sissons Farm, Middleton LS10

Site Plan ref: n/a SHLAA ref: 2098B

Site Details

Easting	429206	Northing	427436	Site area ha	26.79	SP7	Main Urban Area Extension
HMCA	Outer South	n West			Ward	Middleton F	Park

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Unmanaged Forest

Neighbouring land uses

Agriculture

Transport tracks and ways

Dwellings

Other land uses - None

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

Description

Part forest, part agricultural land between Middleton and the railway line.

Spatial relationships

UDP Designations

ODI Designations		
N32 Greenbelt	99.98	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	12.65	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.02	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

LCC ownership %	99.67
Nearest train station	Morley
Nearest train station distance (m)	2339.12
Nearest bus stop	4379
Nearest bus stop distance (m)	377.76

Agricultural classification		
Grade Percent		
Grade 3	94.96	
Urban	5.04	

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

Majority of site isolated from main urban area. Development would be contained by railway line eliminating potential for further sprawl. However, site would impact on countryside and reduce the separation between settlements.

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Does not meet all accessibility criteria	2
	3
Access comments	
Only vehicular access seems to be from Thorpe Lane. Pedestrain and cycle links to the north ar	nd east would be vital
	3

Sissons Farm, Middleton LS10

Site Plan ref: n/a SHLAA ref: 2098B

Local network comments	
Development of this size is likely to require mitigation on local network	
	4
	Total scor
Mitigation measures	
	10
Highways site support	
yes with mitigation	
Contingent on other sites	
Highways England	
Impact Network Status	
Likely to require significant physical mitigation	
Network Rail	
Notwork Rain	
Yorkshire Water	
Treatment Works Knostrop Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High	
level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plan ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to N 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to precontributions. The amount would be determined by a developer funded feasibility study.	March which If a
Environment Agency Constraints	
FZ1 over 1 ha. See comments in main text of our response.	
LCC Feelegy cupport Not supported	
Ecology support Not supported Not supported (RED). No site-based designations but the 1990 Phase 1 Habitat map shows this site as Lowland acid grassland which may	v be UK
Biodiversity Action Plan priority habitat quality. Mill Beck runs along the west side of the site and may support Water Voles. This site need assessing before a decision is taken to allocate it. It may meet Local Wildlife Site criteria and would probably form part of the Leeds Habi Network.	ds
Education comments	
Flood Risk	
Flood Zone 1. There is a minor watercourse crossing the site, situated towards the North	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	reserves
Utilities	
Gas	
Electric	
License	
Fire and Rescue	

Site Plan ref: n/a SHLAA ref: 2098B Telecoms Other Heritage England

Housing allocations 637, 137A, 2036, 2098B include areas of deciduous woodland BAP habitat

Conclusions

Natural England

Submission Draft Plan Allocation

Sissons Farm, Middleton LS10

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Original SHLAA submission split into 3. Site B has substantial tree cover and part is situated between the existing and disused railway embankments, making development very difficult.

Sissons Farm, Middleton LS10

Site Plan ref: HG2-159 SHLAA ref: 2098A_C

Site Details

Easting	429535	Northing	427166	Site area ha	8.19	SP7	Main Urban Area Extension
HMCA Outer South West		Ward	Middleton P	ark			

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Unmanaged Forest

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

Agricultural land between the railway line and Middleton containing some forest within the site.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	99.88
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.18
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

Main Urban Area	0.12	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	99.94	
Nearest train station	Morley	
Nearest train station distance (m)		2737.24
Nearest bus s	12840	
Nearest bus stop distance	261.86	

Agricultural classification		
Grade Percent		
Grade 3	67.61	
Urban	32.39	

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

The site encapsulates a portion of the adjacent woodland. There are some concerns over the practicality of this site for development. It is very much a strip of development land so the site design would be challenging.

Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments Site mostly meets all standards Access comments only vehicular access seems to be from Thorpe Lane. Ped / cycle links to the north and east would be vital 3

Sissons Farm, Middleton LS10

Site Plan ref: HG2-159 SHLAA ref: 2098A_C

Local network comme	nts						
development of this si		re mitigation on local	network				
'	,	Ü					4
Mitigation measures						-	Total score
		·					4.4
							11
Highways site support	•						
yes with mitigation							
Contingent on other si	ites						
	1						
Highways England							
Impact No material i	mpact	Network Status	No objection, no r	nitigation required			
Network Rail	1						
Network Raii							
Yorkshire Water	1						
Treatment Works							
Environment Agend	су						
Constraints							
	1						
LCC							
Ecology support	Supported with m	itigation					
Supported with mitiga	ation if Red hatched	d areas are excluded ((woodland, scrub ar	nd grassland) and	the boundary is ame	nded as per draw	ing
RM/2098.							
Education comments							
Eddedtion comments							
Flood Risk							
FZ1. The site is not at	significant risk from	m surface water floor	ding.				
	-						
Utilities							
Gas							
Electric	1						
Electric							
Fire and Rescue							
	1						
Talasam	1						
Telecoms							
	7						
Other							
Heritage England							1

Sissons Farm, Middleton LS10

Site Plan ref: HG2-159 SHLAA ref: 2098A_C

Natural England	

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site which would round off the settlement. Site is part of a wider regeneration scheme for this area and development would contribute towards greenspace improvements as part of a wider community benefits package.

Dunningley Hill, Tingley WF3

Site Plan ref: n/a SHLAA ref: 2099

Site Details

Easting	428420	Northing	426876	Site area ha	3.11	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and	Robin Hood

Site Characteristics

Site type Greenfield

On-site land uses

Unmanaged Forest

Neighbouring land uses

Agriculture

Transport tracks and ways

Other land uses - None

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

Description

Forest to the east of Dewsbury Road with agricultural land on all other sides.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	98.32
N34 PAS	1.68
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

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

Regeneration Areas

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

LCC ownership %	96.41
Nearest train station	Morley
Nearest train station distance (m)	1905.69
Nearest bus stop	8422
Nearest bus stop distance (m)	309.98

Agricultural classification						
Grade	Percent					
Grade 2	34.36					
Grade 3	64.55					
Grade 3b	0.33					
Grade 3a	0.76					

Access comments

Poor access opportunity from A653

2

2

Dunningley Hill, Tingley WF3

Site Plan ref: n/a SHLAA ref: 2099

Local network comme										7		
Spare capacity but cur	nulative issues										4	
Mitigation measures]								_ T	otal so	ore
wittigation measures											8	
Highways site support]										
no												
Contingent on other si	ites											
	1											
Highways England			NI I- I									
Impact No material i	1	work Status	No object			· · · · · · · ·		Daniel	D al ala			
Potential for cumulative	ve impact in combination	n with other site	es. If site s	itili include	d at next si	ITT assess a	as part of	Dewsbur	y Road clu	ister		
Network Rail												
Yorkshire Water												
Treatment Works	Knostrop											
ensure the necessary 2020. Phasing is one represent a 10% or g developer wants to br	at will connect to the puinfrastructure and capac method used to ensure s reater increase in popula ing a site forward befor- nount would be determin	sity can be provious sites are brough ation served by to e YW have comp	ded to servat forward in the works s pleted any	ve the site. n line with should take planned im	The forthom YW's invested into account of the provement of the	coming AN stment. It unt availab	MP(6) will is particu le sewera	run from arly impo ige and W	April 2015 ortant that VwTW capa	5 to M sites v acity.	larch which If a	to
Environment Agend	су											
Constraints												
FZ1 over 1 ha and site	e is on top of an historic	landfill site. Se	ee commer	nts in main	text of our	response						
LCC												
Ecology support	Not supported											
	No site-based designati val of this area of wood											ıft
Education comments												
Flood Risk												
Please Note: any deve	s a culverted watercours elopment has potential to eveloper contributions fo	o increase flood	risk elsewl	here, parti	cularly deve	elopment o	of 'greenf				reserve	s
Utilities]	•		•								
Gas	-											
Electric												
	7											
Fire and Rescue												

Site Plan ref: n/a SHLAA ref: 2099 Telecoms Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Dunningley Hill, Tingley WF3

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is separated from the urban area by Green Belt and the motorway. Release of the site would result in an isolated island of development, unrelated to the existing settlement. The site is covered by dense woodland. Highway concerns re accessibility and poor access options.

Throstle Lane Playing Fields, Middleton LS10

Site Plan ref: n/a SHLAA ref: 2100B

Site Details

Easting	430211	Northing	427263	Site area ha	2.27	SP7	Main Urban Area Infill
3		3					
HMCA	HMCA Outer South West					Middleton P	ark

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Outdoor sport facility

Dwellings

Other land uses - None

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

% overlap

Description

Flat grassed amentity space in a residential area.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	92.82
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

ain Urban Area 100.00 %	6 overlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	

Regeneration Areas

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

LCC ownership %	99.99
Nearest train station	Morley
Nearest train station distance (m)	3354.40
Nearest bus stop	3877
Nearest bus stop distance (m)	88.37

Agricultural classification		
Grade Percent		
Grade 3	34.27	
Urban	65.73	

Site Plan ref: n/a SHLAA ref: 2100B Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility 4 Access comments Good access options 4 Local network comments Spare local capacity 5 Total score Mitigation measures 13 Highways site support yes Contingent on other sites **Highways England** Impact Network Status Comment awaited **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Throstle Lane Playing Fields, Middleton LS10

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

Site Plan ref: n/a SHLAA ref: 2100B LCC Ecology support **Education comments** Flood Risk Flood Zone 1. Large part of site susceptible to surface water flooding. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment. Utilities Gas Electric Fire and Rescue Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Not allocated for housing

Throstle Lane Playing Fields, Middleton LS10

Submission Draft Plan Allocation Conclusion

The site is within the urban area, but is designated as green space on the Site Allocations Plan.

Leeds Road, Lofthouse WF3

Site Plan ref: n/a SHLAA ref: 2104

Site Details

Easting	432865	Northing	426951	Site area ha	11.84	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West		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.

Spatial relationships

UDP Designations

72.07	% overlap
0.00	
0.00	
11.48	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 11.48 0.00 0.00 0.00 0.00 0.00 0.00

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	27.93	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	99.80	
Nearest train station	V	/oodlesford
Nearest train station distance	4490.38	
Nearest bus stop 8-		
Nearest bus stop distance	259.94	

Agricultural classification		
Grade Percent		
Grade 2	99.96	
Grade 3b	0.04	

Site Plan ref: n/a SHLAA ref:	2104			
Overlaps SSSI		Overlaps Public Right	of Way	
Overlaps SEGI		Overlaps SFRA Floo		
Overlaps LNA		Overlaps EA Floo		
Overlaps LNR		Overlaps HSE Major		
Overlaps Conservation Area		Overlaps HSE Gas P	ipeline	
Overlaps Listed Building		Overlaps Pot. Contam	nation 🗸	
Overlaps N37 SLA	C	Overlaps Minerals Safeg	uarded	
Overlaps Strat. Employment buffer	Overlap	os Minerals Safeguardec	100m	
Greenbelt Assessment				
Check the unrestricted sprawl of large b	ouilt up areas			
Would development lead to/constitute ribbon de	velopment?	No		
Would development result in an isolated develop	ment?	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 exis and the undeveloped land?	ting urban area	Yes		
Unrestricted Sprawl Conclusion High potential	to lead to unrestricte	ed sprawl		
2. Prevent neighbouring towns from merging Would development lead to physical connection of Do features provide boundaries to contain the decomposition of the provided by the	of settlements? evelopment?	No No		
Coalescence Conclusion No merging but there 3. Assist in safeguarding the countryside f		<u> </u>		
Strong defensible boundary between site and urb	oan area	Yes		
Does the site provide access to the countryside		Yes		
Does the site include local/national nature conse	rvation areas?	Yes		
Areas of protected/unprotected woodland/trees/	hedgerows?	Yes		
Site includes Grade 1, Grade 2 or Grade 3a agric	ultural land?	Yes		
Does the site contain buildings		No		
Are these buildings used for agricultural purpose	s?	No		
Encroachment Conclusion Site performs an imp	ortant role in safegu	arding from encroachm	ent	
4. Preserve the setting and special characteristics	ter of historic tow	ns		
Site within/adjacent to conservation area/listed by	ouilding/historical fe	atures? No		
Can development preserve this character?				
Character Conclusion No effect on the setting a	nd special character	of historic features		
Overall Conclusion from assessment again characteristics of openness and permanen		of green belt and ess	ential	
Development of the site would cross the disuse breached could result in sprawl into the Green I		uns along the western b	oundary. This is a strong defen	sible boundary that if

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 Access comments visibility looks poor onto Leeds Road due to limited site frontage 2

Leeds Road, Lofthouse WF3

Site Plan ref: n/a SHLAA ref: 2104

Local network comm	ents			
cumulative issues		-		
				4
				Total score
Mitigation measures Major works required	d nassibly navy signa	alad impation		Total score
Major works required	a possibly new signa	ned junction		10
Highways site suppo	rt			
yes with mitigation				
Contingent on other	sites			\neg
Highways England				
Impact Material im	pact	Network Status	No objection subject to satisfactory mitigation	
n/a				
Network Rail				
Yorkshire Water				
Treatment Works	Lemonroyd			
Surface water sewer	runs along the wes	tern boundary		
Environment Ager	ncv			
Constraints	FZ 2 & 3			
		very slightly. slight of	encroachment of FZ2/3 See comments in main text of our response.	
		3 0 3 0	· · · · · · · · · · · · · · · · · · ·	
LCC				
Ecology support	Not supported			
Not supported (RED)). Includes part of R	tothwell Pastures LNA	A and some naturally regenerating habitats.	
Education community				
Education comments				
Flood Risk				
Mostly Flood Zone 1. the Western bounda	. Field drainage alor	ng the NE boundary.	West Beck to Norther boundary. There is a public surface water sewer	running inside
Please Note: any dev	velopment has poter	ntial to increase flood	d risk elsewhere, particularly development of 'greenfield' sites. LCC ther	efore reserves
the right to ask for d	leveloper contribution	ons for such sites, to	mitigate flood risk, elsewhere in the catchment.	
Utilities				
Gas				
Od3				
Electric				
Fire and Rescue				
T-1				
Telecoms				

Leeds Road, Lofthouse WF3

Site Plan ref: n/a SHLAA ref: 2104

Other
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 precdent for sprawl. Part of the site is designated a Local Nature Area in the UDP.

Gelderd Road, Wortley LS12

Site Plan ref: n/a SHLAA ref: 2114

Site Details

Easting	426915	Northing	430734	Site area ha	1.92	SP7	Main Urban Area Extension
HMCA	A Outer South West		Ward	Farnley and	Wortley		

Site Characteristics

Site type Greenfield

On-site land uses

Unmanaged Forest

Unmanaged Forest

Manufacturing and Wholesale

Neighbouring land uses

Cemeteries and Crematoria

Manufacturing and Wholesale

Other land uses - None

Topograph	Sloping	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	No

Description

Majority of the site is unmanaged forest with access shared with neighbouring employment uses taken off Gelderd Road

Spatial relationships

UDP Designations

our besignations		
N32 Greenbelt	91.62	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	8.38	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	100.00	
Nearest train station		Cottingley
Nearest train station distance (812.57	
Nearest bus s	1901	
Nearest bus stop distance (143.73	

Agricultural classification				
Grade Percent				
Grade 3	100			

Access comments

Site 3057 required but site 3057 not supported

2

Gelderd Road, Wortley LS12

Site Plan ref: n/a SHLAA ref: 2114

Local network comme	ents	
Congestion on Outer I		
		3
Mitigation measures		Total score
Needs other sites to c	come through with mitigation on local and strategic highway network	7
Highways site support	t	
No		
Contingent on other s	sites	
Need to combine with	1 3057	
Highways England		
Impact No material	impact Network Status No objection	
Potential for cumulati	ive impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road clus	ter.
Notes and Dail		
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop High and Low Level are large works which	
Knostrop High and Lo	by Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system	n needs to be
the site. The forthcor with YW's investment take into account avail	rkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided ming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought for the provided in the provided i	rward in line orks should y planned
Environment Agen	rv	
Constraints		
	comments in main text of our response.	
721 over 1 na. 000 ov		
LCC		
Ecology support	Not supported	
Not supported (RED). Habitatat Network or	. No site-specific designations but the whole area has naturally regenerated into scrub/young woodland (potential part of Local Wildlife Site together with site 2078 and 637).	al Leeds
Education comments		
Flood Risk		
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefeveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
Utilities		
Gas		
Electric		
F	7	
Fire and Rescue		

Site Plan ref: n/a SHLAA ref: 2114 Telecoms Other Heritage England Natural England Conclusions

Gelderd Road, Wortley LS12

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site, not well related to the existing settlement, with no defensible boundary. Highway concerns re accessibility and access.

King Street/Spring Gardens Drighlington

Site Plan ref: HG2-143 SHLAA ref: 2124_3003

Site Details

Easting	422809	Northing	428954	Site area ha	10.77	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West			Ward	Morley Nor	ih	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

% overlap

Description

Farmland with residential development to three sides.

Spatial relationships

UDP Designations

N32 Greenbelt	0.04
N34 PAS	85.83
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	1.00
Sch. Ancient Mon.	0.00

Core Strategy

-		
% overlap	0.00	Main Urban Area
1	0.00	Major Settlement
	14.17	Minor Settlement
-	~	Overlaps Urban Extension

% overlap

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4240.84
Nearest bus stop	11413
Nearest bus stop distance (m)	242.30

Agricultural classification				
Grade	Percent			
Urban	15.14			
Grade 3b	49.35			
Grade 3a	35.51			

King Street/Spring Gardens Drighlington

Site Plan ref: HG2-143 SHLAA ref: 2124_3003

Overlaps SSSI	Overlaps Public Right of Way	
Overlaps SEGI	Overlaps SFRA Flood Zone	
	Overlaps EA Flood Zone	
Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building	Overlaps HSE Major Hazard	
Overlaps Conservation Area	Overlaps HSE Gas Pipeline	
Overlaps Listed Building	Overlaps Pot. Contamination	
Overlaps N37 SLA	Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer	Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required		
Summary of infrastructure provider con	nments	
LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
meets CS standards with exception of sceondary sci	hools	
		4
Access comments		
	efield Road, Pedestian/cycle access via Spring Gardens also	o required.
, and the second	, ,	4
Local network comments		
cumulative impact		
·		4
Mitigation measures		Total score
wittigation measures		
		12
Highways site support		
yes		
Contingent on other sites		
Highways England		
Impact Material impact Network S	Status No objection subject to satisfactory mitigation	
Network Rail		
Yorkshire Water		
Treatment Works		
Treatment works		
Environment Agency		
Constraints		
100		
LCC		
Ecology support Supported		
Supported		

King Street/Spring Gardens Drighlington

Site Plan ref: HG2-143 SHLAA ref: 2124_3003

Education comments
Flood Risk
FZ1, however, there is a minor watercourse adjacent to the NW boundary of the site and 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
Site within existing settlement. Residential use is considered acceptable in principle. Part of the site is designated as Protected Areas of Search (PAS) on the existing UDP.

Manor House Farm, Churwell

Site Plan ref: HG3-22 SHLAA ref: 2125

Site Details

Easting	426947	Northing	429760	Site area ha	2.94	SP7	Major Settlement Extension
HMCA Outer South West		Ward	Morley Nort	th			

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Allotment and city farm

Neighbouring land uses

Vacant land

Dwellings

Other land uses - None

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

% overlap

Description

Mainly flat site located to the east of the M621 corridor with housing forming the eastern boundary. The majority of the site is vacant open land with allotments on the northern third of the site.

Spatial relationships

UDP Designations

0.00
99.99
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

	_
Main Urban Area 0.00	% overlap
Major Settlement 0.01	
Minor Settlement 0.00	
verlaps Urban Extension	_

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	Cottingley	
Nearest train station distance	536.20	
Nearest bus s	7701	
Nearest bus stop distance	(m)	346.79

Agricultural classification		
Grade Percent		
Urban	99.51	
Grade 3b	0.49	

Manor House Farm, Churwell Site Plan ref: HG3-22 SHLAA ref: 2125 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards with exception of secondary school 4 Access comments Single point of access available off Daffil Grove, adequate for less than 100 dwellings 4 Local network comments Potential cumulative impact on Churwell Hill 3 Total score Mitigation measures may require mitigation on Churwell Hill 11 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 Dewsbury Road cluster. **Network Rail**

Yorkshire Water

Treatment Works Knostrop

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

Environment Agence	y
Constraints	
FZ1 over 1 ha. See co	mments in main text of our response.

Manor House Farm, Churwell

Site Plan ref: HG3-22 SHLAA ref: 2125

LCC	
Ecology support	Supported
Supported	
Education comments	
	2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6-required across outer SW area.
Flood Risk	
Flood Zone 1	
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
-	
<u> </u>	

Conclusions

Submission Draft Plan Allocation

Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion

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

Tingley Station

Site Plan ref: HG3-23 SHLAA ref: 2127

Site	Details

Easting	428705	Northing	426699	Site area ha	43.15	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Ardsley and Robin Hood	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Vehicle Storage

Other

Neighbouring land uses

Agriculture

Transport tracks and ways

Office

Other land uses

Nursery on site

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

Description

Site located to the north of the M62 in predominantly agricultural use

Spatial relationships

UDP Designations

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

Core Strategy

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

% 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

0.14
Morley
2238.67
7311
568.09

Agricultural classification				
Grade	Percent			
Grade 2	57.3			
Grade 3	0.73			
Grade 3b	5.94			
Grade 3a	36.03			

Tingley Station

Site Plan ref: HG3-23 SHLAA ref: 2127

Ove	erlaps SSSI	7 [Overlans Pu	blic Right of Way	✓	
	erlaps SEGI		<u>-</u>	SFRA Flood Zone		
	erlaps LNA		· · · · · · · · · · · · · · · · · · ·	os EA Flood Zone		
Ov	erlaps LNR		Overlaps I	ISE Major Hazard		
Overlaps Conserv	ation Area		Overlaps	HSE Gas Pipeline		
Overlaps Liste	ed Building		Overlaps Po	ot. Contamination	✓	
Overlap	os N37 SLA			erals Safeguarded		
Overlaps Strat. Employn	nent buffer	/	Overlaps Minerals S	afeguarded 100m		
Greenbelt assessment not	required					
Summary of infrastruct	ture provide	r comment	ts			
LCC Highways Comments						
Public transport accessibility of	comments					Rank (1-5)
Good Public Transport to wes		but severed f	rom local facilities by	motorway		
'	•		,	,		3
Access comments		1				
Existing access to A653, with	potential from T	Thorpe Lane				
						4
Local nativarie comments		7				
Local network comments Spare capacity but cumulative	issues					
Spare capacity but cumulative	133063					4
Mitigation measures						Total score
must improve linkages to adja	acent settlement	ts				
						11
Highways site support		1				
Highways site support yes with mitigation						
.						
Contingent on other sites						
Highways England						
Impact Major Impact	Net	twork Status	Likely to require s	ignificant physical	mitigation	
Potential for cumulative impa	ct in combinatio	on with other s	sites. If site still include	led at next sift asse	ess as part of Dewsbury Road o	luster
Network Rail						
Yorkshire Water						
Treatment Works Knostre	ор					
level. Development that will c ensure the necessary infrastru 2020. Phasing is one method represent a 10% or greater in	connect to the pu ucture and capac used to ensure a ncrease in populate te forward befor	ublic sewer sy city can be pro sites are brou ation served b re YW have co	estem needs to be co-covided to serve the sit aght forward in line with by the works should ta completed any planned	rdinated with York e. The forthcoming h YW's investment ke into account ava mprovements it m	gnificant development at Knosti shire Water's Asset Manageme g AMP(6) will run from April 20 . It is particularly important tha hilable sewerage and WwTW ca ay be possible for the develope	nt Plans (AMP) to 115 to March at sites which apacity. If a
Environment Agency						
Constraints						

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

Tingley Station

Site Plan ref: HG3-23 SHLAA ref: 2127

~~		
LCC		

Ecology support

Supported with mitigation

Supported with mitigation to ensure the disused railway that runs through the site is retained and enhanced for its grassland and scrub habitats (and providing a buffer of 20 metres on both sides of the railway), and a buffer of 20 metres is retained around the existing woodland area in the west (and planted with native shrubs and small trees).

Education comments

2127=1133 houses generates 283 primary and 113 secondary children. 1-1.5FE primary school required.

Flood Risk

Flood Zone 1. Denshaw beck runs through the site - partly in culvert.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Housing allocations 1282, 1281B, 1064B, 309, 2127 are identified as being Agricultural Land Classification Grade 2. The loss of high quality soils should be avoided.

Conclusions

Submission Draft Plan Allocation

Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion

The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site is located between three settlements (Morley, Tingley and Middleton) and is isolated by the Green Belt and motorway. This lack of connection to the urban area is the main constraint. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.

New Lane, East Ardsley

Site Plan ref: HG3-25 SHLAA ref: 2128

Site Details

Easting	430384	Northing	425753	Site area ha	3.83	SP7	Smaller Settlement Extension
HMCA Outer South West		Ward	Ardsley and	Robin Hood			

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Office

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

% overlap

Description

Greenfield site is mainly in agricultural use. The north east corner of the site is occupied by an office building and associated car parking. Existing houses adjoin the southern site boundary and the remaining area adjoining the site is in agricultural use.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4150.47
Nearest bus stop	6786
Nearest bus stop distance (m)	203.23

Agricultural classification			
Grade Percent			
Grade 3	100		

New Lane, East Ardsley

Site Plan ref: HG3-25 SHLAA ref: 2128

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

Site Plairier: HG3-25 SHLAATER: 2126	
Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments Rank ((1-5)
The site has access to 2 buses per hour, 100% of the site falls within the core strategy standards for primary education and health, no secondary education	
Access comments	
Limited frontage to Moor Knoll Lane which could accommodate small development access 4	
Local network comments	
Small development unlikely to impact on local network 4	
Mitigation measures Total s	core
Widened footways, ped links to adjacent sites	
Llighways site support	
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	
There is limited capacity at Caldervale for new development. Development that will connect to the public sewer system needs to be co-ordinate with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. To 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.	he
Environment Agency	
Constraints	

New Lane, East Ardsley

Site Plan ref: HG3-25 SHLAA ref: 2128

LCC	
Ecology support	Supported
Supported	
1	
Education comments	
	and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.
Flood Risk	
Please Note: any deve	development in NE corner shown to be at risk of surface water flooding. Public sewer runs across part of the site. elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
1	

Conclusions

Submission Draft Plan Allocation

Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion

Site is designated a Protected Area of Search (PAS) in the UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.

Ardsley Common (south of)

Site Plan ref: n/a SHLAA ref: 2155

Site Details

Easting	430100	Northing	425988	Site area ha	11.76	SP7	Smaller Settlement Extension
HMCA Outer South West		Ward	Ardsley and	Robin Hood			

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Manufacturing and Wholesale

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

% overlap

Description

Farmland to the south and east of Bradford Road.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.01	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %	6 0.00
Nearest train station	Morley
Nearest train station distance (m	3784.03
Nearest bus stop	7560
Nearest bus stop distance (m	202.00

Agricultural classification				
Grade Percent				
Grade 3	100			

LCC Highways Comments Public transport accessibility comments 3 buses per hour on western edge with majority 2buses per hour, 50% of the site falls within the core strategy standards for primary education and 70% to health. No secondary education Access comments Access achievable onto Common Lane 4

Ardsley Common (south of)

Site Plan ref: n/a SHLAA ref: 2155

Local network comme	ents												
	mpact with adjacent sites												
. otomiai oamaian vo n	mpaot min aajassin sites											4	
Mitigation measures											T	otal so	core
full footway req on Co	ommon lane frontage												
												11	
Highways site support	i												
yes													
Contingent on other s	ites										_		
Highways England													
Impact No material	impact Networ	rk Status	No ob	jection									
Potential for cumulati	ve impact in combination w	ith other sites	es. If si	te still incl	uded at	next sift	assess	as part o	f Dewsbu	ıry Road clu	uster.		
	1												
Network Rail													
Yorkshire Water	1												
Treatment Works	Caldervale												
	city for new development. D	Dovolonment t	that wil	Il connect :	to the ni	ublic sou	vor cycto	m noods	to bo co	ordinated	with V	orkshir	.0
	ement Plans (AMP) to ensur												е
AMP(6) will run from	April 2015 to March 2020. I	Phasing is one	ne meth	od used to	ensure	sites are	e brough	t forward	d in line w	vith YW's ir	nvestm	ent. It	is
	that sites which represent capacity. If a developer wa												
	oper to provide contribution										it illay	De	
Environment Agend	су												
Constraints													
FZ1 over 1 ha. See co	omments in main text of ou	ır response.											
1.00	1												
LCC	Commented												
Ecology support	Supported												
Supported													
Education community	1												
Education comments	and C - 1224 - 2454 A - 524 -	1142D D and	ad F . 21	EE . 1074 .	1022.1	1047D . 1	1040 - 21	20					
	and C+1336+3456A+536+ houses generates 671 prim								ool requii	red.			
									•				
Flood Risk	votence votent to newto	a a 6 tha aita ha	ب مام میں دے ما	Cambra	a£ a!4a le					flaadiaa			
	vatercourses adject to parts elopment has potential to ir										efore i	reserve	15
	eveloper contributions for su												
	-												
Utilities													
Gas													
Floatric	1												
Electric													
Fire and Rescue													
Talasans	1												
Telecoms													

Ardsley Common (south of)

Site Plan ref: n/a SHLAA ref: 2155

Other
Other Heritage England
Natural England
3

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Highway concerns re accessibility and access provision. Development would represent a significant incursion into the Green Belt.

Whitehall Road, Craven Park, Farnley

Site Plan ref: n/a SHLAA ref: 2159

Site Details

Easting	425697	Northing	431076	Site area ha	21.72	SP7	Main Urban Area Extension
HMCA	Outer South	n West			Ward	Farnley and	Wortley

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Isolated greenfield site with agricultural use. No road frontage.

Spatial relationships

UDP Designations

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership	% (0.00
Nearest train station	Cottingley	
Nearest train station distance	(m)	1964.12
Nearest bus s	1023	
Nearest bus stop distance	(m)	327.23

Agricultural classifi	cation
Grade	Percent
Grade 3	100

Whitehall Road, Craven Park, Farnley Site Plan ref: n/a SHLAA ref: 2159 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but would significantly reduce the green belt gap 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Nο Does the site provide access to the countryside Nο Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? No Does the site contain buildings Yes Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence Isolated site that relates poorly to the built up area. Development would reduce separation between settlements. High potential for further sprawl. Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments

Public transport accessibility comments Good accessibility for employment and health but very poor accessibility for secondary and primary education Access comments 1171 site required for access 3

Whitehall Road, Craven Park, Farnley

Site Plan ref: n/a SHLAA ref: 2159

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

I and make and a commands		1							
Local network comments Congestion on Outer Ring Roa	ad and M621								
Congestion on Outer King Ko	au ariu ivioz i								3
Mitigation measures		7							Total score
Singalisation of access junctic	on and Ring Road	d roundabout, po	oss mit	igation for	M621				
,	3			5					9
Highways site support									
Partial Yes - with mitigation a	and combine with	า 1171							
Contingent on other sites									
Combine with 1171									
Public transport accessibility of	comments								Rank (1-5)
Good accessibility for employ	ment and health	but very poor a	accessib	oility for sec	ondary and	d primary	education		
									3
Access comments									
1171 site required for access									3
									3
		7							
Local network comments									
A58 congestion									3
Mitigation measures		7							Total score
combine with 1171A									
									9
Highways site support									
no									
Contingent on other sites									
1171A									
Highways England									
Impact No material impact	Net	work Status	No o	bjection					
n/a									
Network Rail									
Yorkshire Water									
Treatment Works Knostr	nn								
Knostrop High and Low level	•	which serve the	e hulk o	floods Th	oro is cana	city for sic	nificant deve	lonment at Kn	ostron High and Low
level. Development that will of	connect to the pu	ublic sewer syste	tem nee	ds to be co	-ordinated	with Yorks	shire Water's	Asset Manage	ment Plans (AMP) to
ensure the necessary infrastr	ucture and capac	city can be provi	/ided to	serve the s	ite. The fo	orthcoming	AMP(6) will	run from Apri	2015 to March
2020. Phasing is one method represent a 10% or greater in									
developer wants to bring a si	te forward befor	e YW have com	npleted	any planned	d improvem				
contributions. The amount w	ould be determi	ned by a develop	oper fun	ided feasibi	lity study.				
Environment Agency									
Living inficint Agency									

Whitehall Road, Craven Park, Farnley

Site Plan ref: n/a SHLAA ref: 2159

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Flood Zone 1 Please Note: any deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
relegants	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Isolated site unconnected to the built up area and development could set a precedent for further unrestricted spawl into the Green Belt. Development would represent an incursion into the Green Belt gap.

Broad Oaks Farm, Churwell

Site Plan ref: n/a SHLAA ref: 2164

Site Details

Easting	427671	Northing	428967	Site area ha	9.57	SP7	Main Urban Area Extension
HMCA	Outer South	n West			Ward	Morley Nor	th

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

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

% overlap

Description

Site in agricultural use and form part of larger farm fields.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.01	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

% overlap

LCC ownership %	0.01
Nearest train station	Morley
Nearest train station distance (m)	1113.45
Nearest bus stop	11121
Nearest bus stop distance (m)	622.93

Agricultural classifi	cation
Grade	Percent
Grade 3	62.41
Urban	0
Grade 3b	37.59

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

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 histor	features

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

Site relates poorly to settlement. Contained to the east by the railway but high chance of further sprawl to north and south. Would reduce green belt separation between settlements.

Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) Public transport accessibility comments 10% of the site falls within the core strategy standards for public transport, 90% to primary education, 5% to health and 0% to 2 secondary education Access comments Landlocked - site has no access to adopted highway (track from Daisy Hill is not suitable). Relies on site 1282 for access but too 2 much development off single access

Broad Oaks Farm, Churwell

Site Plan ref: n/a SHLAA ref: 2164

Local network commen	nts	
Cumulative impact		3
Mitigation massures	Tot	al score
Mitigation measures		7
Highways site support		
110		
Contingent on other site	tes	
Highways England		
Impact No material in	mpact Network Status No objection	
Potential for cumulative	we impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.	
Network Rail		
Footbridge to replace r	nearby LC; General asset protection issues	
Yorkshire Water		
Treatment Works	Knostrop	
ensure the necessary ir 2020. Phasing is one m represent a 10% or gre developer wants to brir	at will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (An Infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to Mark method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites whereater increase in population served by the works should take into account available sewerage and WwTW capacity. If any a site forward before YW have completed any planned improvements it may be possible for the developer to provious mount would be determined by a developer funded feasibility study.	ch nich a
Environment Agency	у	
Constraints		
FZ1 over 1 ha. See cor	mments in main text of our response.	
LCC		
Ecology support	Supported	
Supported		
Education comments		
Flood Risk		
Flood Zone 1 Please Note: any devel	lopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore resveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	serves
_	· · · · · · · · · · · · · · · · · · ·	
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		

Broad Oaks Farm, Churwell

Site Plan ref: n/a SHLAA ref: 2164

Other Heritage England	gland			
Natural England	land			

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. By itself the site is isolated and unrelated to the existing settlement. Development would represent a significant incursion into the Green Belt gap between Morley and Middleton, setting a precedent for further sprawl. Highway concerns re access - no access to adopted highway.

Bradford Road/Wakefield Road Gildersome

Site Plan ref: HG2-145 SHLAA ref: 3000_3064

Site Details

Easting	424003	Northing	428658	Site area ha	19	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West				Ward	Morley Nort	ih

Site Characteristics

Site type 80:20 green/brown

On-site land uses

Agriculture

Wholesale distribution

Neighbouring land uses

Education

Dwellings

Outdoor sport facility

Agriculture

Manufacturing and Wholesale

Other land uses - None

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

Description

site incorporating both farmland and employment uses to the north of Wakefield/Bradford Road.

Spatial relationships

UDP Designations

N32 Greenbelt 96.00 % 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 0.09 N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 **UDP City Centre** 0.00 0.00 S2S6 Town Centre Proposed Local Centre 0.00 0.00 Sch. Ancient Mon.

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	4.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Morley
Nearest train station distance (r	3012.87	
Nearest bus st	7820	
Nearest bus stop distance (r	m)	241.24

Agricultural classification				
Grade	Percent			
Grade 3	100			

Bradford Road/Wakefield Road Gildersome Site Plan ref: HG2-145 SHLAA ref: 3000_3064 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Nο Is the site well connected to the built up area? Yes Would development round off the settlement? Yes Is there a good existing barrier between the existing urban area No and the undeveloped land? Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging of settlements 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area No Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? Yes Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence The site rounds off the settlement of Gildersome, and creates a logical boundary.

Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments meets CS standards with exception of local services Access comments Vehicular access can be achieved from Bradford Road, but a secondary vehicular access will be required if more than 300 units are to be developed.

Bradford Road/Wakefield Road Gildersome

Site Plan ref: HG2-145 SHLAA ref: 3000_3064

Local network commen	tc.					
		ons and particual	rly at 127 of the Me	52 and on the A62 abd A6	550	
mady to require maga	at riodi by jurioti	ons and partiodal	119 41 327 61 1116 111	se und on the need aba ne	,,,,	3
Mitigation measures						Total score
mitigation works likely	to be required to im	prove highway ca	pacity			
						9
Highways site support						
No						
Contingent on other sit		unting but a second		and the sale		
sites 3000 and 3004 mi	ignt give an access o	option but a secor	na access would be	rqeuirea		
Highways England						
Impact Material impa	ct N	letwork Status	No objection su	bject to satisfactory mitig	gation	
Network Rail						
I COUNTRICATION OF THE PARTY OF						
Yorkshire Water						
Treatment Works						
Environment Agency	у					
Constraints						
100						
LCC	Cupported					
05 11	Supported					
Supported						
Education comments						
Eddcation comments						
Flood Risk						
FZ1. The site is not at	significant risk from	surface water flo	oding.			
Utilities						
Gas						
Electric						
Fire and Rescue						i
Telecoms						
Other						
Heritage England						

Bradford Road/Wakefield Road Gildersome

Site Plan ref: HG2-145 SHLAA ref: 3000_3064

Natural England	

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site adjoining residential development to the east and south, with a cricket ground to the north. The site is relatively well contained and would have relatively limited impact on the Green Belt providing a comprehensive development. Whilst release of the site would be of significant scale, development could effectively 'round off' the settlement.

Land At M621 Junction 27 And Wakefield Road Gildersome Leeds

Site Plan ref: n/a SHLAA ref: 3007

Site Details

Easting	424381	Northing	428040	Site area ha	3.71	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley Nort	h

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Transport tracks and ways

Manufacturing and Wholesale

Dwellings

Other land uses - None

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

Description

Sloping agricultural land to close to junction 27 of the M621.

% overlap

Spatial relationships

UDP Designations

0.01
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	99.99	
Overlaps Urban Extension	~	

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Negreet train station		Morloy
Nearest train station	Morley	
Nearest train station distance (m)	2584.73
Nearest bus st	7561	
Nearest bus stop distance (m)	64.35

Agricultural classification				
Grade Percent				
Grade 3	100			

Land At M621 Junction 27 And Wakefield Road Gildersome Leeds

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

Site Plan ref: n/a SHLAA ref: 3007 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards with exception of local services 4 Access comments Access achievable onto the A650 - likely to require a signlised junction 4 Local network comments May require some local junction interventions 4 Total score Mitigation measures signalised access and potential junction imporvements 12 Highways site support yes with mitigation Contingent on other sites **Highways England** Impact No material impact No objection **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster. **Network Rail** Yorkshire Water **Treatment Works** Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Land At M621 Junction 27 And Wakefield Road Gildersome Leeds

Site Plan ref: n/a SHLAA ref: 3007

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Flood Zone 1. Part of	site susceptible to surface water flooding. Public surface water sewer crosses site.
Please Note: any deve	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
10/04597/OT	Outline application to layout access road and erect light industry, general industry and warehouse development (Use Classes Class B1c, B2 and B8), a 90 bed hotel and pub/restaurant, with car parking	A	89

Conclusions

Other

Heritage England

Natural England

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site is well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.

Wood Lane, Farnley

Site Plan ref: n/a SHLAA ref: 3056

Site	Detail	s

Easting	426408	Northing	431117	Site area ha	21.78	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Farnley and Wortley	

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	Poorly defined	Road front	No

Description

Sloping poorly defined farmland with housing to the north and further agriultural uses to all other sides.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	96.94
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Main Urban Area	3.06	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

LCC ownership) %	0.00
Nearest train station		Cottingley
Nearest train station distance	1431.87	
Nearest bus s	2617	
Nearest bus stop distance	561.39	

Agricultural classification			
Grade Percent			
Grade 3	99.02		
Urban	0.98		

Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments

Good accessibility for health and primary education, very poor access to employment and secondary education

Rank (1-5)

Access comments

No frontage to adopted highway

1

Wood Lane, Farnley

Site Plan ref: n/a SHLAA ref: 3056

Local network comme	nte									
Congestion on Outer F										1
Congestion on Outer R	Kiriy Kuau ariu ivioz i								3	
									Total so	ore
Mitigation measures	Alexanter a di ainine e a	itaaitka maitimatian .				ساء			10141 30	.0.0
Access to site needed	through adjoining s	ites with mitigation of	on local a	na strategic nign	way netwo	rk			6	
									•	
Highways site support										
No										
Contingent on other si										
Need to combine with	2078, 3057, 2114,2	2159,1171								
Highways England										
	mnact	Network Status	No obje	ction						
	Праст	inetwork Status	NO Obje	CHOH						
n/a										
Network Rail										
NCTWOIK Kaii										
Yorkshire Water										
	Vnostron									
Treatment Works	Knostrop	ula a della a como della a				· · · · · · · · · · · · · · · · · · ·		(tala anali	
Knostrop High and Lov level. Development the										
ensure the necessary										ıo
2020. Phasing is one i										
represent a 10% or gr	reater increase in po	pulation served by t	the works	should take into	account av	ailable sewe	rage and WwT	TW capacity	y. If a	
developer wants to br						nay be possik	ole for the dev	eloper to p	rovide	
contributions. The an	nount would be dete	ermined by a develop	per runae	a reasibility study	у.					
Environment Agend	:v									
Constraints										
	is an tan of an his	taria landfill aita - Ca	`aa aamma	unto in main tout	of our room	onco				
FZ1 over 1 ha and site	e is on top or an nis	toric iandilli site. Se	see comme	ents in main text	or our resp	onse				
LCC										
	Commonted									
Ecology support	Supported									
Supported										
	7									
Education comments										
1171B+3056+2078+4	4029 + 637 = 1202 h	ouses generates 300	00 primary	and 120 seconda	ary children	. 1x1.5FE pi	imary school r	required.		
Flood Diek	7									
Flood Risk										
Flood Zone 1 Please Note: any deve	lanmont has notont	ial to increase flood	d rick alcov	whore particularl	ly dovolope	ont of aroon	ofiold' sitos I C	C thorofor	o rocorvo	
the right to ask for de							illeiu sites. LC	C therefor	e reserve	5
the right to don't or do	10.000.00		······garo ··		0.0 0					
Utilities										
_										
Gas										
Electric										
LIGOTIO										
Fire and Rescue										
	1									
Telecoms										

Site Plan ref: n/a	SHLAA ref: 3056		
Other			
Heritage England			
Natural England			
Conclusions			
Cubmission Droft Dlan Allace	Alaun .		
Submission Draft Plan Alloca	lion		

Wood Lane, Farnley

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Development has the potential to lead to unrestricted sprawl.

Cottingley Springs, Gelderd Road

Site Plan ref: n/a SHLAA ref: 3057

Site Details

Easting	426652	Northing	430679	Site area ha	7.47	SP7	Main Urban Area Extension
HMCA	Outer South	n West			Ward	Farnley and Wortley	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Unmanaged Forest

Cemeteries and Crematoria

Neighbouring land uses

Agriculture

Manufacturing and Wholesale

Unmanaged Forest

Other land uses

Utilities & Infrastructure - Cemeteries and crematoria

Topograph	y Sloping	Landscape	Significant Tree Cover
Boundarie	Poorly defined	Road front	Yes

Description

Sloping poorly defined site with road frontage to Gelderd Road.

Spatial relationships

UDP Designations

N32 Greenbelt	99.68	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.32	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	% (0.14
Nearest train station		Cottingley
Nearest train station distance	952.55	
Nearest bus s	8042	
Nearest bus stop distance (m)		282.72

Agricultural classifi	cation
Grade	Percent
Grade 3	100

Cottingley Springs, Gelderd Road Site Plan ref: n/a SHLAA ref: 3057 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **V Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area 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? 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 not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated

location, behind existing employment uses

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Half site good for rail accessibility, very poor for everything else	
	2
Access comments	
Good frontage with Gelderd Road	_E
	5

Cottingley Springs, Gelderd Road

Site Plan ref: n/a SHLAA ref: 3057

Local network comme	ntc	
Congestion on Outer I		
		3
Mitigation measures		Total score
Signgalisation of acce	ess junction and Ring Road signals, possible mitigation for M621	10
Highways site support	t	
No		
Contingent on other s	ites	
_		
Highways England		
Impact No material	impact Network Status No objection	
Potential for cumulati	ve impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome clu	uster.
Network Rail		
Network Raii		
Yorkshire Water		
Treatment Works		
Environment Agen	с у	
Constraints	omments in main text of our response.	
121 Over 111a. See C	oniments in main text of our response.	
LCC		
Ecology support	Not supported	
Not supported (RED).	No site-specific designations but an area of mature woodland, UK Biodiversity Action Plan Priority Habitat, within	the site.
Education comments		
Flood Risk		
Flood Zone 1		
Please Note: any deve	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefo eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	re reserves
the right to ask for de	veloper contributions for such sites, to mitigate nood risk, eisewhere in the catelinent.	
Utilities		
Gas		
Electric]	
Licetife		
Fire and Rescue		
Telecoms		
<u> </u>		
Other		
Heritage England		

Cottingley Springs, Gelderd Road

Site Plan ref: n/a SHLAA ref: 3057

Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, behind existing employment uses. Highways concerns re accessibility.

Land North of Dean Beck (Including Cottingley Springs) Gildersome

Site Plan ref: n/a SHLAA ref: 3058

Site Details

Easting	426031	Northing	430221	Site area ha	21.18	SP7	Main Urban Area Extension
HMCA	Outer South	n West			Ward	Farnley and	Wortley

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Storage

Neighbouring land uses

Manufacturing and Wholesale

Agriculture

Other land uses

Gypsy and traveller site

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

Description

Poorly defined and largely made up of farmland with employment uses to the east of the site.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership	%	14.93
Nearest train station		Cottingley
Nearest train station distance	(m)	1362.14
Nearest bus s	top	10230
Nearest bus stop distance	(m)	291.17

Agricultural classific	cation
Grade	Percent
Grade 2	46.64
Grade 3	53.36

Land North of Dean Beck (Including Cottingley Springs) Gildersome Site Plan ref: n/a SHLAA ref: 3058 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **V** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **✓** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area No Does the site provide access to the countryside Nο Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns

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

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

The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, to the west of existing employment uses and a gypsy and traveller site. Significant Green Belt incursion.

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
The site does not meet any of the Core Strategy standards with just 2 buses per hour	
	1
Access comments	
Ghost island r't lane exists with adequate visibilities - large development may require signals	
	4

Land North of Dean Beck (Including Cottingley Springs) Gildersome

Site Plan ref: n/a SHLAA ref: 3058

Local network comments	
Development of this scale on the A62 is likely to create issues at the A62 / Ring Road junction which could not be mitigated without the need for third party land	2
Mitigation measures Tota	ıl score
Unlikely to be achievable without 3rd party land	
	7
Highways site support	
no no	
Contingent on other sites	
Highways England	
Impact Major impact Network Status Likely to require significant physical mitigation	
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints FZ1 over 1 ha. See comments in main text of our response.	
121 over 1 ha. See comments in main text of our response.	
LCC	
Ecology support Supported with mitigation	
Supported with mitigation to protect and enhance the wildlife corridor function of the beck along the southern boundary - by leaving a 20 met buffer from the beck. A pond to the north east corner that should be retained and enhanced.	tre
•	
Education comments	
Flood Risk	
Largely Flood Zone 1. Southern bounday adjacent to Farnley Wood Beck. Known flooding problems within catchment - downstream of site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reset the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	erves
Utilities	
Gas	
Electric	
Fire and Rescue	
LITO MINI NOSCHO	
Telecoms	

Land North of Dean Beck (Including Cottingley Springs) Gildersome SHLAA ref: 3058

Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, to the west of existing employment uses and a gypsy and traveller site. Development would represent a significant incursion into Green Belt. Highways concerns re impact on A62/A6120 junction.

Land between Gelderd and M621 Wortley

Site Plan ref: n/a SHLAA ref: 3059

Site Details

Easting	426803	Northing	430307	Site area ha	6.87	SP7	Main Urban Area Extension
HMCA	MCA Outer South West		Ward	Farnley and	Wortley		

Site Characteristics

Site type Greenfield

On-site land uses

Cemeteries and Crematoria

Agriculture

Neighbouring land uses

Cemeteries and Crematoria

Transport tracks and ways

Manufacturing and Wholesale

Other land uses - None

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

Description

Part cemetary and agricultural land between Gelderd Road and the M621.

Spatial relationships

UDP Designations

our besignations		
N32 Greenbelt	94.23	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Jrban Area 0.00 %	% overlap
Settlement 0.00	
Settlement 0.00	
Extension	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Cottingley
Nearest train station distance (m)		627.46
Nearest bus stop		8042
Nearest bus stop distance (m)		119.39

Agricultural classification		
Grade	Percent	
Grade 2	24.66	
Grade 3	75.34	

Land between Gelderd and M621 Wortley Site Plan ref: n/a SHLAA ref: 3059 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Yes Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? 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? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence The majority of the site is part of a cemetery. Redevelopment for residential use here would represent an island site, not related to existing residential development. Highways concerns re cumulative impact on A62

Summary of infrastructure provider comments	
Public transport accessibility comments	Rank (1-5
The site is within 800m of Cottingley Rail station but the route is poor. Other standards are not met. New footways on the A62 would be required	2
Access comments	
Space exists to implement a right turn lane	4

Land between Gelderd and M621 Wortley

Site Plan ref: n/a SHLAA ref: 3059

Local network comm	nents	
Cumulative impact is	ssues with other development on A62	3
B distinct and a second		Total score
Mitigation measures New footway along s	site frontage. Work at A62/A6120 junction likely to require 3rd party land	Total score
3 3		9
Highways site suppor	ort	
no		
Contingent on other	sites	_
Highways England	d	
Impact No material		
1	tive impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cl	luster.
Notared Doil		
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop ow level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostr	
ensure the necessary 2020. Phasing is one represent a 10% or of developer wants to be	that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Managemer y infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 201 e method used to ensure sites are brought forward in line with YW's investment. It is particularly important tha greater increase in population served by the works should take into account available sewerage and WwTW cap bring a site forward before YW have completed any planned improvements it may be possible for the developed amount would be determined by a developer funded feasibility study.	15 to March t sites which pacity. If a
Environment Ager	ncy	
Constraints		
FZ1 over 1 ha. See o	comments in main text of our response.	
LCC		
Ecology support	Supported with mitigation	
Supported with mitig	gation to protect and enhance the wildlife corridor function of the beck along the southern boundary - by leaving and retaining the areas of scrub and trees between the beck and the motorway.	g a 20 metre
Education comments	3	
Flood Risk		
Largely Flood Zone 1 problems within cato Please Note: any dev	1. Farnley Wood Beck runs adjacent to part of site. Large combined public sewer runs through part of the site. Ichment - downstream of site. velopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC the	_
the right to ask for d	developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Utilities		
Gas		
Electric		
Fire and Rescue		

Site Plan ref: n/a SHLAA ref: 3059 Telecoms Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Land between Gelderd and M621 Wortley

Green Belt site. The majority of the site is part of a cemetery. Redevelopment for residential use here would represent an island site, not related to existing residential development. Highways concerns re cumulative impact on A62.

Site Plan ref: HG2-148 SHLAA ref: 3060A

Site Details

Easting	425410	Northing	428992	Site area ha	7.86	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West			Ward	Morley Nort	th	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Hotels, boarding and guest houses

Agriculture

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

Green Belt site. Current agricultural open use, the site is separated by Woodlands Hall that is located in between the two separate fields. Roads border the site along the west and north sides. To the south and west is a dense line of trees

Spatial relationships

UDP Designations

	1	
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	0.00	
Minor Settlement	0.14	
Overlaps Urban Extension	~	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Morley
Nearest train station distance (1788.80	
Nearest bus s	13517	
Nearest bus stop distance (m)	168.28

Agricultural classification			
Grade	Percent		
Grade 3	100		

Site Plan ref: HG2-148 SHLAA ref: 3060A	
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps N37 SLA	Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded S Minerals Safeguarded
Greenbelt Assessment	
Check the unrestricted sprawl of large built up areas	
Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	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	d sprawl
Prevent neighbouring towns from merging Would development lead to physical connection of settlements? Do features provide boundaries to contain the development?	Yes No
Coalescence Conclusion Coalescence/merging settlements	
3. Assist in safeguarding the countryside from encroachmen 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 Crade 1. Crade 2 or Crade 20 particultural land?	Yes No Yes Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No No
Encroachment Conclusion Site performs an important role in safegua	No arding from encroachment
4. Preserve the setting and special character of historic town	
Site within/adjacent to conservation area/listed building/historical fea	atures? Yes
Can development preserve this character?	Yes
Character Conclusion Marginal effect on the setting & special charac	ter, could be mitigated against through appropriate detailed design
Overall Conclusion from assessment against all 4 purposes of characteristics of openness and permanence	of green belt and essential
The site provides separation between Gildersome and Driglington a safeguarding from encroachment.	and links with the existing settlement and perfroms an important role in
Summary of infrastructure provider comments	

LCC Highways Comments Public transport accessibility comments Rank (1-5) Meets CS standards 5 Access comments Access from Asquith Avenue

Site Plan ref: HG2-148 SHLAA ref: 3060A

Local network comme	pents	
Asquith Ave/A62 junct		
		2
Mitigation measures		otal score
Asquith Ave/A62 juction	tion improvement required with land take from the site	11
Highways site support	rt	
yes with mitigation		
Contingent on other si	sites	
Highways England		
Impact	Network Status	
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agence	ncy	
Constraints		
LCC		
Ecology support	Supported with mitigation	
Biodiversity Buffer (no	woodland (UK BAP Priority Habitat) that forms part of the site along the southern boundary that needs to be retained not private garden space) to the south and east boundaries to protect the woodland and beck.	anu a
Education comments		
Flood Risk		
Utilities		
Gas		
Electric		
Fire and Deserve		
Fire and Rescue		
Telecoms		
Other		
Heritage England		

Site Plan Fer: HG2-148	SHLAA rer: 3060A
Natural England	

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Gelderd Road/M621, Gildersome

Green Belt Site. Reduced site size retains the separation between Gildersome and Driglington and links with existing settlement.

Site Plan ref: n/a SHLAA ref: 3060B

Site Details

Easting	425830	Northing	429690	Site area ha	114.55	SP7	Main Urban Area Extension
HMCA	Outer South West			Ward	Morley Nor	th	

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Hotels, boarding and guest houses

Other land uses - None

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

% overlap

Description

Farmland with road frontage to Gelderd road.

Spatial relationships

UDP Designations

N32 Greenbelt	97.40
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.03	
Minor Settlement	0.06	
Overlaps Urban Extension	V	

Regeneration Areas

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

LCC ownership %		0.41
Nearest train station		0 - 4411
		Cottingley
Nearest train station distance	Nearest train station distance (m)	
Nearest bus s	top	6630
Nearest bus stop distance (m)		185.49

Agricultural classification		
Grade Percent		
Grade 2	38.55	
Grade 3	59.94	
Grade 3b	1.51	

Site Plan ref: n/a SHLAA ref: 3060B

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead t	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	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?	Yes

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

4. Preserve the setting and special character of historic towns

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

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

The site is a major incursion into Green Belt. Development would significantly reduce the Green Belt gap between Gildersome, New Farnley and Lower Wortley. Preventing coalescence of settlements is one of the purposes of Green belt. Highways concerns re cumulative impact on the A62 and A62/A6120 junction.

Summary of infrastructure provider comments

LCC Highways Comments Public transport accessibility comments small parts of the site meet CS standards. The A62 has 2 buses per hour. Significant parts of teh site are cut off from direct walking routes by woodland 2

Site Plan ref: n/a SHLAA ref: 3060B

Access comments	
Significant new accesses will be required on to A62, traffic management measures will be required on the A62 to accommodate the development and the change from an open high speed road to reflect the residential nature of the development.	3
Local network comments	
A62/Ring Road junction requires significant capacity improvement, this requires a major scheme exceeding that which can be reasonably funded by this site., A62 Asquith Avenue requires capacity improvement	3
Mitigation measures	Total score
Asquith Ave/A62 juction improvement required with land take from the site	
	8
Highways site support	
no	
Contingent on other sites	
3060A	
Highways England	
Impact Network Status	
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Electric	
Fire and Rescue	
Telecoms	

Site Plan ref: n/a SHLAA ref: 3060B

Other
Other Heritage England
Natural England
-

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is a major incursion into Green Belt. Development would significantly reduce the Green Belt gap between Gildersome, New Farnley and Lower Wortley. Preventing coalescence of settlements is one of the purposes of Green belt. Highways concerns re cumulative impact on the A62 and A62/ A6120 junction.

Cricket Hill Brow, Gelderd Road, Gildersome

Site Plan ref: n/a SHLAA ref: 3061

Site Details

Easting	425095	Northing	429375	Site area ha	2.35	SP7	Smaller Settlement Extension
HMCA	A Outer South West		Ward	Morley Nort	th		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses

Equestrian

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

Description

Poorly defined greenfield site currently in agricultural use.

Spatial relationships

11111	סברו ט	iana	itions
UDI		HUHE	ILIVIIS

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	,
Nearest bus stop	4326
Nearest bus stop distance (m)	327.02

Agricultural classification					
Grade	Percent				
Grade 3	100				

Access via Hawthorn Close not acceptable - too narrow and long, no footways and issues at junction with Branch End

1

Cricket Hill Brow, Gelderd Road, Gildersome

Site Plan ref: n/a SHLAA ref: 3061

Local network comments Issues of increased movements at junction with branch End and cumulative impacts Altigation measures Total scc	
Tatalana	1
Mitigation measures Total scc	
Mitigation measures Total sco	
	ore
7	
Highways site support	
no	
Contingent on other sites	
Highways England	
Impact No material impact Network Status No objection	_
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.	
Network Rail	
Yorkshire Water	
Treatment Works Knostrop	
Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Lo	
level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) the ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March	10
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.	
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Constraints FZ1 over 1 ha. See comments in main text of our response. LCC	
contributions. The amount would be determined by a developer funded feasibility study. Environment Agency Constraints FZ1 over 1 ha. See comments in main text of our response. LCC Ecology support Supported	
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Environment Agency Constraints FZ1 over 1 ha. See comments in main text of our response. LCC Ecology support Supported Education comments	
Environment Agency Constraints FZ1 over 1 ha. See comments in main text of our response. LCC Ecology support Supported Education comments Flood Risk	
Environment Agency Constraints FZ1 over 1 ha. See comments in main text of our response. LCC Ecology support Supported Education comments Flood Risk Flood Zone 1	
Environment Agency Constraints FZ1 over 1 ha. See comments in main text of our response. LCC Ecology support Supported Education comments Flood Risk	
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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	
Environment Agency Constraints FZ1 over 1 ha. See comments in main text of our response. LCC Ecology support Supported Education comments Flood Risk Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
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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	
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Environment Agency Constraints FZ1 over 1 ha. See comments in main text of our response. LCC Ecology support Supported Education comments Flood Risk Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment. Utilities Gas Electric	

Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Cricket Hill Brow, Gelderd Road, Gildersome

Green Belt site. Development would not be well related to the existing settlement form and could set a precedent for further sprawl. Unacceptable site access.

Harthill Rise, Gildersome

Site Plan ref: n/a SHLAA ref: 3062

Site Details

Easting	424810	Northing	429486	Site area ha	0.95	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West		Ward	Morley Nort	th		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Poorly defined agricultural land with no road frontage.

Spatial relationships

UDP Designations

N32 Greenbelt	99.81	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.19	
Overlaps Urban Extension	✓	

Regeneration Areas

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

% overlap

LCC ownership	0.00	
Nearest train station		Morley
Nearest train station distance	2558.90	
Nearest bus s	13226	
Nearest bus stop distance	(m)	388.18

Agricultural classification		
Grade	Percent	
Grade 3	100	

Site Plairier. II/a Site Arei: 5002	
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer Overlaps Overlaps	Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded claps Minerals Safeguarded
Greenbelt Assessment	
Check the unrestricted sprawl of large built up areas	
Nould development lead to/constitute ribbon development?	No
Nould development result in an isolated development?	No
s the site well connected to the built up area?	No
Would development round off the settlement?	No
s there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion High potential to lead to unrestri	icted sprawl
2. Prevent neighbouring towns from merging Nould development lead to physical connection of settlements? Do features provide boundaries to contain the development? Coalescence Conclusion No merging but there is no defensible be	No No soundary
3. Assist in safeguarding the countryside from encroachm	ent
Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No line for the first of the fi
Encroachment Conclusion Site does not perform an important rol	le in sareguarding from encroachment
4. Preserve the setting and special character of historic to	owns
Site within/adjacent to conservation area/listed building/historical	features? No
Can development preserve this character?	
Character Conclusion No effect on the setting and special charact	ter of historic features
Overall Conclusion from assessment against all 4 purpose characteristics of openness and permanence	es of green belt and essential
The site is not well related to the existing built up area and is in set a precedent for further unrestricted sprawl.	an elevated position. No existing defensible boundaries and development could
Summary of infrastructure provider comments	

Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments Meets Core Strategy standards except secondary school Access comments Effectively landlocked 1

Harthill Rise, Gildersome

Site Plan ref: n/a SHLAA ref: 3062

Local network comme										_	
Potential cumulative in	mpact with adjacent	sites								4	
										4	
										Total	
Mitigation measures										TOLATS	score
										9	
High ways aits a company											
Highways site support										7	
110											
0 11 1 11										_	
Contingent on other s	ites										
	╕										
Highways England											
Impact No material	impact !	Network Status	No obje	ection							
n/a											
	1										
Network Rail											
Yorkshire Water	1										
	Vnostron										
Treatment Works	Knostrop	rka which carva tha	ا المال ملا	anda Thar	o lo concol	tu for old	nificant d	a ralanmant	t at Knaatra	n Hiah and	Low
Knostrop High and Lo level. Development th											
ensure the necessary	infrastructure and co	e public sewel system anacity can be provid	ided to se	arve the site	The fort	theomina	AMP(A)	vill run fron	n Anril 2015	Fiai is (Aivir 5 to March) 10
2020. Phasing is one											
represent a 10% or g											
developer wants to bi											
contributions. The ar	nount would be dete	rmined by a develop	per funde	ed feasibility	y study.						
Environment Agen	CV										
Constraints											
FZ1 under 1 ha. See	comments in main to	ext of our response									
121 unuel 111a. See	Comments in main te	ext of our response.	•								
LCC											
Ecology support	Supported										
	Заррогтей										
Supported											
Education comments	7										
Education comments	<u> </u>										
Flood Risk											
Flood Zone 1	1										
Please Note: any deve								enfield' site	s. LCC there	efore reserv	/es
the right to ask for de	veloper contribution	s for such sites, to n	mitigate 1	flood risk, e	elsewhere	in the cat	chment.				
Utilities											
Gas											
Electric											
Electric											
Fire and Rescue	1										
rire and Rescue											
Telecoms											
	1										

Harthill Rise, Gildersome

Site Plan ref: n/a SHLAA ref: 3062

Other
Other Heritage England
Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is not well related to the existing built up area and is in an elevated position. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.

Land north of Harthill Lane, Gildersome

Site Plan ref: n/a SHLAA ref: 3063

Site Details

Easting	424625	Northing	429513	Site area ha	3.79	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West		Ward	Morley Nor	th		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Dwellings

Agriculture

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Poorly defined site incorporating a portion of a larger area of agricultural land as well as residential properties.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	99.22
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

		% overlap
Major Settlement	0.00	
Minor Settlement	0.78	
Overlaps Urban Extension	V	

Regeneration Areas

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

LCC ownership	5.32
Nearest train station	Morley
Nearest train station distance (2729.94
Nearest bus s	386
Nearest bus stop distance (339.70

Agricultural classification			
Grade Percent			
Grade 3	100		

Land north of Harthill Lane, Gildersome SHLAA ref: 3063 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Nο Is the site well connected to the built up area? Yes Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion 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 Yes Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards except secondary school 4 Access comments

1

Very poor access options - no way to access housing development

Land north of Harthill Lane, Gildersome

Site Plan ref: n/a SHLAA ref: 3063

Local network comme	ents	
Potential cumulative i	mpact with adjacent sites	
		4
Mitigation measures		Total score
		9
		9
Highways site suppor	i	
no e		
Contingent on other o	Hoo	
Contingent on other s	iles	
Highways England		
	impact Network Status No objection very impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome c	luctor
Potential for cumulati	ve impact in combination with other sites. If site still included at flext sitt assess as part of worley/ondersome c	iustei.
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop	
	by level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop	
	nat will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management P infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015	
	method used to ensure sites are brought forward in line with YW's investment. It is particularly important that si	
	reater increase in population served by the works should take into account available sewerage and WwTW capac	
	ring a site forward before YW have completed any planned improvements it may be possible for the developer to	provide
contributions. The ar	mount would be determined by a developer funded feasibility study.	
Environment Agen	су	
Constraints		
FZ1 over 1 ha. See c	omments in main text of our response.	
LCC		
Ecology support	Supported	
Supported		
Education comments		
Flood Risk		
Largely Flood Zone 1.	. There is potential for flooding from the watercourse in the NW pocket of the site. Also, there is a culvert and pu	ıblic sewers
located in this part of	the site.	
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC theref eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
the right to ask for de	eveloper contributions for such sites, to minigate nood risk, elsewhere in the catchinent.	
Utilities		
Gas		
Electric		
Fire and Rescue	1	
THE AND RESCUE	1	

Site Plan ref: n/a SHLAA ref: 3063 Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Not allocated for housing

Submission Draft Plan Allocation Conclusion

Land north of Harthill Lane, Gildersome

Green Belt site. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.

Valley Road, Morley

Site Plan ref: n/a SHLAA ref: 3068

Site Details

Easting	427577	Northing	428603	Site area ha	2.2	SP7	Major Settlement Extension
HMCA	Outer South	n West			Ward	Morley Nor	th

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Transport tracks and ways

Other land uses - None

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

Description

Sloping agricultural land with no road frontage.

Spatial relationships

UDP Designations

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership %	0.00
No succet train station	Manlass
Nearest train station	Morley
Nearest train station distance (m)	788.44
Nearest bus stop	2207
Nearest bus stop distance (m)	578.52

Agricultural classification		
Grade	Percent	
Grade 3	32.5	
Grade 3b	6.22	
Grade 3a	61.29	

Access comments

much development off single access

valley Road, Moriey						
Site Plan ref: n/a SHLA	A ref: 3068					
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer	Overi	Overla Overla Overlap Overlaps I	s Public Righ aps SFRA Fla erlaps EA Fla ps HSE Majo aps HSE Gas is Pot. Conta Minerals Safa Is Safeguard	ood Zone ood Zone or Hazard is Pipeline amination eguarded		
Greenbelt Assessment						
Check the unrestricted sprawl of I	arge built up areas					
Would development lead to/constitute rible		No				
Would development result in an isolated of	<u>'</u>	Yes				
Is the site well connected to the built up a	*			-		
Would development round off the settlem		No No		-		
Is there a good existing barrier between t and the undeveloped land?		Yes				
·	ential to lead to unrestri	cted sprawl				
2. Prevent neighbouring towns from	merging					
Would development lead to physical conne	ection of settlements?	No				
Do features provide boundaries to contain	the development?	No				
Coalescence Conclusion No merging but	there is no defensible be	oundary				
3. Assist in safeguarding the country Strong defensible boundary between site Does the site provide access to the countr Does the site include local/national nature Areas of protected/unprotected woodland	and urban area yside conservation areas?	Yes No No No		-		
Site includes Grade 1, Grade 2 or Grade 3	a agricultural land?	Yes				
Does the site contain buildings		No				
Are these buildings used for agricultural p	urposes?	No				
Encroachment Conclusion Site does not p	perform an important rol	e in safegua	arding from	encroachm	nent	
4. Preserve the setting and special c	haracter of historic to	owns			-	
Site within/adjacent to conservation area/		features?	No			
Can development preserve this character?						
Character Conclusion No effect on the se	tting and special charact	er of histor	ic features			
Overall Conclusion from assessment characteristics of openness and perm	nanence				sprawl to the north. Relate	s poorly to settlement.
L						
Summary of infrastructure provi	ider comments					
Public transport accessibility comments All of the site within the core strategy star	ndards for public transpo	ort and prim	ary educatio	on, not hea	alth or secondary education	Rank (1-5)

Landlocked - site has no access to adopted highway (track from Daisy Hill is not suitable). Relies on site 1282 for access but too

Valley Road, Morley

Site Plan ref: n/a SHLAA ref: 3068
Local nativork comments
Local network comments Cumulative impact
3
Mitigation measures Total so
8
Highways site support
No
Contingent on other sites
Highways England
Impact No material impact Network Status No objection
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.
Network Rail
Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues
Yorkshire Water
Treatment Works Knostrop
Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and L level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) 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
Part Flood Zone 1. A large part of site shown to be at risk of flooding from watercourse, which runs along Southern boundary and adjacent to the
railway line. Watercourse goes into culvert NE of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserve the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities
Gas
Electric
Fire and Rescue

Valley Road, Morley

Site Plan ref: n/a SHLAA ref: 3068

Telecoms		
Other		
Other Heritage England		
Natural England		

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
11/00022/COND	Consent, agreement or approval required by condition 13 of Planning Application 08/06433/FU	Α	91	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is isolated with no road access, and totally unrelated to the existing urban area. The land falls away towards the railway. Development of this site in isolation would result in an island of development surrounded by Green Belt, within the gap between the settlements of Morley and Middleton.

Wide Lane/Dewsbury Road, Morley

Site Plan ref: n/a SHLAA ref: 3069

Site Details

Easting	428424	Northing	427654	Site area ha	4.72	SP7	Major Settlement Extension
HMCA	Outer South	n West			Ward	Morley Sou	th

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Post and Telecom

Dwellings

Neighbouring land uses

Agriculture

Transport tracks and ways

Other land uses - None

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

Description

Pylon and cable runs through the site.

Spatial relationships

UDP Designations

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership %	5.83
Nearest train station	Morley
Nearest train station distance (m)	1528.27
Nearest bus stop	4947
Nearest bus stop distance (m)	154.12

Agricultural classification		
Grade	Percent	
Grade 3	100	

Wide Lane/Dewsbury Road, Morley Site Plan ref: n/a SHLAA ref: 3069 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **V** Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? Yes Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but would significantly reduce the green belt gap 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside No Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings Yes Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features

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

Isolated site set away from urban area. Contained to the east by motorway, however, development up to this point would reduce the separation between Morley and Middleton.

Summary of infrastructure provider comments	
LCC Highways Comments Public transport accessibility comments	Rank (1-5)
Meets Core Strategy standards with exception of health and local services	4
Access comments Access from Wide Lane would require widening into site and the loss of all trees on boundary	

Wide Lane/Dewsbury Road, Morley

Site Plan ref: n/a SHLAA ref: 3069

Local network comments Site may require some off-site mitigation works	
Site may require some on-site mitigation works	
Mitigation measures Total scor	re
Could provide access to adjacent sites	
12	
Highways site support	
yes with mitigation	
Contingent on other sites	
joint appraoch with 1279, 1285, 3120 & 1018 (inc access). Access solution nrequires consideration of 1275	
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 Morley/Gildersome cluster.	
Network Rail	
	_
Yorkshire Water	
Treatment Works Knostrop	
Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low	
level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to)
ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which	
represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a	
developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide	
contributions. The amount would be determined by a developer funded feasibility study.	_
Environment Agency	
Constraints	_
FZ1 over 1 ha. See comments in main text of our response.	_
LCC	
Ecology support Supported with mitigation	
Supported with mitigation to protect and enhance the wildlife corridor function of the beck along the south by providing a 20 metre buffer.	
Education comments	
Flood Risk	
Largely Flood Zone 1. Southernmost tip at risk of flooding from Topcliffe Beck. There are also a couple of large public sewers crossing 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	

Wide Lane/Dewsbury Road, Morley

Site Plan ref: n/a SHLAA ref: 3069

Other
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 to the East of Morley along Wide Lane and being the furthest from the urban area release of this site alone would result in an isolated development within the Green Belt gap between Morley and Middleton.

Whiteways, Thorpe Lane, Middleton

Site Plan ref: n/a SHLAA ref: 3075

Site Details

Easting	429795	Northing	426857	Site area ha	6.79	SP7	Main Urban Area Extension
HMCA	HMCA Outer South West			Ward	Middleton P	ark/Ardsley and Robin Hood	

Site Characteristics

Site type Brownfield

On-site land uses

Other

Neighbouring land uses

Transport tracks and ways

Agriculture

Unmanaged Forest

Other land uses

Scrap Yard

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

Description

Majority of the site is currently in employment use with the railway line to the south and with road access via Thorpe Lane.

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	0.75	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership 9	6 0.09
Nearest train station	Morley
Nearest train station distance (m	,
Nearest bus sto	p 11867
Nearest bus stop distance (m) 213.38

Agricultural classification					
Grade Percent					
Grade 3 100					

5

Access comments

Access ok from Thorpe Lane

Whiteways, Thorpe Lane, Middleton

Site Plan ref: n/a SHLAA ref: 3075

Local network comments
Spare capacity but cumulative issues
3
Mitigation measures Total score
Highways site support
yes
Contingent on other sites
Highways England
Impact No material impact Network Status No objection
Network Rail
Yorkshire Water
Treatment Works Knostrop
Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low
level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March
2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which
represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide
contributions. The amount would be determined by a developer funded feasibility study.
Environment Agency
Constraints
FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response
LCC
Ecology support Supported with mitigation
Supported with mitigation to protect and enhance the Dolphin Beck which lies under the southern section of this site. Includes parts of the Dolphin
Beck Marsh Leeds Nature Area but it is not clear from the aerial photograph how much of this site-based esignation (and UK BAP Habitat) has been destroyed by the existing land use. Exclude the line of the Dolphin Beck and a 20m habitat corridor on both sides and restore this important wildlife
corridor, and link it eastwards to the woodland of Thorpe Wood. Water Voles to consider.
Education comments
Flood Risk
Largely Flood Zone 1. Parts of site adjacent to Dolphin Beck at risk of flooding.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves
the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities
Gas
Electric
Fire and Rescue

Site Plan ref: n/a SHLAA ref: 3075 Telecoms Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Whiteways, Thorpe Lane, Middleton

Green Belt site. Site is currently in use as a scrap yard. Site would require remedial work before any alternative use could be considered. In Green Belt terms the site does not relate particularly well to the existing settlement pattern and development of the site would extend the existing built up urban area to the south.

Bulls Head Inn, Dewsbury Road

Site Plan ref: n/a SHLAA ref: 3077A

Site Details

East	ting	427249	Northing	425608	Site area ha	9.4	SP7	Smaller Settlement Extension
HM	HMCA Outer South West			Ward	Morley Sou	th		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Vacant land

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Part of larger area of agricultural land with no road access.

Spatial relationships

UDP Designations

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

Core Strategy

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

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

LCC ownership %		0.00
Nearest train station		Morley
Nearest train station distance (m)		2514.04
Nearest bus stop		10657
Nearest bus stop distance (m)		269.11

Agricultural classification		
Grade	Percent	
Non-agricultural	31.64	
Urban	68.36	

Bulls Head Inn, Dewsbury Road Site Plan ref: n/a SHLAA ref: 3077A Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **V Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Nο Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? Yes Do features provide boundaries to contain the development? No Coalescence Conclusion No merging of settlements 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Nο 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? Nο Site includes Grade 1, Grade 2 or Grade 3a agricultural land? No Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence Site does not relate well to settlement. Potential for urban sprawl and no defensible green belt boundary.

Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments Meets Core Strategy standards with exception of health and local services Access comments Potential access off Dewsbury Road (through adjacent part B) shared with 1135 and secondary access off Rein Road 3

Site Plan ref: n/a SHLAA ref: 3077A

Local network comme			_
A site of this size is lik	xely to require off-site mitigation works	4	
Mitigation measures		Total	core
Same as site 3078			
		11	l
Highways site support	t and the second		
yes with mitigation			
Contingent on other s			
combine with 3078, 1	0/2 & 1135		
Highways England Impact	Network Status		
No objection	Network Status		
Network Rail			
Yorkshire Water			
Treatment Works	Knostrop		
2020. Phasing is one represent a 10% or g developer wants to be	infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 t method used to ensure sites are brought forward in line with YW's investment. It is particularly important that si reater increase in population served by the works should take into account available sewerage and WwTW capacing a site forward before YW have completed any planned improvements it may be possible for the developer to mount would be determined by a developer funded feasibility study.	tes which ity. If a	
Constraints			
FZ1 over 1 ha. See co	omments in main text of our response.		
LCC			
Ecology support	Supported with mitigation		
Supported with mitigates of the beck and	ation to protect and enhance the wildife corridor function of the Woodkirk Beck - including providing a 20 metre becreation of at least one wildlife pond to benefit Water Voles. Water Voles to consider.	ouffer bot	n
Education comments			
Please Note: any deve	vatercourse located in SE corner elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserv	'es
Utilities	1		
Gas			
Electric			
Fire and Rescue			

SHLAA ref: 3077A

Site Plan ref: n/a

Telecoms	
Other Heritage England	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site A is set behind the neighbouring residential properties, and there are open fields beyond the site's boundary. Site does not relate well to settlement. Potential for unrestricted urban sprawl and no defensible Green Belt boundary.

Site Plan ref: n/a SHLAA ref: 3077B

Site Details

Easting	427082	Northing	425364	Site area ha	4.75	SP7	Smaller Settlement Extension
HMCA	CA Outer South West		Ward	Morley Sout	th		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Vacant land

Neighbouring land uses

Agriculture

Mineral works and quarries

Outdoor sport facility

Other land uses - None

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

Description

split vacant and agriculural land with road access via a track to the south east of the site.

Spatial relationships

UDP Designations

100.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.01	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.01 0.00 0.00 0.00 0.00 0.00 0.00

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2744.49
Nearest bus stop	9394
Nearest bus stop distance (m)	259.99

Agricultural classification			
Grade Percent			
Non-agricultural	54.56		
Urban	45.44		

Bulls Head Inn, Dewsbury Road Site Plan ref: n/a SHLAA ref: 3077B Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **✓** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **V Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area Yes and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? No Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence Relates poorly to settlement, this section of the site is to the south of the beck, no defenisble boundary to south which could lead to further sprawl.

Summary of infrastructure provider comments LCC Highways Comments	
Public transport accessibility comments	Rank (1-5
Meets Core Strategy standards with exception of health and local services	4
Access comments	
Potential access off Dewsbury Road shared with 1135 and secondary access off Rein Road	4

Site Plan ref: n/a SHLAA ref: 3077B

Local network comme	ents	
A site of this size is lik	kely to require off-site mitigation works	
		4
		Tatal assets
Mitigation measures		Total score
Same as site 3078		12
Highways site support	-t	
yes with mitigation		
Contingent on other si		
combine with 3078, 10	1072 & 1135	
Highways England		
Impact	Network Status	
No objection		
Network Rail		
Yorkshire Water	W. J.	
Treatment Works	Knostrop	
level. Development th	ow level are large works which serve the bulk of Leeds. There is capacity for significant development at I hat will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management (1) and the control of the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management (2) and the control of the control of the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management (2) and the control of the cont	gement Plans (AMP) to
	r infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from Ap method used to ensure sites are brought forward in line with YW's investment. It is particularly importa	
represent a 10% or g	greater increase in population served by the works should take into account available sewerage and Ww	TW capacity. If a
	oring a site forward before YW have completed any planned improvements it may be possible for the dev mount would be determined by a developer funded feasibility study.	eloper to provide
contributions. The air	Thouse would be determined by a developer runded reasibility study.	
Environment Agend	icy	
Constraints		
FZ1 over 1 ha. See co	comments in main text of our response.	
LCC		
Ecology support	Supported with mitigation	
	pation to protect and enhance the wildife corridor function of the Woodkirk Beck - including providing a 2	20 metre buffer both
	d creation of at least one wildlife pond to benefit Water Voles. Water Voles to consider.	
Education comments		
Education comments		
Flood Risk		
Please Note: any deve	. Parts of site adjacent to Woodkirk Beck at risk of flooding. relopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LC eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	CC therefore reserves
Utilities		
Gas		
Electric		
Fire and Decerra		
Fire and Rescue		

SHLAA ref: 3077B

Site Plan ref: n/a

Telecoms		
Other		
Other Heritage England		
Natural England		

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site B is unrelated to the existing settlement. The site slopes steeply towards the beck making any development difficult. Development would set a precedent for further encroachment or sprawl.

Upper Green Farm, Syke Road Tingley

Site Plan ref: n/a SHLAA ref: 3078A

Site Details

Easting	427453	Northing	425184	Site area ha	5.14	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West			Ward	Morley Sou	th	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Manufacturing and Wholesale

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Mainly in agricultural use with a limited area of employment use to the north east of the site.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	98.42
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.58	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2963.28
Nearest bus stop	12095
Nearest bus stop distance (m)	190.32

Agricultural classification				
Grade Percent				
Grade 3	51.6			
Urban	48.4			

Access achievable from Quarry Lane to eastern part with signalised x-roads at Quarry Lane / Dewsbury Road jct to access western

half, with the potential for a secondary access to Syke Road to the east

4

Upper Green Farm, Syke Road Tingley

Site Plan ref: n/a SHLAA ref: 3078A

Vorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to mensure 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 WYMTW 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 EZT over 1 ha. See comments in main text of our response. LCC Ecology support Supported with mitigation to protect and enhance the wildlife corridor function of the Woodkirk Beck - including providing a 20 metre buffer both sides of the beck and creation of at least one wildlife pond to benefit Water Voles. Water Voles to consider. Education comments 3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required. Elood Risk Flood Zne 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.										
Integration measures Integrity to require significant physical mitigation Network Rail Vorkshire Water Treatment Works Roostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level are large works and the large that the viole of the public server system needs to be co-ordinated with Vorkshire 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 site is server provided and the large that the viole site is the server provided and the large that the viole of the developer and viole developer and viole developer for provide antifications. The amount violate to determined by a developer funded feasibility study. Environment Agency Donstraints Various All 2018 and Children and creation of a least one well developer funded feasibility study. Environment Agency Supported with mitigation to protect and enhance the wildfile pond to b			tigation waster							
Procestinal rossing on Dewisbury Road, good pedestrian links in and thorugh the site and new signalized junction 12 Ighways site support	A SITE OF THIS SIZE IS III	cely to require off-site mi	tigation works							4
Procestinal rossing on Devision Power Road, good pedestrian links in and thorugh the site and new signalised junction 12 Ighways site support										
Pedestrian crossing on Devisbury Road, good pedestrian links in and thorugh the site and new signalised junction Indiphways site support	Mitigation measures								•	Total sco
Ilighways site support ses with mitigation Contingent on other sites Highways England macet Network Status Ukely to require significant physical mitigation Network Rail Yorkshire Water Treatment Works Knostrop Knostrop Knostrop Kn		n Dewsbury Road, good p	pedestrian links i	n and thorugh	the site and	new signalis	sed junction			
Highways England Impact In Network Rail N										12
Environment Agency Contingent on other sites Network Rail										
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Site Plan ref: n/a SHLAA ref: 3078A Telecoms Other Heritage England Natural England

Submission Draft Plan Allocation Conclusion

Submission Draft Plan Allocation
Not allocated for housing

Conclusions

Upper Green Farm, Syke Road Tingley

Whilst at Issues and Options, site A was considered to constitute a partial 'rounding off' of the settlement, development of this site would represent an incursion into the strategic Green Belt gap between Leeds and Kirklees and there are other more suitable Green Belt alternatives.

Hey Beck Lane, Wakefield

Site Plan ref: n/a SHLAA ref: 3078B

Site Details

Easting	427195	Northing	424905	Site area ha	29.62	SP7	Smaller Settlement Extension	
HMCA	Outer South	n West			Ward	Morley South		

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Wholesale distribution

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Church / cemetery on site (listed)

Spatial relationships

UDP Designations

our besignations		
N32 Greenbelt	99.73	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.03	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %	1.42
Nearest train station	Morley
Nearest train station distance (m)	3210.15
Nearest bus stop	7824
Nearest bus stop distance (m)	125.18

Agricultural classification		
Grade Percent		
Grade 3	88.59	
Non-agricultural	6.32	
Urban	4.85	

				_	
Overlaps SSSI		Overlaps Public Right of Way			
Overlaps SEGI		Overlaps SFRA Flood Zone			
Overlaps LNA		Overlaps EA Flood Zone			
Overlaps LNR		Overlaps HSE Major Hazard		_	
Overlaps Conservation Area			aps HSE Gas Pipeline		
Overlaps Listed Building Overlaps N37 SLA			s Pot. Contamination Minerals Safeguarded		
Overlaps Strat. Employment buffer	Ove		s Safeguarded 100m	_	
		•	J		
Greenbelt Assessment					
. Check the unrestricted sprawl of l	arge built up areas				
Vould development lead to/constitute ribl	oon development?	No			
Nould development result in an isolated d	levelopment?	No			
s the site well connected to the built up a	rea?	No			
Would development round off the settlem	ent?	No			
s there a good existing barrier between thand the undeveloped land?	he existing urban area	Yes			
Unrestricted Sprawl Conclusion High pot	ential to lead to unrest	ricted sprawl			
2. Prevent neighbouring towns from Would development lead to physical conne		N			
Do features provide boundaries to contain		No			
		No			
Chalescence Conclusion Mo merging but	there is no defensible	houndary			
Coalescence Conclusion No merging but	there is no defensible	boundary			
3. Assist in safeguarding the country	rside from encroach	nent			
3. Assist in safeguarding the country Strong defensible boundary between site a	rside from encroachi and urban area	nent Yes			
3. Assist in safeguarding the country strong defensible boundary between site a coost the site provide access to the country	rside from encroachi and urban area yside	rent Yes Yes			
3. Assist in safeguarding the country Strong defensible boundary between site at Does the site provide access to the country Does the site include local/national nature	rside from encroachi and urban area yside conservation areas?	rent Yes Yes No			
Strong defensible boundary between site and the site provide access to the country does the site include local/national nature areas of protected/unprotected woodland.	rside from encroachr and urban area yside conservation areas? /trees/hedgerows?	Yes Yes No Yes			
3. Assist in safeguarding the country strong defensible boundary between site a coos the site provide access to the country coes the site include local/national nature areas of protected/unprotected woodland site includes Grade 1, Grade 2 or Grade 3.	rside from encroachr and urban area yside conservation areas? /trees/hedgerows?	Yes Yes No Yes Yes Yes			
3. Assist in safeguarding the country Strong defensible boundary between site and Does the site provide access to the country Does the site include local/national nature areas of protected/unprotected woodland. Site includes Grade 1, Grade 2 or Grade 3. Does the site contain buildings	rside from encroachi and urban area yside conservation areas? /trees/hedgerows? a agricultural land?	Yes Yes No Yes Yes Yes Yes Yes			
3. Assist in safeguarding the country strong defensible boundary between site at 200es the site provide access to the country 200es the site include local/national nature 200es are sof protected/unprotected woodland 200es the site contain buildings 200es the site contain buildings 200es these buildings used for agricultural p	rside from encroaching and urban area syside conservation areas? /trees/hedgerows? a agricultural land? urposes?	Yes Yes No Yes Yes Yes Yes Yes No			
3. Assist in safeguarding the country Strong defensible boundary between site at Does the site provide access to the country Does the site include local/national nature Areas of protected/unprotected woodland. Site includes Grade 1, Grade 2 or Grade 3. Does the site contain buildings Are these buildings used for agricultural p	rside from encroachi and urban area yside conservation areas? /trees/hedgerows? a agricultural land?	Yes Yes No Yes Yes Yes Yes Yes No	om encroachment		
Strong defensible boundary between site at 200es the site provide access to the country 200es the site include local/national nature 200es the site include local/national nature 200es the site include local/national nature 200es the site include Grade 1, Grade 2 or Grade 3. 200es the site contain buildings 200es 100es 100es 200es 200e	rside from encroacher and urban area yside conservation areas? /trees/hedgerows? a agricultural land? urposes? an important role in sa	Yes Yes No Yes Yes Yes Yes Yes Yes No Geguarding from	om encroachment		
S. Assist in safeguarding the country strong defensible boundary between site at 200es the site provide access to the country coes the site include local/national nature areas of protected/unprotected woodland site includes Grade 1, Grade 2 or Grade 3. 200es the site contain buildings are these buildings used for agricultural processor of the performs at 200es. Preserve the setting and special country in the country of the	rside from encroaching and urban area syside conservation areas? //trees/hedgerows? a agricultural land? urposes? an important role in satharacter of historic	Yes Yes No Yes Yes Yes Yes Yes No Geguarding from	om encroachment Yes		
Strong defensible boundary between site at 200es the site provide access to the country coes the site include local/national nature areas of protected/unprotected woodland. Site includes Grade 1, Grade 2 or Grade 3. Does the site contain buildings are these buildings used for agricultural processes between the setting and special coes the site contain buildings. The setting and special coes the site contain buildings are these buildings used for agricultural processes are these buildings are the setting and special contains are the setting are the sett	rside from encroaching and urban area syside conservation areas? /trees/hedgerows? a agricultural land? / urposes? an important role in satharacter of historical listed building/historical	Yes Yes No Yes Yes Yes Yes Yes No Geguarding from	1		
3. Assist in safeguarding the country Strong defensible boundary between site a Does the site provide access to the country Does the site include local/national nature Areas of protected/unprotected woodland. Site includes Grade 1, Grade 2 or Grade 3. Does the site contain buildings Are these buildings used for agricultural p Encroachment Conclusion Site performs a 4. Preserve the setting and special c Site within/adjacent to conservation area/ Can development preserve this character?	rside from encroaching and urban area syside conservation areas? //trees/hedgerows? a agricultural land? // urposes? an important role in same haracter of historical listed building/historical role in same conservations.	Yes Yes No Yes Yes Yes Yes No Geguarding from	Yes		
3. Assist in safeguarding the country Strong defensible boundary between site at Does the site provide access to the country Does the site include local/national nature Areas of protected/unprotected woodland. Site includes Grade 1, Grade 2 or Grade 3. Does the site contain buildings Are these buildings used for agricultural p	rside from encroaching and urban area syside conservation areas? //trees/hedgerows? a agricultural land? // urposes? an important role in sail haracter of historical listed building/historical from the setting and special against all 4 purposes	Yes Yes No Yes Yes Yes No Geguarding from the common terms If features?	Yes f historic features		

Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments Meets Core Strategy standards with exception of health and local services Access comments Access achievable from Quarry Lane to eastern part with signalised cross roads at Quarry Lane / Dewsbury Road junction to access western half, with the potential for a secondary access to Syke Road to the east 4

Hey Beck Lane, Wakefield

Site Plan ref: n/a SHLAA ref: 3078B

-		
Local network comme	ents	
A site of this size is like	ikely to require off-site mitigation works	
		4
Mitigation measures		Total score
Pedestrian crossing or	on Dewsbury Road, good pedestrian links in and through the site, new signalised junction	12
		12
High ways aits a company		
Highways site support yes with mitigation		
,g		
Contingent on other s	citas	
contingent on other 3	SICO SICO SICO SICO SICO SICO SICO SICO	
Highways England		
Impact	Network Status	
-	ificant physical mitigation	
3 1 0		
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop	
	ow level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop Hig	nh and Low
level. Development th	hat will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plan	ns (AMP) to
	y infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to Ne method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites	
	greater increase in population served by the works should take into account available sewerage and WwTW capacity.	
	oring a site forward before YW have completed any planned improvements it may be possible for the developer to pr	ovide
contributions. The ar	mount would be determined by a developer funded feasibility study.	
Environment Agen	ncy	
Constraints		
FZ1 over 1 ha. See co	comments in main text of our response.	
LCC		
Ecology support	Supported with mitigation	·
	pation to protect and enhance the wildife corridor function of the Woodkirk Beck - including providing a 20 metre bufi I creation of at least one wildlife pond to benefit Water Voles. Water Voles to consider.	ter both
	'	
Education comments		
Flood Risk		
	but parts of site adjacent to Hey Beck at risk of flooding.	
Please Note: any deve	velopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore	reserves
tne right to ask for de	leveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Utilities		
Gas		
Cus		
Electric		
Fire and Rescue		

Hey Beck Lane, Wakefield

SHLAA ref: 3078B

Site Plan ref: n/a

Telecoms			
Other Heritage England			
Heritage England			
Natural England			

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. SHLAA 3078 has been split into A and B. Site B has poorly defined boundaries and includes roads, dwellings, a sports club and St Marys Church and cemetery. The site relates poorly to the settlement and development would result in a significant incursion into Green Belt, in the strategic gap between Leeds and Kirklees.

Site Plan ref: n/a SHLAA ref: 3120

Site Details

Easting	428072	Northing	427343	Site area ha	22.94	SP7	Major Settlement Extension
HMCA	Outer South	n West			Ward	Morley Sou	th

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Storage

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Site split between industrial use to the east of the site with the larger portion in agriculture use to the west. Road access is via Dewsbury Road.

Spatial relationships

UDP Designations

N32 Greenbelt	99.99	% overlap
N34 PAS	0.01	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.03	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

LCC ownership	%	0.11
Nearest train station	Morley	
Nearest train station distance	1345.05	
Nearest bus s	11872	
Nearest bus stop distance	(m)	361.48

Agricultural classification		
Grade	Percent	
Grade 3	100	

Site Plan ref: n/a SHLA	A ref: 3120					
Overlaps SSSI			Overlans	Public Right of V	Way	✓
Overlaps SEGI		Overlaps Public Right of Way Overlaps SFRA Flood Zone		_	✓	
Overlaps LNA				laps EA Flood Z		✓
Overlaps LNR				s HSE Major Ha		
Overlaps Conservation Area			Overla	os HSE Gas Pipe	eline	
Overlaps Listed Building				Pot. Contamina		✓
Overlaps N37 SLA				inerals Safeguar		
Overlaps Strat. Employment buffer	✓	Overlap	s Minerals	Safeguarded 10	00m	
Greenbelt Assessment						
1. Check the unrestricted sprawl of I	arge built up a	areas				
Would development lead to/constitute rib	bon developmen	ıt?	No			
Would development result in an isolated of	development?		No			
Is the site well connected to the built up a	area?		No			
Would development round off the settlem	ent?		No			
Is there a good existing barrier between t and the undeveloped land?	he existing urbar	n area	Yes			
	tential to lead to	unrestricte	d sprawl			
2. Prevent neighbouring towns from						
Would development lead to physical conn			No			
Do features provide boundaries to contain			No			
Coalescence Conclusion No merging but	would significar	ntly reduce	the green	belt gap		
3. Assist in safeguarding the country	side from enci	roachmen	t			
Strong defensible boundary between site	and urban area		Yes			
Does the site provide access to the countr	yside		Yes			
Does the site include local/national nature	conservation ar	eas?	No			
Areas of protected/unprotected woodland	/trees/hedgerow	rs?	No			
Site includes Grade 1, Grade 2 or Grade 3	a agricultural lan	nd?	Yes			
Does the site contain buildings			Yes			
Are these buildings used for agricultural p	urposes?		Yes			
Encroachment Conclusion Site performs	an important role	e in safegua	arding fro	m encroachmen	nt	
4. Preserve the setting and special of	haracter of his	storic tow	ns			
Site within/adjacent to conservation area/	listed building/h	istorical fea	atures?	No		1
Can development preserve this character?	?					1
Character Conclusion No effect on the se	tting and special	l character	of historic	features		1
Overall Conclusion from assessment characteristics of openness and perr		ourposes o	of green l	pelt and esser	ntial	
Site relates poorly to settlement. Develo scope for further sprawl to north and so		duce separa	tion betw	een Morley and	Middl	leton. Road to east contains site but limited
Summary of infrastructure prov	ider commen	nts				
LCC Highways Comments						

Access comments

Public transport accessibility comments

70% of site meets Core Strategy standards except health and local services

Existing access is via Dewsbruy Road which isn't suitable. Further access points would rely on adjacent sites - on Wide Lane, from which the number of dwellings could be prohibitive, and Topcliffe Lane which is through an industrial estate or residential area

Rank (1-5)

3

Site Plan ref: n/a SHLAA ref: 3120

Local network comme		
Likely to require off-si	site mitigation and cumulative impacts	4
Mitigation measures		Total score
ivitigation measures		10
Highways site support	t	
yes with mitigation		
Contingent on other si	sites	
Highways England Impact Minimal mate		
Potential for cumulation	ive impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster	r.
Network Rail		
Yorkshire Water	1	
Treatment Works	Knostrop	
ensure the necessary 2020. Phasing is one represent a 10% or go developer wants to br	hat will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Play infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to method used to ensure sites are brought forward in line with YW's investment. It is particularly important that site greater increase in population served by the works should take into account available sewerage and WwTW capacity bring a site forward before YW have completed any planned improvements it may be possible for the developer to product would be determined by a developer funded feasibility study.	March s which y. If a
Environment Agend	ісу	
Constraints		
	te is on top of an historic landfill site. See comments in main text of our response	
LCC		
Ecology support Supported	Supported	
Education comments		
Flood Risk	7	
Flood Zone 1 Please Note: any deve	relopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefor eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	e reserves
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		

Site Plan ref: n/a SHLAA ref: 3120

Other
Other Heritage England
Natural England
3

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The north western side of the site is separated from the existing residential area by a steep cutting with a small beck flowing through. The eastern side of the site is dominated by employment uses. The north eastern boundary is tree lined. Development would represent a significant incursion into Green Belt and set a precedent for further sprawl.

Site Deta	ails							
Easting	430529	Northing	427672	Site area ha	2.22	SP7	Main Urban Area Infill	
HMCA	Outer South	n West			Ward	Middleton F	Park	
Site Chai	racteristic	cs						
Site type	Brownfield							
On-site land	d uses - Non	e						
Adjacent la	nd uses - No	one						
Other land	uses - None							
Topograph	ıy				Landscape			
Boundarie	S				Road front			

Spatial relationships

Description

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

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas	

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

LCC ownership	%	94.80
Nearest train station		Morley
Nearest train station distance (m)	3591.21
Nearest bus stop		3448
Nearest bus stop distance (m)		124.12

Agricultural classification		
Grade	Percent	
Urban	100	

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

Acre Mount, Middleton

Site Plan ref: n/a SHLAA ref: 3161

Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 4 buses per hour, 100% primary & secondary education, 100% primary health, 20% employment 4 Access comments Access ok from Thorpe Road 5 Local network comments spare capacity 5 Total score Mitigation measures 14 Highways site support Contingent on other sites **Highways England** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints LCC Supported **Ecology support** Supported **Education comments** Flood Risk Utilities Gas

Acre Mount, Middleton

Site Plan ref: n/a SHLAA ref: 3161

lectric
re and Rescue
elecoms
Other
eritage England
atural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
13/03678/EXT	Extension of time period for planning permission 10/02223/LA Outline application for the residential development comprising C3 (residential units) and C2 (residential institutions) for persons over 55		100		
10/02223/LA	Outline application for the residential development comprising C3 (residential units) and C2 (residential institutions) for persons over 55	A	100		

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site is changed from identified to not allocated - the majority of the site is to be used for a new school.

Bridge Street, Morley

Site Plan ref: n/a SHLAA ref: 3189

Site Details

Easting	426651	Northing	426912	Site area ha	0.27	SP7	Major Settlement Infill	
HMCA	Outer South	n West			Ward	Morley South		

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Residential institution

Other land uses - None

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

Description

Well defined brownfield site which has now been cleared and is vacant.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% 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

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	70 0 0 0 1 dp
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1234.73
Nearest bus stop	7351
Nearest bus stop distance (m)	51.61

Agricultural classification					
Grade Percent					
Urban	100				

Bridge Street, Morley

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

Site Plan ref: n/a SHLAA ref: 3189 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility 5 Access comments Access from Bridge Street should be achievable 5 Local network comments Spare capacity but cumulative issues 4 Total score Mitigation measures 14 Highways site support yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water **Treatment Works** Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Bridge Street, Morley

Not allocated for housing

Submission Draft Plan Allocation Conclusion
Site falls below the threshold for allocation.

Site Plan ref: n/a SHLAA ref: 3189

Site Plairie: II	7 d SHLAATEI:	3107					
LCC							
Ecology support	Supported						
Supported							
Education comment	S						
Flood Risk							
Please Note: any de	all dia. public (combined) sew evelopment has potential to in developer contributions for su	crease flood risk elsewh	nere, particularly deve od risk, elsewhere in	elopment of the catchm	f 'greenfield' site ent.	es. LCC therefore	e reserves
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		Deci	sion	% of site		
14/04923/FU	Detached bungalow on va	acant land	ļ	4	100		
Conclusions							
Submission Draft Pl	an Allocation						

Land at off Gascoigne Road

Site Plan ref: n/a SHLAA ref: 3311

Site Details

Easting	431515	Northing	426244	Site area ha	7.26	SP7	Other Rural Extension
HMCA	Outer South	n West			Ward	Ardsley and	Robin Hood

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Other land uses - None

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

% overlap

Description

Currently in agricultural use. Bordered by a road to the north (M62) and east (Lingwell Gate Lane). Bordered by a field to the south, and residential to the west. Small amount of tree cover in the south west corner of the site. Current access off Lingwell Gate Lane in the north east corner.

Spatial relationships

UDP Designations

99.92
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4916.99
Nearest bus stop	2173
Nearest bus stop distance (m)	243.47

Agricultural classification		
Grade	Percent	
Grade 2	71.26	
Grade 3	28.74	

Land at off Gascoigne Road

Ecology support

Supported (Green)

Supported

Site Plan ref: n/a SHLAA ref: 3311 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 3buses p.h, secondary and primary education meets guidance, fails on doctors and local facilities 3 Access comments Access from Gascoigne Road with extension of traffic calming to the west 4 Local network comments Local impact could be noticeable, some mitigation required 4 Total score Mitigation measures 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

Land at off Gascoigne Road

Site Plan ref: n/a	SHLAA ref: 3311
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	
Submission Draft Plan Alloca	ation
Not allocated for housing	
Submission Draft Plan Alloca	tlement hierarchy and any development would result in a signifigant incursion into the greenbelt that would result
in a signifigant risk of unrest	tricted sprawl.

Batley Road

Site Plan ref: n/a SHLAA ref: 3313

Site Deta	Site Details								
Easting	429457	Northing	423278	Site area ha	5.66	SP7	Other		
HMCA	Outer South	n West			Ward	Ardsley an	d Robin Hood		
Site Cha	racteristic	cs							
Site type	Greenfield								
	d uses - Nor nd uses - No								
Other land	uses - None								
Topograph	ıy				Landscape				
Boundarie	S				Road front	No			
Description									

Spatial relationships

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

Core Strategy

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

Reg	ener	ration	Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	5433.94
Nearest bus stop	14324
Nearest bus stop distance (m)	166.37

Agricultural classification		
Grade Percent		
Grade 2	12.88	
Grade 3	87.12	

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

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

Not allocated for housing

Site Plan ref: n/a SHLAA ref: 3313

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

Batley Road

Site Plan ref: n/a SHLAA ref: 3313

Submission Draft Plan Allocation Conclusion

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

Land off Middleton Lane, LS10 4GY

Site Plan ref: n/a SHLAA ref: 3320

Site Details

Easting	431484	Northing	427299	Site area ha	27.76	SP7	Main Urban Area Extension
HMCA	Outer South	n West			Ward	d Ardsley and Robin Hood	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Unmanaged Forest

Neighbouring land uses

Agriculture

Unmanaged Forest

Other land uses - None

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

Description

Site is in agricultural use with road access via Middleton Lane. Site is has other agriculutral uses on all sides.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	Morley	
Nearest train station distance (m)		4590.54
Nearest bus stop		2849
Nearest bus stop distance ((m)	463.33

Agricultural classification		
Grade	Percent	
Grade 2	41.71	
Grade 3	11.04	
Grade 3b	11.05	
Grade 3a	36.21	

Rank (1-5)

2

5

LCC Highways Comments

Access from Middelton Lane

Access comments

Public transport accessibility comments

Public Transport not in line with Core Strategy standards and has a lack in local services

Land off Middleton Lane, LS10 4GY

Site Plan ref: n/a SHLAA ref: 3320

		1														
Local network comme																
Spare capacity but cur	nulative issues														4	
		 1													otal s	core
Mitigation measures														7 F		COLE
															11	
Highways site support																
Contingent on other si	ites															
Highways England																
Impact	Netv	work Status	Like	ely to r	require	e signif	ficant p	ohysic	al mitiga	ation						
Notes and Dail	1															
Network Rail																
V-ul-liter M/-t	1															
Yorkshire Water Treatment Works	Caldervale															
with Yorkshire Water's forthcoming AMP(6) v investment. It is partic account available sew	ity at Caldervale for new s Asset Management Pla vill run from April 2015 t cularly important that sit erage and WwTW capac be possible for the deve	ns (AMP) to ensite March 2020. It is which represently. If a develop	nsure th . Phasir esent a oper wa	he ned ng is d 10% ants to	cessar one mo or gre o bring	ry infras ethod ι eater in g a site	structu used to ncrease forwai	re and ensure in portion of the ensure in portion of the ensure in portion of the ensure in the ensu	d capaci re sites pulation ore YW	ty can are br serve have o	be pro ought ed by tl comple	ovided forwar he wor eted an	to serve d in line ks shou y planne	e the s e with ld tak ed	site. Th YW's e into	ne
Environment Agend	су															
Constraints																
FZ1 over 1 ha. See co	omments in main text of	our response.														
LCC																
Ecology support	Supported with mitigat	ion														
	ation to protect and enha creation of at least one										provid	ding a	20 metr	e buff	er both	า
Education comments																
Flood Risk																
	elopment has potential to eveloper contributions for										nfield' s	sites. L	_CC ther	efore	reserv	es
Utilities																
Gas																
	1															
Electric																
	1															
Fire and Rescue																

Site Plan ref: n/a SHLAA ref: 3320 Telecoms Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Land off Middleton Lane, LS10 4GY

Green Belt site. The site is unrelated to the settlement. Development would represent a significant incursion into Green Belt of a scale out of keeping with Thorpe on the Hill to the south, and would set a precedent for further unrestricted sprawl.

Baghill Road, West Ardsley, Morley

Site Plan ref: n/a SHLAA ref: 3372

Site Details

Easting	427769	Northing	424964	Site area ha	1.27	SP7	Smaller Settlement Infill
HMCA	A Outer South West			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	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

% overlap

Description

Site in agriculture use with with road frontage to Baghill Road. Site located between housing to the west and agricultural uses to the west.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	✓	
	·	

overlap

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3243.61
Nearest bus stop	13897
Nearest bus stop distance (m)	79.44

Agricultural classification		
Grade	Percent	
Grade 3	100	

Baghill Road, West Ardsley, Morley SHLAA ref: 3372 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site lies within the accessibility zone for to 2 buses per hour and 100% of the site lies meets the core strategy standards for 3 primary & secondary education and primary health. Access comments Access should be achievable from Baghill Road 5 Local network comments Spare capacity but cumulative issues 4 Total score Mitigation measures 12 Highways site support yes Contingent on other sites **Highways England** Impact No material impact No objection **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster. **Network Rail** Yorkshire Water **Treatment Works** Caldervale There is limited capacity at Caldervale for new development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

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

Constraints

Baghill Road, West Ardsley, Morley

Site Plan ref: n/a SHLAA ref: 3372

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Please Note: any deve	lia surface water sewer located inside Southern boundary. Plopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Designated as N11 - open land on the existing UDP, not within the Green Belt. Whilst in considering the UDP, the Inspector conceded that development of some of the N11 land for housing could not be ruled out, the importance of open views across the site was emphasised. This site is on the brow of a hill which provides views across and into the site. Development would affect the open character of this part of the wider UDP designation.

Site Plan ref: HG2-168 SHLAA ref: 3373A

Site Details

Easting	428063	Northing	425192	Site area ha	4.78	SP7	Smaller Settlement Infill
HMCA	Outer South West		Ward	Ardsley and	Robin Hood/Morley South		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Unmanaged Forest

Vacant land

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Poorly defined site with no road access incorporating some agricultural use and wooded area with existing residential development to the north and west of the site.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership ^o	% 0.00
Nearest train station	Morley
Nearest train station distance (n	n) 3114.12
Nearest bus sto	p 8553
Nearest bus stop distance (n	n) 210.53

Agricultural classification				
Grade Percent				
Grade 3	100			

Site Plan ref: HG2-168 SHLAA ref: 3373A

Overlaps SSSI		Overlaps Public Right of Way	✓	
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps SEOT		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m	H	
Greenbelt assessment not required				
Summary of infrastructure prov	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
The site lies within the accessibility stand	ards for 2/3buses p	er hour, primary and secondary educat	tion and primary health	
				3
Access comments				
Llimited site frontages, could access from	Upper Green Drive	or Avenue - given shape of site a seco	ndary pedestrian / cycle access	4
would be required				_ 4
Local network comments				
Cumulative issues				
				3
Mitigation measures				Total score
				10
Highways site support yes with mitigation]
yes war magadon				
Contingent on other sites				1
Highways England				
Impact No material impact	Network Status	No objection, no mitigation required		
Comment awaited				
Network Rail				
Yorkshire Water				
Treatment Works Caldervale				
Treatment Trente	r pow dovolonmost	Dovolonment that will connect to the	public cover exetem peeds to be	o ordinated
There is limited capacity at Caldervale for with Yorkshire Water's Asset Managemer forthcoming AMP(6) will run from April 2 investment. It is particularly important th account available sewerage and WwTW c improvements it may be possible for the study.	nt Plans (AMP) to en 015 to March 2020. Nat sites which repre capacity. If a develop	sure the necessary infrastructure and c Phasing is one method used to ensure sent a 10% or greater increase in popu per wants to bring a site forward befor	apacity can be provided to serve sites are brought forward in line alation served by the works should be YW have completed any planned	the site. The with YW's d take into
Environment Agency				
Constraints				
FZ1 over 1 ha. See comments in main te	ext of our response			
. L. Ovor i na. Occ commicilis in main to	or our response.			

Site Plan ref: HG2-168 SHLAA ref: 3373A

LCC	
Ecology support	Not supported
a mixture of woodlan	This site includes HaighWood and Baghill Beck Local Nature Area which fall under UK Biological Action Plan priority habitats d, scrub and grassland habitats alongside Baghill Beck. There are a number of wide hedgerow/woodland belts throughout th luable habitat. Water vole has been recorded on the Hey Beck. The Baghill Beck flows into this water course and could supposonsider.
Education comments	
	and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.
Flood Risk	
FZ1. There is a minor	watercourse in the NE corner of the site, and a potential surface water flood route through the site.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	

Conclusions

Natural England

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the valley to the south. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the valley to the south which should be retained and enhanced.

Site Plan ref: n/a SHLAA ref: 3373B

Site Details

Easting	428055	Northing	424998	Site area ha	16.42	SP7	Smaller Settlement Infill
HMCA	MCA Outer South West		Ward	Ardsley and	Robin Hood/Morley South		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Unmanaged Forest

Agriculture

Neighbouring land uses

Unmanaged Forest

Dwellings

Other land uses - None

Topograph	y Undulating	Landscape	Significant Tree Cover
Boundarie	Poorly defined	Road front	No

Description

Site mainly in agriculture use with no road access.

Spatial relationships

UDP Designations

6 overlap
4

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3294.35
Nearest bus stop	13897
Nearest bus stop distance (m)	359.22

Agricultural classification			
Grade Percent			
Grade 3	100		

Constraints

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

Haigh Wood, Ardsley					
Site Plan ref: n/a	SHLAA ref: 33	73B			
Overlap Overlap Overlap Overlap Overlaps Conservatio Overlaps Listed B Overlaps N Overlaps Strat. Employment	ps LNA ps LNR pn Area Building 37 SLA	Overlaps Overlaps I Overlaps Poverlaps Poverlaps Poverlaps	ublic Right of Way SFRA Flood Zone ps EA Flood Zone HSE Major Hazard HSE Gas Pipeline ot. Contamination erals Safeguarded afeguarded 100m		
Greenbelt assessment not red	quired				
Summary of infrastructure	e provider com	ments			
LCC Highways Comments Public transport accessibility comments Site lies within accessibility standard	ments		ondary education ar	d primary health	Rank (1-5)
Access comments Awkward to access without adjace	ent sites, especially	given large size			2
Local network comments Cumulative issues					3
Mitigation measures					Total score
					8
Highways site support					
no					
Contingent on other sites					
Highways England					
Impact	Network S	atus			
Comment awaited					
Network Rail					
Yorkshire Water					
Treatment Works Caldervale					
There is limited capacity at Calde with Yorkshire Water's Asset Man forthcoming AMP(6) will run from investment. It is particularly imposit account available sewerage and wimprovements it may be possible study.	nagement Plans (AM n April 2015 to Marc ortant that sites whi NwTW capacity. If	b) to ensure the necessary in 2020. Phasing is one method represent a 10% or great developer wants to bring a	nfrastructure and control used to ensure the increase in population forward before	apacity can be provide sites are brought forw lation served by the w e YW have completed a	ed to serve the site. The vard in line with YW's vorks should take into any planned
Environment Agency					

Site Plan ref: n/a SHLAA ref: 3373B

LCC	
Ecology support	Not supported
a mixture of woodland	This site includes HaighWood and Baghill Beck Local Nature Area which fall under UK Biological Action Plan priority habitats -d, scrub and grassland habitats alongside Baghill Beck. There are a number of wide hedgerow/woodland belts throughout the uable habitat. Water vole has been recorded on the Hey Beck. The Baghill Beck flows into this water course and could support onsider.
Education comments	
Flood Risk	
Please Note: any deve	Parts of site adjacent to Baghill Beck at risk of flooding. A number of public sewers cross the site at various locations. elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site B is the central valley. It is important that the openness of the central valley is protected and retained as an attractive local resource. The valley is popular among walkers and cyclists and offers impressive open views.

Site Plan ref: HG2-169 SHLAA ref: 3373C

Site Details

	Easting	428288	Northing	425035	Site area ha	11.66	SP7	Smaller Settlement Infill
HMCA Outer South West		Ward	Ardsley and	Robin Hood				

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Unmanaged Forest

Dwellings

Other land uses - None

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

% overlap

Description

Agricultural land making up part of a larger farm site.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	Morley	
Nearest train station distance (3344.88	
Nearest bus stop		11844
Nearest bus stop distance (m)		288.82

Agricultural classification		
Grade Percent		
Grade 3	100	

Site Plan ref: HG2-169 SHLAA ref: 3373C

Overlaps SSSI		Overlaps Public Right of Way	✓	
Overlaps SEGI	Ä H	Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	<u></u>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Site has access to 2/3buses per hour and health	and meets core str	rategy standards for primary and secon	dary education and primary	3
Access comments				
Awkward shape site, site boundary needs	to be reconsidered	to allow for more access option - comb	oine with 536	3
Local network comments				¬
Cumulative issues				3
Mitigation measures				Total score
				9
Highways site support				_
yes subject to access				
Contingent on other sites				_
yes - 536				
Highwaya Fagland				
Highways England Impact No material impact	Network Status	No objection, no mitigation required		
Comment awaited		3 1		
Network Rail				
Yorkshire Water				,
Treatment Works Caldervale				
There is limited capacity at Caldervale for with Yorkshire Water's Asset Managemen forthcoming AMP(6) will run from April 20 investment. It is particularly important the account available sewerage and WwTW comprovements it may be possible for the ostudy.	t Plans (AMP) to en 015 to March 2020. at sites which repre apacity. If a develo	sure the necessary infrastructure and of Phasing is one method used to ensure sent a 10% or greater increase in popu- per wants to bring a site forward befor	apacity can be provided to serve sites are brought forward in line alation served by the works should be YW have completed any planne	the site. The with YW's d take into
Environment Agency				
Constraints				
F71 over 1 ha. See comments in main te	vt of our response			

Site Plan ref: HG2-169 SHLAA ref: 3373C

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
	and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.
Flood Risk	
FZ1. The site is not at	significant risk from surface water flooding.
Utilities	
Gas	
Electric	
Fire and Rescue	
The and Nescue	
Telecoms	
O.I.	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Designated as N11 - open land on the existing UDP, not within the Green Belt. This site relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the valley to the north. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the valley to the north which should be retained and enhanced.

Gelderd Road, Leeds

Site Plan ref: HG2-146 SHLAA ref: 3378

Site Details

Easting	424454	Northing	428656	Site area ha	3.81	SP7	Smaller Settlement Infill
HMCA Outer South West		Ward	Morley Nor	th			

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Dwellings

Outdoor sport facility

Other land uses

Neighbouring - outdoor sport facility

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

Description

Current employment site with mainly housing to the north and further employment uses to the south.

Spatial relationships

UDP Designations

3		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %	0.61
Nearest train station	Morley
Nearest train station distance (m)	2569.91
Nearest bus stop	7820
Nearest bus stop distance (m)	210.32

Agricultural classification		
Grade Percent		
Grade 3	100	

Gelderd Road, Leeds

Site Plan ref: HG2-146 SHLAA ref: 3378

Overlaps SSSI		Overlaps Public Right of Way	✓	
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer	V	Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Well served by public transport and other	local services			4
Access comments				
Existing access would need to be moved by	out there is space fo	r this		4
Local network comments Congested location with cumulative issues	3			3
				Total score
Mitigation measures	urko.			Total score
Improved access and potential off-site wo	IKS			11
Highways site support yes with mitigation				
Contingent on other sites				
Highways England				
Impact No material impact	Network Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low level are large wo level. Development that will connect to the ensure the necessary infrastructure and care 2020. Phasing is one method used to ensure represent a 10% or greater increase in podeveloper wants to bring a site forward be contributions. The amount would be determined.	e public sewer syste apacity can be provi ure sites are brough opulation served by efore YW have com	em needs to be co-ordinated with York ded to serve the site. The forthcoming it forward in line with YW's investment the works should take into account avapleted any planned improvements it me	shire Water's Asset Management I g AMP(6) will run from April 2015 . It is particularly important that s ailable sewerage and WwTW capa	Plans (AMP) to to March ites which city. If a
Environment Agency				
Constraints				
F71 over 1 ha. See comments in main tex	vt of our response			

Gelderd Road, Leeds

Site Plan ref: HG2-146 SHLAA ref: 3378

LCC	
Ecology support	Supported
Supported	
Education comments	
1200A+3378+3064+3 primary school require	3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE ed.
Flood Risk	
Please Note: any deve	site susceptible to surface water flooding. Ilopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Brownfield site within the urban area, adjoining residential development to the north and east. Residential development considered acceptable in principle.

Easting	424489	Northing	427215	Site area ha	0.73	SP7	Other
HMCA	CA Outer South West		Ward	Morley Sou	th		

Site Characteristics

Site type	Greenfield
Jite type	OI CCI II ICIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Spatial relationships

UDP Designations

ODI Designations		
NICO Con and all	100.00	04
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2631.23
Nearest bus stop	11322
Nearest bus stop distance (m)	119.14

Agricultural classification		
Grade	Percent	
Grade 3	100	

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

Howden Clough Road, Leeds

Site Plan ref: n/a	SHLAA ref: 3383
Greenbelt assessment not re-	quired

re provider comments	
Network Status	
	Network Status

Natural England
Conclusions
Submission Draft Plan Allocation
Not allocated for housing

Howden Clough Road, Leeds

Site Plan ref: n/a SHLAA ref: 3383

Submission Draft Plan Allocation Conclusion

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

Royds Lane, Wortley, Leeds

Site Plan ref: HG2-137 SHLAA ref: 3386

Site Details

Easting	426915	Northing	431435	Site area ha	3.65	SP7	Main Urban Area Infill
HMCA	HMCA Outer South West			Ward	Farnley and	d Wortley	

Site Characteristics

Site type Brownfield

On-site land uses

Shops

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Office

Other land uses - None

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

Description

Retail unit and parking to the south of the ring road with access via Royds Lane.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	100.00	%
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

overlap

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Cottingley
Nearest train station distance (1443.29	
Nearest bus s	8064	
Nearest bus stop distance ((m)	227.53

Agricultural classification					
Grade Percent					
Urban	100				

Royds Lane, Wortley, Leeds Site Plan ref: HG2-137 SHLAA ref: 3386 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets CS standards but distant from some local services and rail 4 Access comments access option via Royds Lane 4 Local network comments possible cumulative impact but brownfield should be ok 4 Total score Mitigation measures signalisation of A58/ A6120 roundabout may be required, local pedestrian improvements 12 Highways site support Yes with mitigation Contingent on other sites **Highways England** Impact No material impact Network Status No objection

Network Rail

Yorkshire Water

Treatment Works Knostrop

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

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

Royds Lane, Wortley, Leeds

Site Plan ref: HG2-137 SHLAA ref: 3386

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Please Note: any deve	site susceptible to surface water flooding. Solution of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Liectric	
	1
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Housing allocation	Allocation
Submission Draft Plan	
The site is currently a	Makro store, in a mixed use (residential and employment) area, suitable for residential use in principle.

Geldered Road, Asquith Avenue, Gildersome, Leeds

Site Plan ref: n/a SHLAA ref: 3387

Site Details

Easting	425011	Northing	428741	Site area ha	11.85	SP7	Smaller Settlement Infill
HMCA	HMCA Outer South West		Ward	Morley Nort	th		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Manufacturing and Wholesale

Unmanaged Forest

Other land uses - None

Topograp	ny Flat	Landscape	No Tree Cover
Boundari	es	Road front	Yes

Description

Agricultural land to the south of Gelderd Road and west Asquith Avenue.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement 1	00.00	
Overlaps Urban Extension	/	
	_	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2054.08
Nearest bus stop	6861
Nearest bus stop distance (m)	287.90

Agricultural classification			
Grade Percent			
Grade 3	4.74		
Grade 3a	95.26		

Geldered Road, Asquith Avenue, Gildersome, Leeds Site Plan ref: n/a SHLAA ref: 3387

Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	der comment	s		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Reasonably good accessibility				4
Access comments				
access achivevale from Gelderd Rd and Aso	quith avenue			4
Local network comments				
congested location with cumulative issues				3
Mitigation measures				Total score
new access and off-site works				11
Highways site support				
yes with mitigation				
Contingent on other sites				
Highways England				
The state of the s	letwork Status	No objection		
Potential for cumulative impact in combination	tion with other s	ites. If site still included at next sift asse	ess as part of Morley/Gildersome/A	rdsley cluster.
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low level are large wor	ks which serve th	ne bulk of Leeds. There is capacity for sig	gnificant development at Knostrop	High and Low

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a

developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

contributions. The amount would be determined by a developer funded feasibility study.

Environment Agend	y
Constraints	
E71 over 1 ha See co	imments in main text of our response

Geldered Road, Asquith Avenue, Gildersome, Leeds

Site Plan ref: n/a SHLAA ref: 3387

LCC		

Ecology support Not supported

Not supported (RED). This proposed allocation lies adjacent to Clubbed Oaks and Dean Wood LNA an important ancient woodland site. The southern boundary of the proposed allocation site has been set along the LNA, however the woodland (0.29ha of which is included on the Ancient Woodland Inventory) lies within the site. In total the site includes 1.97ha of lowland mixed deciduous woodland along the south, south-west and west boundaries. This woodland helps to buffer and enhance the ancient woodland LNA site and should be excluded from the allocation.

Education comments

Flood Risk

Flood Zone 1. SW corner of site adjacent to Dean Beck at risk of flooding.

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

Utilities	
Gas	

Electric

Fire and Rescue

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
15/02557/RM	Reserved Matters Application for infrastructure works, including new road accesses and layouts, bulk earth workings, structural landscaping, acoustic screening and drainage works	Α	99
15/03934/COND	Consent, agreement or approval required by condition 13 of Planning Application 12/02470/OT	Α	99
12/02470/OT	Outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses), with two points of access off Gelderd Road and one point of access off Asquith Avenue	Α	99
15/02979/COND	Consent, agreement or approval required by conditions 4, 10, 14, 16, 17, 18, 19, 22, 23, 29, 32 and 33 of Planning Application 12/02470/OT	SPL	99

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Geldered Road, Asquith Avenue, Gildersome, Leeds

Site Plan ref: n/a SHLAA ref: 3387

Submission Draft Plan Allocation Conclusion

The site is within the urban area, within an established employment area. It is therefore considered suitable for employment rather than residential use.

Dewsbury Road, Leeds, LS11 7DF

Site Plan ref: HG2-140 SHLAA ref: 3394

Site Details

Easting	428977	Morthing	430085	Site area ha	1.85	SP7	Main Urban Area Infill
Lasting	420711	Northing	430003	Site area na	1.00	3F /	Ividiti Orbati Area Itiliii
HMCA	Outer South	n West			Ward	Beeston and	d Holbeck

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Large employment site with housingon three sides.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Cottingley
Nearest train station distance (m)		1592.47
Nearest bus stop		4079
Nearest bus stop distance (m)		161.02

Agricultural classification		
Grade Percent		
Urban	100	

Dewsbury Road, Leeds, LS11 7DF Site Plan ref: HG2-140 SHLAA ref: 3394 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good Accessibility 5 Access comments access can be taken from numerous points, mainly Oakhurst Ave 5 Local network comments spare capacity but some cumulative issues 4 Total score Mitigation measures 14 Highways site support yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail**

Yorkshire Water

Treatment Works Knostrop

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

contributions. The amount would be determined by a developer funded feasibility study.

Environment Agenc	y
Constraints	
FZ1 over 1 ha. See co	mments in main text of our response.

Dewsbury Road, Leeds, LS11 7DF

Site Plan ref: HG2-140 SHLAA ref: 3394

Brownfield site, within the urban area. Suitable for residential use in principle.

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Flood Zone 1 Please Note: any deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
ratarar England	
Complusions	
Conclusions	
Submission Draft Plan	Allocation
Housing allocation	
Submission Draft Plan	Allocation Conclusion

Site Plan ref: n/a SHLAA ref: 3397

Site Details

Easting	428734	Northing	430231	Site area ha	0.54	SP7	Main Urban Area Infill
HMCA Outer South West			Ward	Beeston an	d Holbeck		

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Shops

Manufacturing and Wholesale

Dwellings

Other land uses - None

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

Description

Vacant area within larger employment site to the rear of a supermarket .

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	%	0.00
Nearest train station		Cottingley
Nearest train station distance	(m)	1359.70
Nearest bus s	9327	
Nearest bus stop distance	(m)	94.01

Agricultural classification		
Grade Percent		
Urban	100	

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

Site Plan ref: n/a SHLAA ref: 3397 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good Accessibility 5 Access comments Takes access from an industrial (private) road 1 Local network comments Spare capacity but some cumulative issues 4 Total score Mitigation measures 10 Highways site support Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water **Treatment Works** Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Site Plan ref: n/a SHLAA ref: 3397

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Flood Zone 1	
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Flectric	

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
11/04306/OT	Demolish existing buildings and erect a retail foodstore (Class A1), with car parking, landscaping and access	Α	100
15/02190/COND	Consent, agreement or approval required by condition 18 of Planning Application 14/02461/FU	Α	100
14/02462/RM	Reserved Matters relating to appearance, landscaping, layout and scale following Outline Planning Permission 14/02461/FU.	Α	100
14/02461/FU	Variation of conditions 3 (site access), 4 (maximum floor space for the sale of comparison goods), 5 and 6 (hours of opening), 12 (sustainability) and 13 (contamination) on previous approval 11/04306/OT	A	100
15/00070/COND	Consent, agreement or approval required by conditions 2 and 5 of Planning Application 14/02462/RM	Α	100
15/00190/COND	Consent, agreement or approval required by conditions 7, 8, 10, 13 and 16 of Planning Application 14/02461/FU	Α	100
15/02191/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 14/02462/RM	Α	100

Site Plan ref: n/a SHLAA ref: 3397

App Number	Proposal	Decision	% of site	
15/9/00009/MOD	Variation of conditions 3 (site access), 4 (maximum floor space for the sale of comparison goods), 5 and 6 (hours of opening), 12 (sustainability) and 13 (contamination) on previous approval 11/04306/OT - NON MATERIAL AMENDEMENT - 14/02461/FU - rear elevation - moved 4m, external marshalling canopy area - increase in size, combined click and collect unity and canopy, draft lobby - repositioned by 6m, refrigeration plant - repositioned, palisade fencing added	M01	100	
15/00684/ADV	Eight illuminated and thirty three non illuminated signs	SPL	100	
15/9/00005/MOD	Reserved Matters relating to appearance, landscaping, layout and scale following Outline Planning Permission 14/02461/FU NON MATERIAL AMENDMENT - 14/02462/RM - rear elevation moved by 4m, external marshalling canopy area - increased in size, combined click and collect unit and canopy, draft lobby repositioned by 6m, refrigeration plant repositioned, palisade fencing added, car park layout updated	M01	100	
14/05807/COND	Consent, agreement or approval required by condition 18 of Planning Application 14/02461/FU	R	100	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Within the urban area. Approved application for foodstore. The site is between a foodstore and employment uses and would therefore be most appropriate for employment use. Highway concerns re residential access through private industrial road. (Also see CFSM023)

Land off Haigh Moor Road, Tingley

Site Plan ref: HG2-170 SHLAA ref: 3456A

Site Details

Easting	428572	Northing	424885	Site area ha	1.55	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Ardsley and	Robin Hood

Site Characteristics

Site type 80:20 green/brown

On-site land uses

Agriculture

Car Parks

Agriculture

Neighbouring land uses

Dwellings

Water Storage and Treatment

Other land uses - None

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

Description

Site topography is flat and sloping

Spatial relationships

UDP Designations

ODI Designations		
N32 Greenbelt	66.88	% 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

0.00	% overlap
0.00	
33.12	
✓	
_	0.00

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3600.56
Nearest bus stop	11844
Nearest bus stop distance (m)	108.03

Agricultural classification		
Grade Percent		
Grade 3	100	

5

Access comments

Frontage with Haigh Moor Road should provide access

Land off Haigh Moor Road, Tingley

Site Plan ref: HG2-170 SHLAA ref: 3456A

Local network comme	nts	
	ues with other nearby sites - congested area	
		— 3
		T -1-1
Mitigation measures	Sale Many David	Total score
Widen footway on Ha	ign Moor Road	12
Highways site suppor	t	
Yes with mitigation		
Contingent on other s	ites	1
		I
Highways England		
Impact Comment awaited	Network Status	
Comment awarted		
Network Rail		
Yorkshire Water	1	
Treatment Works	Caldervale	
	ity at Caldervale for new development. Development that will connect to the public sewer system needs to be c	o-ordinated
with Yorkshire Water	s Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve	the site. The
	will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line	
account available sew	cularly important that sites which represent a 10% or greater increase in population served by the works should Perage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planner	take into
improvements it may	be possible for the developer to provide contributions. The amount would be determined by a developer funde	d feasibility
study.		
Environment Agen	cy	
Constraints		
FZ1 over 1 ha. See c	omments in main text of our response.	
LCC		
Ecology support	Supported	
Supported		
Education comments		
	and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128	
+1258+3365 = 2685	houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.	
Flood Risk		
	lia surface water sewer crosses site.	_
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC there eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	fore reserves
the right to dak for de	visiops, contributions for such sites, to minigate need risk, disemble in the duterinorit.	
Utilities		
Gas		
Electric		
2.00010		
Fire and Rescue		

Site Plan ref: HG2-170 SHLAA ref: 3456A Telecoms Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Land off Haigh Moor Road, Tingley

Green Belt site. Development of the site would represent partial infill development and would retain the openness between the built up area and reservoir.

Land off Haigh Moor Road

Site Plan ref: n/a SHLAA ref: 3456B

Site Details

Easting	428815	Northina	425086	Site area ha	12.07	SP7	Smaller Settlement Extension
Lasting	420013	Northing	423000	Site area na	12.07	31 /	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Ardsley and	Robin Hood

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Water Storage and Treatment

Dwellings

Unmanaged Forest

Other land uses - None

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

% overlap

Description

Greenfield site adjacent Ardsley Reservoir.

Spatial relationships

UDP Designations

99.95
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.05	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3542.66
Nearest bus stop	6167
Nearest bus stop distance (m)	205.25

Agricultural classifi	cation
Grade	Percent
Grade 3	96.62
Non-agricultural	3.38

Land off Haigh Moor Road Site Plan ref: n/a SHLAA ref: 3456B Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA **~** Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Nο Is the site well connected to the built up area? Yes Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging of settlements 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area No Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? Yes Areas of protected/unprotected woodland/trees/hedgerows? Nο Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence The site borders the reservoir and it is considered important to protect the openness between the built up area and reservoir.

LCC Highways Comments Public transport accessibility comments	Rank (1-5)
The site lies within the accessibility standard of 2/3 buses per hour, 80% of the sit primary & secondary education and primary health	· 9
printing & secondary education and printing freditin	3
Access comments	

Land off Haigh Moor Road

Site Plan ref: n/a SHLAA ref: 3456B

	STERATOL STOOD	
Local network comme	nte	
	ues with other nearby sites - congested area	
oumulative impact ise	and their real by enter tengented and	3
Mitigation measures		Total score
Widen footway on Hai	gh Moor Road	0
		9
Highways site support yes subject to access		
yes subject to decess		
Contingent on other si	tas	
Contingent on other si		
Highways England		
Impact	Network Status	
Comment awaited	notific it decide	
Network Rail		
Yorkshire Water		
Treatment Works	Caldervale	
There is limited capac	Ity at Caldervale for new development. Development that will connect to the public sewer system needs to be co-	ordinated
with Yorkshire Water's	s Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the	e site. The
	vill run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line wi cularly important that sites which represent a 10% or greater increase in population served by the works should t	
account available sew	erage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned	ake mo
improvements it may	be possible for the developer to provide contributions. The amount would be determined by a developer funded to	feasibility
study.		
Environment Agend	zv	
Constraints		
	omments in main text of our response.	
	·	
LCC		
Ecology support	Not supported	
Not supported (RED).	This is a large allocation immediatley adjacent to Ardsley Reservoir Local Nature Area. The reservoir is important and surrounding fields can be import food resources for this type of site. This would remove approximately one	for passage
	argin of the site. It is questionable whether or not a buffer zone would be adequate for this situation as it would s	
be used as a recreation	onal space with associated disturbance. The site could only be considered acceptable if habitat around the reservo	
enhanced for feeding	wildfowl with no public access.	
Education comments		
Flood Risk		
Flood Zone 1. Two nu	mber small dia surface water sewers cross the site. Hopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefor	ra rasarvas
	veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	10 10301 703
Utilities		
Gas		
Electric		
Fire and Rescue		

Land off Haigh Moor Road

Site Plan ref: n/a SHLAA ref: 3456B

Telecoms	
Other Heritage England	
Natural England	
ivaturai Erigianu	

Planning History	Applications since 1/1/2009, covering more than 50% of the site						
App Number	Proposal	Decision	% of site				
15/03123/DAG	Agricultural Determination for detached agricultural storage building	Α	97				

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site borders the reservoir and it is considered important to protect the openness between the built up area and reservoir. The path around the reservoir is well used.

Wood End Farm, South of Whitehall Road, Farnley

Site Plan ref: n/a SHLAA ref: 3458

Site Details

Easting	425096	Northing	430699	Site area ha	13.34	SP7	Other Rural Extension
HMCA	Outer South	n West			Ward	Ward Farnley and Wortley	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Site is bordered by Whitehall Road to the north, with a small boundary with residential properties to the north east of the site. Rest of the site is surrounded by agricutural use. Site can be accessed from Wood Lane. Farm buildings, including barns and a residential property, can be found within the southern section of the site.

Spatial relationships

UDP Designations

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

Core Strategy

erlap
O.

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Cottingley
Nearest train station distance	2373.40	
Nearest bus s	4685	
Nearest bus stop distance	276.54	

Agricultural classification					
Grade	Percent				
Grade 3	100				

Wood End Farm, South of Whitehall Road, Farnley

Supported (Green)

Site Plan ref: n/a SHLAA ref: 3458 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets core strategy guidelines 5 Access comments Access from A58 Whitehall Road. 5 Local network comments Cumulative impact on A58 and A6110 Ring Road 3 Total score Mitigation measures 13 Highways site support Yes with mitigation Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Supported

Wood End Farm, South of Whitehall Road, Farnley

Site Plan ref: n/a SHLAA ref: 3458 **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 Not within Core Strategy settlement hierarchy and therefore the location does not align with the spatial development strategy. Any development would lead to a high potential of urban sprawl to the east, west and south of the site.

Bruntcliffe Road

Site Plan ref: n/a SHLAA ref: 3467

Site Details

Easting	425311	Northing	427102	Site area ha	0.47	SP7	Major Settlement Infill
HMCA Outer South West		Ward	Morley Sou	th			

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Water Storage and Treatment

Other land uses - None

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

Description

Flat greenfield site with road frontage to Bruntcliffe Road

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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

LCC ownership	0.00	
Nearest train station	Morley	
Nearest train station distance	1935.06	
Nearest bus s	4435	
Nearest bus stop distance	(m)	59.02

Agricultural classification				
Grade Percent				
Grade 2	0.65			
Grade 3	29.7			
Urban	69.65			

Bruntcliffe Road

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

Site Plan ref: n/a SHLA	A ref: 3467			
1222 anglyou		Overlans Public Pight of Way	✓	
Overlaps SSSI Overlaps SEGI		Overlaps Public Right of Way Overlaps SFRA Flood Zone		
Overlaps SEGI		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	<u></u>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure prov	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
25% of Site within accessibility zone for 4	1 huses per hour and	1100% of site mosts the core strategy	standards for primary health	
primary & secondary education and 25%			standards for primary nearth,	3
Access comments				
Access ok from Bruntcliffe Road				
				5
Local network comments				
Cumulative impact issues with other near	by sites			
				3
Mitigation measures				Total score
Local mitigation may be required for adjace	cent sites 1064			11
Highways site support				1
Yes Local mitigation may be required for a	adjacent sites 1064			
Contingent on other sites				
				1
Highways England				
Impact No material impact	Network Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low level are large wo level. Development that will connect to the ensure the necessary infrastructure and c 2020. Phasing is one method used to ensure represent a 10% or greater increase in podeveloper wants to bring a site forward b contributions. The amount would be determined to the contributions.	ne public sewer system capacity can be provi sure sites are brough opulation served by before YW have comp	em needs to be co-ordinated with York ded to serve the site. The forthcoming t forward in line with YW's investment the works should take into account avapleted any planned improvements it me	shire Water's Asset Management g AMP(6) will run from April 2015 . It is particularly important that s iilable sewerage and WwTW capa	Plans (AMP) to to March sites which city. If a
Environment Agency				
Constraints				

Bruntcliffe Road

Site Plan ref: n/a SHLAA ref: 3467

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk

Flood Zone 1. Covered resrvoir immediately to SW of site.

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

Jtilities			
Sas			
ectric			
re and Rescue			
elecoms			

Other Heritage England

Natural England

Planning History	tory Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
09/02886/FU	Laying out of access road and erect 5 detached houses	W	96			
09/04620/FU	Laying out of access road and erect 5 detached dwellings	R	96			

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site within the urban area. Development would be impractical as access through site is required for the covered reservoir.

Park Lees site, St Anthony's Road, Beeston

Site Plan ref: HG2-138 SHLAA ref: 4002

Site Details

Easting	428480	Northing	430640	Site area ha	0.51	SP7	Main Urban Area Infill
HMCA	Outer South	n West			Ward	Beeston and Holbeck	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant building

Neighbouring land uses

Dwellings

Education

Manufacturing and Wholesale

Other land uses - None

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

Description

Cleared brownfield site following demolition of a day centre.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	% (99.92
Nearest train station		Cottingley
Nearest train station distance (m)		1234.89
Nearest bus s	6671	
Nearest bus stop distance (m)		133.75

Agricultural classification			
Grade Percent			
Urban	100		

Site Plan ref: HG2-138 SHLAA ref: 4002 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good Accessibility 5 Access comments Access from Beeston Park Place 5 Local network comments No issues for size of site. 5 Total score Mitigation measures 15 Highways site support Yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection, no mitigation required **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency**

Park Lees site, St Anthony's Road, Beeston

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation

Park Lees site, St Anthony's Road, Beeston

Site Plan ref: HG2-138 SHLAA ref: 4002

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Flood Zone 1	
Please Note: any deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Housing allocation	· ····································
Submission Draft Plan	
Previously a care home	e and now vacant. The site is otherwise suitable for residential development in principle.

Thorpe Hill Farm, Lingwell Gate Lane, Thorpe

Site Plan ref: HG2-165 SHLAA ref: 4004

Site Details

Easting	431509	Northing	426740	Site area ha	2.17	SP7	Other Rural Extension
HMCA	MCA Outer South West		Ward	Ardsley and	Robin Hood		

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Agriculture

Dwellings

Other

Other land uses

Stables

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

Description

Brownfield site currently in employment use with residential development to the south and farmland 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 0.00 N5 Open Space N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 0.00 CC Shopping Quarter **UDP City Centre** 0.00 S2S6 Town Centre 0.00 **Proposed Local Centre** 0.00 Sch. Ancient Mon. 0.00

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4745.81
Nearest bus stop	2849
Nearest bus stop distance (m)	124.84

Agricultural classification		
Grade	Percent	
Grade 3	100	

Thorpe Hill Farm, Lingwell Gate Lane, Thorpe

Site Plan ref: HG2-165 SHLAA ref: 4004

Local network comm	ents						
Spare capacity but c	umulative issues						
							3
Mitigation measures							Total score
							11
Highways site suppo yes	rt						7
yes							
Contingent on other	oitos						_
Contingent on other	sites						7
Highwaya Englan	4						
Highways England		Nistronia Ctatus	No objection				
Impact No materia	і ітрасі	Network Status	No objection				
Network Rail							
Yorkshire Water							
Treatment Works	Caldervale						
	acity for new developm						
	r's Asset Management will run from April 20						
	ticularly important that						
	werage and WwTW ca						
	y be possible for the c						
study.							
Environment Age	ncy						
Constraints							
FZ1 over 1 ha. See	comments in main tex	xt of our response.					
		•					
LCC							
Ecology support	Supported						
Supported							
Education comments	3						
Flood Risk							
Flood Zone 1							
	velopment has potenti	ial to increase flood		cularly developme	ent of 'areenfield	sites ICC there	
						Sites. Loo there	efore reserves
	leveloper contribution		nitigate flood risk, el			Sites. Eoo there	efore reserves
the right to ask for o	leveloper contribution		nitigate flood risk, el			Sites. Edo triere	efore reserves
the right to ask for o	developer contribution		nitigate flood risk, el			sites. Eoo tricre	efore reserves
the right to ask for o	developer contribution		nitigate flood risk, el			Sites. Eoo trick	efore reserves
the right to ask for o	developer contribution		nitigate flood risk, el			Sites. 200 tilet	efore reserves
the right to ask for outlittes Gas	developer contribution		nitigate flood risk, el			Sites. Eoo tilete	efore reserves
the right to ask for outlittes Gas	developer contribution		nitigate flood risk, el			Sites. 200 tilote	efore reserves
the right to ask for outlittes Gas	developer contribution		nitigate flood risk, el			Sites. Eoo tilote	efore reserves
the right to ask for o	developer contribution		nitigate flood risk, el			Sites. Eoo tilote	efore reserves
the right to ask for or the ri	developer contribution		nitigate flood risk, el			Sites. Eoo tilote	efore reserves
the right to ask for or Utilities Gas Electric	leveloper contribution		nitigate flood risk, el				efore reserves

Thorpe Hill Farm, Lingwell Gate Lane, Thorpe

Site Plan ref: HG2-165 SHLAA ref: 4004

Other
Heritage England
Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
10/02996/FU	Retrospective change of use of warehouse/storage (use class B8) to general industry (use class B2)	Α	80	

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. Brownfield site, well contained, with road frontage. Development would have limited impact on the openness of the Green Belt as the site is previously developed.

Ravells Works, Whitehall Road

Site Plan ref: n/a SHLAA ref: 4029

Site Details

Easting	427046	Northing	430909	Site area ha	2.76	SP7	Main Urban Area Extension
HMCA	Outer South	n West			Ward	Farnley and	Wortley

Site Characteristics

Site type Greenfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Managed Forest

Other land uses - None

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

Description

The site is in employment use bordered by a train line to the east and agricultural land to the west. There is direct road access from the south.

Spatial relationships

UDP Designations

8 % overlap
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Core Strategy

Main Urban Area	89.42	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

Regeneration Areas

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

LCC ownership	% (0.04
Nearest train station		Cottingley
Nearest train station distance	(m)	904.51
Nearest bus s	top	4472
Nearest bus stop distance	(m)	137.06

Agricultural classifi	cation
Grade	Percent
Grade 3	4.23
Urban	95.77

Ravells Works, Whitehall Road SHLAA ref: 4029 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area

2. Prevent neighbouring towns from merging

and the undeveloped land?

Would develop	ment lead	to physical connection of settlements?	No	
Do features pro	ovide boun	daries to contain the development?	No	
Coalescence Co	onclusion	No merging of settlements		

3. Assist in safeguarding the countryside from encroachment

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

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

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Summary of infrastructure provider comments		
LCC Highways Comments Public transport accessibility comments	R	ank (1-
Currently poorly served by all services, however some potential if linked with adjacent sites		3
Access comments needs to be considered with adjacent sites and potential link road to A58		3

Ravells Works, Whitehall Road

Site Plan ref: n/a SHLAA ref: 4029

Local network comme	nts	
local congestion on A6	o2 and Ring Road - requires comprehensive development and adjacent sites	3
		Total score
Mitigation measures		Total score
Requires link road		9
Highways site support		
Yes with mitigation		
Contingent on other si Development potential	tes I through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road	
from Whitehall Road to		
Highways England		
Impact No material i	mpact Network Status No objection	
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop	
Knostrop High and Lo	w level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop F	High and Low
	at will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Pla	
	infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to	
	method used to ensure sites are brought forward in line with YW's investment. It is particularly important that site	
	reater increase in population served by the works should take into account available sewerage and WwTW capacit	
	ing a site forward before YW have completed any planned improvements it may be possible for the developer to nount would be determined by a developer funded feasibility study.	provide
contributions. The an	iount would be determined by a developer funded reasibility study.	
Environment Agend	ey	
Constraints E71 over 1 ha and site	e is on top of an historic landfill site. See comments in main text of our response	
121 Over 1 Ha and site	s is on top or arraistoric fandalli site. See comments in main text or our response	
LCC		
Ecology support	Supported	
Supported		
Education comments		
1171B+3056+2078+4	1029+637 = 1202 houses generates 300 primary and 120 secondary children. 1x1.5FE primary school required.	
Flood Risk		
Flood Zone 1		
•	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefo veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	re reserves
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		

Other Heritage England Natural England Conclusions

Submission Draft Plan Allocation

Ravells Works, Whitehall Road

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is in existing employment use, so is not considered to be suitable for residential development.

Thorpe Road, Thorpe Square, Middleton

Site Plan ref: HG2-164 SHLAA ref: 4032

Site Details

Easting	430545	Northing	427529	Site area ha	0.72	SP7	Main Urban Area Infill
HMCA	HMCA Outer South West				Ward	Middleton F	ark

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

Topograp	ny Flat	Landscape	No Tree Cover
Boundari	es Existing well defined	Road front	Yes

Description

Well defined brownield site that is currently grassed over following demolition of residential units.

Spatial relationships

UDP Designations

our besignations		
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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership %	99.94
Nearest train station	Morley
Nearest train station distance (m)	3626.67
Nearest bus stop	3448
Nearest bus stop distance (m)	55.21

Agricultural classification				
Grade Percent				
Grade 3	9.68			
Urban	90.33			

Site Plan ref: HG2-164 SHLAA ref: 4032 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Mostly meets accessibility standards 4 Access comments good frontage with Thorpe Road 5 Local network comments Spare capacity within local network 5 Total score Mitigation measures 14 Highways site support Yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Thorpe Road, Thorpe Square, Middleton

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

Thorpe Road, Thorpe Square, Middleton Site Plan ref: HG2-164 SHLAA ref: 4032 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

Conclusions

Other

Heritage England

Natural England

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Cleared site in residential area currently grassed. Would be suitable for residential development in principle.

Throstle Crescent, Middleton

Site Plan ref: n/a SHLAA ref: 4033

Site	Detail	s

Easting	430642	Northing	427381	Site area ha	0.23	SP7	Main Urban Area Infill
HMCA	MCA Outer South West			Ward	Middleton F	Park	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

Topograp	ny Flat	Landscape	No Tree Cover
Boundari	es Existing well defined	Road front	Yes

Description

Flat well defined brownfield site. Currently grassed as residential units on site have been demolished.

Spatial relationships

UDP Designations

		J
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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %	100.00
Nearest train station	Morley
Nearest train station distance (m)	3747.78
Nearest bus stop	3448
Nearest bus stop distance (m)	225.12

Agricultural classification			
Grade Percent			
Grade 3	100		

Throstle Crescent, Middleton

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

SHLAA ref: 4033 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Mostly meets accessibility standards 4 Access comments reasonable frontage with Thorpe Road 4 Local network comments Spare capacity within local network 5 Total score Mitigation measures 13 Highways site support Yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Throstle Crescent, Middleton

Site Plan ref: n/a SHLAA ref: 4033

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Flood Zone 1 Please Note: any deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
	1
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Not allocated for hous	
Submission Draft Plan	Allocation Conclusion re threshold for allocation

Acre Road, Sissons Drive, Middleton

Site Plan ref: HG2-160 SHLAA ref: 4034

Site Details

Easting	429737	Northing	427620	Site area ha	0.36	SP7	Main Urban Area Infill
HMCA	Outer South	n West			Ward	Middleton Park	

Site Characteristics

Site type Brownfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

Topograp	ny Flat	Landscape	No Tree Cover
Boundari	es Existing well defined	Road front	Yes

Description

Flat well defined brownfield site that has been grassed following demolition of blocks of flats.

Spatial relationships

UDP Designations

		J
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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %	100.00
Nearest train station	Morley
Nearest train station distance (m)	
Nearest bus stop	8199
Nearest bus stop distance (m)	56.60

Agricultural classification			
Grade Percent			
Urban	100		

Acre Road, Sissons Drive, Middleton Site Plan ref: HG2-160 SHLAA ref: 4034 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Mostly meets accessibility standards 4 Access comments Good opportunities for access 5 Local network comments Spare capacity within local network 5 Total score Mitigation measures 14 Highways site support Yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low

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

Environment Agenc	у
Constraints	
FZ1 under 1 ha. See o	omments in main text of our response.

Acre Road, Sissons Drive, Middleton

Site Plan ref: HG2-160 SHLAA ref: 4034

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Flood Zone 1 Please Note: any dev the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric]
Fire and Rescue	
Telecoms	
211	
Other	
Heritage England	
Natural England	
Conclusions	
Submission Draft Plan	A Allocation
Housing allocation	I Allocation
	Allocation Conclusion
Flat grassed site in re	sidential area previously occupied by flats. Suitable in principle for residential development.

Throstle Mount, Middleton

Site Plan ref: HG2-161 SHLAA ref: 4035

Site Details

Easting	429877	Northing	427198	Site area ha	0.37	SP7	Main Urban Area Infill
HMCA	HMCA Outer South West			Ward	Middleton F	Park	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Education

Other land uses - None

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

Description

Vacant grass land on the eastern half of the site, with a small tarmacked area on the wester half. A daycare centre is found to the north of the site, residential to the west, Middleton Skills Centre and residential to the south and Middle Park Ave road to the east. Access off Sissons Road.

Spatial relationships

UDP Designations

ODI Designations		
N32 Greenbelt	0.00	% overlap
N32 Greenbert	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

Major Settlement	0.00	•
Minor Settlement	0.00	
Overlaps Urban Extension	/	

Regeneration Areas

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

LCC ownership	99.94
Nearest train station	Morley
Nearest train station distance	3050.95
Nearest bus s	5297
Nearest bus stop distance (92.52

Agricultural classification		
Grade Percent		
Urban	100	

Throstle Mount, Middleton

Site Plan ref: HG2-161 SHLAA ref: 4035

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m		
Overlaps strat. Employment burrer		overtaps witherais safeguarded 100111		
Greenbelt assessment not required				
Summary of infrastructure provi	der comments			
	ici commicinis			
LCC Highways Comments Public transport accessibility comments				Rank (1-5)
Mostly meets accessibility standards				Karik (1-3)
inostry meets accessibility standards				4
Access comments				
Reasonable opportunities for access				4
				_
Local network comments				
Spare capacity within local network				5
				3
Mitigation measures				Total score
				13
Highways site support				
Yes				
Contingent on other sites				
	·			
Highways England				
Impact No material impact	Network Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low level are large wor level. Development that will connect to the ensure the necessary infrastructure and ca 2020. Phasing is one method used to ensure present a 10% or greater increase in pol developer wants to bring a site forward be contributions. The amount would be determined to the contributions of the contributions.	e public sewer syste pacity can be provi- ire sites are brough pulation served by t ifore YW have comp	em needs to be co-ordinated with York ded to serve the site. The forthcoming t forward in line with YW's investment the works should take into account avapleted any planned improvements it m	shire Water's Asset Management I g AMP(6) will run from April 2015 . It is particularly important that s ailable sewerage and WwTW capa	Plans (AMP) to to March ites which city. If a
Environment Agency				
Constraints				
FZ1 under 1 ha. See comments in main to	ext of our response.			

Throstle Mount, Middleton

Site Plan ref: HG2-161 SHLAA ref: 4035

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Flood Zone 1 Please Note: any deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Other Heritage England	
neritage England	
N. 15 1	
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Housing allocation	
Submission Draft Plan	Allocation Conclusion
Site is within a resider	ntial area, is currently vacant and has had previous permission for housing. Suitable in principle for residential
development.	· · · · · · · · · · · · · · · · · · ·

Joseph Priestly College

Site Plan ref: HG2-155 SHLAA ref: 4053

Site	Deta	ils

Easti	ing	426730	Northing	427735	Site area ha	0.4	SP7	Major Settlement Infill
HMC	HMCA Outer South West		Ward	Morley Sou	th			

Site Characteristics

Site type Brownfield

On-site land uses

Education

Neighbouring land uses

Dwellings

Other land uses

Neighbouring uses include social club and car repairs

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

Description

Education site.

Spatial relationships

UDP Designations

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

Core Strategy

00 % overlap	0.00	Main Urban Area
00	100.00	Major Settlement
00	0.00	Minor Settlement
	✓	Overlaps Urban Extension

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	439.42
Nearest bus stop	7851
Nearest bus stop distance (m)	189.13

Agricultural classification			
Grade	Percent		
Urban	100		

Joseph Priestly College

Site Plan ref: HG2-155 SHLAA ref: 4053

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
		Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m		
Overlaps Strat. Employment buffer		Overlaps Millerais Salegual deu Toom		
Greenbelt assessment not required				
Commence of informations and include				
Summary of infrastructure provide	er comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets all accessibility criteria				5
Access comments				
Opportunities for access				4
Local network comments				
Small development - negligible local impact				4
Mitigation measures				Total score
				13
				13
Highways site support				
Yes				
Contingent on other sites				
Highways England				
Impact No material impact Ne	etwork Status	No objection		
Network Rail				
network Run				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low level are large works level. Development that will connect to the pensure the necessary infrastructure and capa 2020. Phasing is one method used to ensure represent a 10% or greater increase in popul developer wants to bring a site forward before contributions. The amount would be determined.	oublic sewer syste acity can be provi e sites are brough alation served by to bre YW have comp	em needs to be co-ordinated with York ded to serve the site. The forthcoming t forward in line with YW's investment the works should take into account avapleted any planned improvements it me	shire Water's Asset Management F g AMP(6) will run from April 2015 . It is particularly important that s ailable sewerage and WwTW capac	Plans (AMP) to to March ites which city. If a
Environment Agency				
Constraints				
FZ1 under 1 ha. See comments in main text	of our response.			

Joseph Priestly College

Site Plan ref: HG2-155 SHLAA ref: 4053

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Flood Zone 1 Please Note: any deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Licotiio	
	1
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Housing allocation	
Submission Draft Plan	Allocation Conclusion
	Id be retained and converted, but suitable for residential in principle.

Peel Street Centre

Site Plan ref: n/a SHLAA ref: 4054

Site Details

Easting	426700	Northing	427649	Site area ha	0.22	SP7	Major Settlement Infill
HMCA	HMCA Outer South West		Ward	Morley Sout	th		

Site Characteristics

Site type Brownfield

On-site land uses

Car Parks

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Other

Other land uses

Non residential institution (nursery)

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

Description

Currently in use as a car park in a mixed employment and residential street.

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	~	

% overlap

Regeneration Areas

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

LCC ownership %	11.46	
Nearest train station	Morley	
Nearest train station distance (m)	528.32	
Nearest bus stop	905	
Nearest bus stop distance (m)	114.62	

Agricultural classification		
Grade	Percent	
Urban	100	

Peel Street Centre

Site Plan ref: n/a	a SHLA	A ref: 4054			
				_	
	Overlaps SSSI		Overlaps Public Right of Way		
	Overlaps SEGI		Overlaps SFRA Flood Zone		
	Overlaps LNA		Overlaps EA Flood Zone		
	Overlaps LNR		Overlaps HSE Major Hazard		
· · · · · · · · · · · · · · · · · · ·	Conservation Area		Overlaps HSE Gas Pipeline		
Overl	aps Listed Building		Overlaps Pot. Contamination	✓	
Occardance Charak II	Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. I	Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessm	ent not required				
Summary of infra	astructure prov	vider comment	s		
LCC Highways Com	nments				
Public transport acces	ssibility comments				Rank (1-5)
Meets all accessibility	criteria				5
Access comments					
opportunities for acce	ess				
					4
Local network comme	ents				
Small development - r	negligible local impa	act			4
Mitigation measures					Total score
					13
Highways site support	t				1
Yes					
Contingent on other s	ites				1
Highways England			N		
Impact No material	impact	Network Status	No objection		
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
level. Development th	nat will connect to t	he public sewer sys	ne bulk of Leeds. There is capacity for signstem needs to be co-ordinated with York	shire Water's Asset Management I	Plans (AMP) to
			ovided to serve the site. The forthcoming ght forward in line with YW's investment		
represent a 10% or g	reater increase in p	opulation served b	y the works should take into account ava	ailable sewerage and WwTW capa	city. If a
developer wants to be	ring a site forward I	before YW have co	mpleted any planned improvements it ma	ay be possible for the developer to	o provide
contributions. The ar	nount would be det	ermined by a deve	loper funded feasibility study.		
Environment Agen	су				
Constraints					
FZ1 under 1 ha. See comments in main text of our response.					

Peel Street Centre

Not allocated for housing

Submission Draft Plan Allocation Conclusion
Site falls below the size threshold for allocation.

Site Plan ref: n/a SHLAA ref: 4054 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

Beeston Park Ring Road, Beeston

Site Plan ref: n/a SHLAA ref: 4175

Site Details

Easting	428670	Northing	429576	Site area ha	1.92	SP7	Main Urban Area Infill
HMCA Outer South West		Ward	Beeston an	d Holbeck			

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

Large swathe of greenspace providing amenity space. Significant area of trees on the north east edge of site.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	70.18
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00
Proposed Local Centre	0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	91.38	
Nearest train station		Cottingley
Nearest train station distance	1377.11	
Nearest bus s	10588	
Nearest bus stop distance	(m)	95.69

Agricultural classification				
Grade Percent				
Urban	100			

Beeston Park Ring Road, Beeston

Site Plan ref: n/a SHLAA ref: 4175

-							
Overlaps SSSI		Overlaps Public Right of Way	✓				
Overlaps SEGI		Overlaps SFRA Flood Zone					
Overlaps LNA		Overlaps EA Flood Zone					
Overlaps LNR		Overlaps HSE Major Hazard					
Overlaps Conservation Area		Overlaps HSE Gas Pipeline					
Overlaps Listed Building Overlaps N37 SLA		Overlaps Pot. Contamination Overlaps Minerals Safeguarded					
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m					
Greenbelt assessment not required							
Summary of infrastructure prov	vider comment	s					
LCC Highways Comments							
Public transport accessibility comments				Rank (1-5)			
Meets CS except health							
				4			
Access comments							
Access from A653 ok							
				5			
Local network comments							
Local congestion							
-				3			
Mitigation measures				Total score			
witigation measures							
				12			
Highways site support							
Yes							
				ı			
Contingent on other sites							
Highways England							
Impact No material impact	Network Status	No objection, no mitigation required					
Network Rail							
THO THE TRANSPORT OF TH							
Yorkshire Water							
Treatment Works							
Trodution Works							
Environment Agency							
Environment Agency Constraints							
FZ1 over 1ha. See comments in our previous I&O consultation. On historic landfill within eastern section of site.							
LCC							
Ecology support Supported							
Supported							

Beeston Park Ring Road, Beeston Site Plan ref: n/a SHLAA ref: 4175 Education comments Flood Risk Flood Zone1 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 greenspace on the Site Allocations Plan providing landscape setting and amenity value for adjoining area.

Site Plan ref: n/a SHLAA ref: 4205

Site Details

Easting	425485	Northing	426021	Site area ha	8.69	SP7	Other Rural Extension
HMCA	Outer South	n West	West Ward Morley South		th		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Outdoor sport facility (golf course)

Dwellings

Other land uses - None

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

% overlap

Description

Agricutural land with a golf course to the south and east, residential development to the west and agriculural land to the north. Railway ventilation shaft in the site.

Spatial relationships

UDP Designations

3	
N32 Greenbelt	100.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2556.93
Nearest bus stop	4863
Nearest bus stop distance (m)	262.08

Agricultural classification		
Grade Percent		
Grade 3	25.56	
Non-agricultural	74.44	

3

Howley Hall Farm, Scotchman Lane, Morley

Howley Hall Farm, Scotchman Lane, Morley

Site Plan ref: n/a SHLAA ref: 4205 Local network comments Cumulative impact on the A650 3 Total score Mitigation measures 8 Highways site support No Contingent on other sites **Highways England** Impact **Network Status Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Not supported Not supported (red) - the south eastern portion of the site (a third) falls within the Leeds Habitat Network. **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other Heritage England

Howley Hall Farm, Scotchman Lane, Morley Site Plan ref: n/a SHLAA ref: 4205

Natural England			

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. This site represents a major incursion into the Green Belt. The site is isolated and unrelated to surrounding settlements. The presence of a railway ventilation shaft on the site presents an additional constraint to development.

Land off Asquith Ave, Morley

Site Plan ref: n/a SHLAA ref: 4206

Site Details

Easting	425576	Northing	428875	Site area ha	1.02	SP7	Major Settlement Extension
HMCA	Outer South	n West			Ward	Morley Nor	th

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Transport tracks and ways

Neighbouring land uses

Transport tracks and ways

Unmanaged Forest

Agriculture

Other land uses - None

Topography	Flat and sloping	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

Isolated site accessed by footway from Asquith Avenue. Site runs parellel to the M621.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1587.56
Nearest bus stop	6449
Nearest bus stop distance (m)	222.08

Agricultural classification		
Grade Percent		
Grade 3	100	

characteristics of openness and permanence

The site is an isolated location not connected to the existing built up area and has poorly defined boundaries. Development of the site would lead to unrestricted urban sprawl.

Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) Public transport accessibility comments Meets CS except 50% secondary ed 4 Access comments Poor visibility to right, would need some tree/bush loss outside site boundary 2

Land off Asquith Ave, Morley

Site Plan ref: n/a SHLAA ref: 4206

Local network comme	nte			
Capacity concern at ei		Δve impact on scho	nol	
Capacity concern at er	ther end of Asquitti	Ave, impact on scho	JOI	3
				Total score
Mitigation measures				Total score
Improved visibility, po	issible capacity impi	rovements		9
Highways site support	•			
Yes with mitigation				
Contingent on other si	ites			
	1			
Highways England				
Impact No material i	mpact	Network Status	No objection, no mitigation required	
	1			
Network Rail				
	-			
Yorkshire Water				
Treatment Works				
	-			
Environment Agend	су			
Constraints				
	mments in our previ	ious I&O consultation	n. Ordinary watercourse runs parrallel to northern boundary within :	20m of site
TZT OVCI TIId. SCC COI	minents in our previ		i. Ordinary watercoarse runs parrailer to northern boundary within a	ZOTT OF SITC.
LCC	1			
	Not supported			
Ecology support	1		UNIX DAD A SELECTION OF THE SELECTION OF	·
Red - There are blocks	s of lowland mixed	deciduous woodland	UK BAP priority habitat on this site and the site lies within an exist ork and should be retained and enhanced. This proposed allocation	ing LNA . This
			aceable in the NPPF. Some very limited development outside of the	
			noval of an area of woodland.	
Education comments				
	7			
Flood Risk				
Flood Zone 1				
			risk elsewhere, particularly development of 'greenfield' sites. LCC t	herefore reserves
the right to ask for de	veloper contribution	ns for such sites, to i	mitigate flood risk, elsewhere in the catchment.	
	1			
Utilities				
Gas				
Floatria	 1			
Electric				
Fire and Decer	1			
Fire and Rescue				
Telecoms]			

Land off Asquith Ave, Morley

Site Plan ref: n/a SHLAA ref: 4206

Other
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 an isolated location not connected to the existing built up area and has poorly defined boundaries. Development of the site would lead to unrestricted urban sprawl

Daisy Hill Avenue, Morley

Site Plan ref: n/a SHLAA ref: 4208

Site Details

Easting	427154	Northing	428592	Site area ha	0.97	SP7	Major Settlement Extension
Lasting	42/134	Northing	420372	Site area na	0.77	31 /	ividjoi Settieriierit Extension
HMCA Outer South West		Ward	Morley Nort	th			

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Energy production and distribution

Other

Other land uses - None

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

Description

Existing area of rough grassland with some trees. Site adjoined by agricultural land, housing, block of domestic garages and pylons. The site does not have direct access to the highway. There is a narrow strip of third party land onto the access onto Daily Hill Avenue.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	520.99
Nearest bus stop	8397
Nearest bus stop distance (m)	377.15

Agricultural classification		
Grade	Percent	
Grade 3	68.7	
Urban	31.3	

combined with adjoining sites 1282 and 1283 it does not create a logical site or green belt boundary

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Fails bus and employment, meets rail, health and education.	2
	3
Access comments	
Access on to Daisy Hill Ave ok for size of site, link to 1282 would be better	

The site has porly defined boundaries and would create an irregular green belt boundary. The land juts out into the green belt. Even when

Daisy Hill Avenue, Morley

Site Plan ref: n/a SHLAA ref: 4208

Local network comme		
A643 congested at pe	aks	3
		Total coors
Mitigation measures		Total score
		10
		10
Highways site suppor		
Yes		
Contingent on other s	ites	
1282		
Highways England		
Impact No material		
Impact No material	inipact Network Status No objection, no mitigation required	
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agen	су	
Constraints		
	omments in our previous I&O consultation. Ordinary watercourse running along northern boundary of site	
LCC		
Ecology support	Supported	
Supported		
Education comments		
Flood Risk		
Flood Zone 1		
Please Note: any dev	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefo eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
the right to dak for de	veloper contributions for such sites, to mitigate nood risk, eisewhere in the eatenment.	
Utilities		
Gas		
Gus		
Electric		
	1	
Fire and Rescue		
Telecoms		
Telecollis		
Other		
Heritage England		

Site Plan ref: n/a SHLAA ref: 4208

Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site has poorly defined boundaries. The development of this site would lead to unrestricted sprawl further into the Green Belt.

Land off A650 Drighlington bypass

Site Plan ref: n/a SHLAA ref: 4209

Site	Deta	ils

Easting	423535	Northing	428039	Site area ha	10.89	SP7	Smaller Settlement Extension
HMCA	Outer South West		Ward	Morley Nort	th		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Transport tracks and ways

Other land uses - None

To	opography	Flat and sloping	Landscape	Limited Tree Cover
В	oundaries	Existing well defined	Road front	Yes

% overlap

Description

A very isolated site, cut off from the villages of Driglington and Gildersome by the A650. The site is landlocked by the A650 and the M621.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3430.39
Nearest bus stop	14248
Nearest bus stop distance (m)	286.61

Agricultural classification		
Grade Percent		
Grade 3	76.03	
Grade 4	23.96	

Land off A650 Drighlington bypass Site Plan ref: n/a SHLAA ref: 4209 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard **~** Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area Yes and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? Yes Coalescence Conclusion No merging but would significantly reduce the green belt gap 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? Yes Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings No

4. Preserve the setting and special character of historic towns

Are these buildings used for agricultural purposes?

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

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

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

Green Belt site. The development of this site would lead to an isolated development contained by the road network. Development would impact on the openness of the Green Belt.

Summary of infrastructure provider comments	
Public transport accessibility comments	Rank (1-5)
Fails bus and employment, meets rail, health and education.	3
Access comments Would need a significant access off A650 due to speed of road and dual c/w, pos left in left out. Combine with 1332 for access.	

Land off A650 Drighlington bypass

Site Plan ref: n/a SHLAA ref: 4209

Local network comments A650 long queues am peak eastbound	
A000 forty queues and peak eastbound	2
Mitigation measures	Total score
junction + some mitigation at J27 roundabout	
	8
Highways site support	
No	
Contingent on other sites 1332	
1332	
Highways England	
Impact Material impact Network Status No objection subject to satisfactory mitigation	
Assessment of cumulative impact with other sites needed	
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Environment Agency Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. On historic landfill (within central portion of site)	
121 over that see comments in our previous two consultations. Of historic fariation (within central portion 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 therefor	e 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	

Land off A650 Drighlington bypass

Site Plan ref: n/a SHLAA ref: 4209

Natural England		

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green belt site. Whilst the site is contained on eitherside by the motorway network, development would represent an incursion into the strategic Green Belt gap between Leeds and its neighbouring authority Kirklees.

Sherwood Industrial Estate

Site Plan ref: n/a SHLAA ref: 4252

Site Details

Easting	432656	Northing	427168	Site area ha	1.26	SP7	Smaller Settlement Infill
HMCA Outer South West			Ward	Ardsley and	Robin Hood		

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Storage

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

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

% overlap

Description

An industrial site with a mix of workshops, warehouse and storage use. Site boundary does not appear to include a small part of land which fronts onto the road with access through the site. This piece of land should be included.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	W	loodlesford
Nearest train station distance	(m)	4581.32
Nearest bus s	top	6916
Nearest bus stop distance	(m)	152.88

Agricultural classification			
Grade	Percent		
Grade 2	24.75		
Grade 3	75.25		

Sherwood Industrial Estate

Site Plan ref: n/a SHLAA ref: 4252 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA **~** Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Ok except primary Health 4 Access comments Access onto A61 Ok 5 Local network comments Some queues on A61 3 Total score Mitigation measures 12 Highways site support Yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection, no mitigation required **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse (Throstle Carr Beck and culvert) approx 10m north of site LCC **Ecology support** Not supported

Red - the Throstle Carr Beck and associated woodland lies to the immediate north of this site. This is a UK BAP habitat feature. Part of the woodland will be lost to the development. There will be further pressure on trees along this boundary from use of the adjacent land as housing/gardenspace. A minmum 15 metre buffer should be provided along the northern and eastern boundaries which can be part of POS provided

Sherwood Industrial Estate

Site Plan ref: n/a SHLAA ref: 4252

it is enhanced ecologically i.e. 5m native shrubs and small trees and 10m wildflower meadow creation with informal mown path through it. This will also allow a buffer to the Rothwell Pastures and Disused Railway LNA which lies immediately to the east - note that previously a portion of the LNA was destroyed from expansion of employment use but it appears this is no longer needed and so the alternative residential use should take the opportunity to restore this habitat loss.

cation comments	
od Risk	
od Zone 1 ase Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore rese right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	rves
lities	
etric	
and Rescue	
ecoms	
пег	
itage England	
ural England	
nclusions	
mission Draft Plan Allocation	
allocated for housing	
mission Draft Plan Allocation Conclusion	_
existing employment use, so not considered suitable for residential use.	

Sharp House Road, Belle Isle

Site Plan ref: n/a SHLAA ref: 4256

Site Details

Easting	431766	Northing	427627	Site area ha	2.73	SP7	Main Urban Area Extension
HMCA	HMCA Outer South West			Ward	Ardsley and	Robin Hood	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Outdoor amenity and open space

Agriculture

Dwellings

Other land uses - None

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

Description

Agricutlural land with road frontage and residential development to the north. Agricutural uses on all other sides of the site.

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	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	0.01	
Nearest train station		Morley
Nearest train station distance (m)	4825.13
Nearest bus st	ор	11893
Nearest bus stop distance (m)	302.48

Agricultural classification			
Grade	Percent		
Grade 2	81.92		
Grade 3	1.65		
Grade 3b	16.43		

Rank (1-5)

2

5

Public transport accessibility comments

Fails CS except primary education

Access from Sharp House Road

Access comments

Sharp House Road, Belle Isle

SHLAA ref: 4256 Site Plan ref: n/a Local network comments 4 Total score Mitigation measures 11 Highways site support Contingent on other sites **Highways England** No objection, no mitigation required Impact No material impact **Network Status Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints FZ1 over 1ha. See comments in our previous I&O consultation LCC Ecology support Not supported Red - site lies adjacent to Kiddow Spring LNA an area of lowland mixed deciduous woodland to the east, and Throstle Carr Beck to the south. Leave a buffer zone of at least 10m along the eastern and southern boundaries and plant with locally native woodland edge species and wildflower meadow strip - which can be part of informal POS with a path mown through it. **Education comments** Flood Risk Flood Zone 1 Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment. **Utilities** Gas Electric Fire and Rescue Telecoms

Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Sharp House Road, Belle Isle

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Development would lead to unrestricted urban sprawl and an incursion into the Green Belt between Belle Isle and Robin Hood.

Healey Croft Lane, East Ardsley

Site Plan ref: n/a SHLAA ref: 5000

Site Details

Easting	429768	Northing	425256	Site area ha	4.81	SP7	Smaller Settlement Extension
HMCA	CA Outer South West		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	Existing well defined	Road front	Yes

Description

agricultural land. Access through the site to farm buildings to the west.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.20	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed 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	V	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3998.11
Nearest bus stop	10672
Nearest bus stop distance (m)	97.50

Agricultural classification			
Grade	Percent		
Grade 3	98.14		
Grade 3b	1.46		
Grade 3a	0.4		

Healey Croft Lane, East Ardsley Site Plan ref: n/a SHLAA ref: 5000 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? Yes Do features provide boundaries to contain the development? No Coalescence Conclusion | Coalescence/merging settlements 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? Yes Areas of protected/unprotected woodland/trees/hedgerows? Nο Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings Yes Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence It would compromise the openness and permanence of the Green Belt leading to unrestricted sprawl and settlement coalescence.

Summary of infrastructure provider comments		
LCC Highways Comments Public transport accessibility comments	Rank	(1-5)
No PT other OK	3	3
Access comments		
Improve existing access on to A650		5

Healey Croft Lane, East Ardsley

Heritage England

Site Plan ref: n/a SHLAA ref: 5000 Local network comments Capacity concerns A650 towards Tingley 3 Total score Mitigation measures 11 Highways site support Contingent on other sites **Highways England** Impact Material impact No objection subject to satisfactory mitigation **Network Status** n/a **Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints FZ1 over 1ha. See comments in our previous I&O consultation LCC Ecology support Supported Supported (Green) **Education comments** Flood Risk Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment. **Utilities** Gas Electric Fire and Rescue Telecoms Other

Natural England Conclusions

Submission Draft Plan Allocation Conclusion

Green Belt site. Development of this site would compromise the openness and permanence of the Green Belt leading to unrestricted sprawl.

Healey Croft Lane, East Ardsley

Submission Draft Plan Allocation Not allocated for housing

Westland Road

Site Plan ref: n/a SHLAA ref: 5008

Site Details

Easting	429490	Northing	429985	Site area ha	2.03	SP7	Main Urban Area Infill
HMCA	HMCA Outer South West		Ward	Beeston and	d Holbeck		

Site Characteristics

Site type 50:50 green/brown

On-site land uses

Education

Neighbouring land uses

Dwellings

Wholesale distribution

Manufacturing and Wholesale

Office

Allotment and city farm

Other land uses - None

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

Description

Site occupied by Leeds City College with area of associated car parking. Western half of site occupied by significant area of grassed area and substantial tree belt along western, southern and part of northern boundary.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	% (0.00
Niconact train atation		Cattinalar
Nearest train station		Cottingley
Nearest train station distance	(m)	2107.12
Nearest bus s	527	
Nearest bus stop distance	(m)	212.50

Agricultural classification		
Grade	Percent	
Urban	100	

Westland Road

Overlaps SSSI Overlaps SIS Over	Site Plan ref: n/a SHL	AA ref: 5008			
Overlaps SLEI SLE					
Overlaps LNR Overlaps LNR Overlaps LNR Incod Znee Develops LNR Incod Znee Overlaps LNR Incod Znee Develops LNR Incod Znee Overlaps LNR Incod Znee Develops LNR Incod Znee Overlaps LNR Incod Znee Develops LNR Incode Z	-				
Overlaps ISR Millor Hazard Overlaps Conservation No. Overlaps Conservation No. Overlaps State Hadding Overlaps State Hadding Overlaps State Hadding Overlaps State Lemployment buffer Overlaps Millored State Hadding Overlaps State Lemployment buffer Overlaps Millored State Hadding Overlaps Millored Hadding Overlaps Millore					
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of Infrastructure provider comments LCC Highways Comments Public transport accessfallity comments Meets PT partly meets others Access comments Access on to Westland Road Ok 5 Local network comments OK 5 Mitigation measures Total score Individual on other sites Fighways site support Yes Contingent on other sites Fighways England Impact Network Status No objection, no mitigation required not a more supported Network Rail Vorkshire Water Treatment Works Fig. 1 over 1 ha. See comments in our previous 180 consultation LCC Ecology support Not supported Not suppo			-		
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Overlaps Strat. Employment buffer Overlaps Minorals Safeguarded 100m Greenbelt assessment not required Summary of Infrastructure provider comments LCC Highways Comments					
Greenbelt assessment not required Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments Meets PT partly meets others Access comments Access on to Westland Road Ok Local network comments OK Miligation measures Total score 114 Highways site support Yes Contingent on other sites Highways site support Yes Contingent on other sites Wetwork Status No objection, no mitigation required not access the site of					
Summary of infrastructure provider comments CCF Highways Comments Public transport accessibility comments Public transport accessibility comments Access comments A					
Public transport accessibility comments	Greenbelt assessment not required	t			
Public transport accessibility comments Meets PT partly meets others Access on to Westland Road Ok Local network comments OK Indigation measures Total score It 4 Highways site support Yes Contingent on other sites Highways England Impact No material impact Network Status No objection, no mitigation required n/a Network Rail Vorkshire Water Treatment Works Environment Agency Constraints F2T over Tha. See comments in our previous 1&O consultation LCC Ecology support Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.	Summary of infrastructure pro	vider commen	ts		
Meets PT partly meets others Access comments Access on to Westland Road Ok Local network comments OK S Mitigation measures Total score 14 Highways site support Yes Contingent on other sites Westwork Rail Yorkshire Water Treatment Works Environment Agency Constraints E71 over 1ha. See comments in our previous 1&O consultation LCC Ecology support Not supported Not su	LCC Highways Comments				
Access comments Access on to Westland Road Ok Local network comments OK Indigation measures Total score 14 Highways site support Yes Contingent on other sites Contingent on other sites Network Rail Network Rail Vorkshire Water Treatment Works Environment Agency Constraints F21 over 1 ha. See comments in our previous 1&O consultation LCC Ecology support Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.	Public transport accessibility comments				Rank (1-5)
Access on to Westland Road Ok Local network comments OK Mitigation measures Total score 14 Highways site support Yes Contingent on other sites Contingent on other sites Westland No material impact No nother sites Network Rail Vorkshire Water Treatment Works Environment Agency Constraints F21 over 1ha. See comments in our previous I&O consultation Loc Loc Loc Loc Loc Loc Loc L	Meets PT partly meets others				4
Access on to Westland Road Ok Local network comments OK Mitigation measures Total score 14 Highways site support Yes Contingent on other sites Contingent on other sites Network Rail Vorkshire Water Treatment Works Environment Agency Constraints F21 over 1 ha. See comments in our previous I&O consultation Local Description of the Status of Invalidation Includes areas of Iowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.	Access comments				
Local network comments OK Mitigation measures Total score 14 Highways site support Yes Contingent on other sites Highways England					
Mitigation measures Total score 14 Highways site support Yes Contingent on other sites Highways England Impact No material impact Network Status No objection, no mitigation required n/a Network Rail Vorkshire Water Treatment Works Environment Agency Constraints FZ1 over 1ha. See comments in our previous I&O consultation LCC LCC LCC LCC LCC Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.					5
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Highways site support Yes Contingent on other sites Highways England Impact No material impact Network Status No objection, no mitigation required n/a Network Rail Yorkshire Water Treatment Works Environment Agency Constraints F71 over 1ha. See comments in our previous I&O consultation LCC Ecology support Not supported Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.					Total score
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Contingent on other sites Highways England Impact No material impact Network Status No objection, no mitigation required n/a Network Rail Vorkshire Water Treatment Works Environment Agency Constraints FZ1 over 1ha. See comments in our previous 180 consultation LCC Ecology support Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.					14
Contingent on other sites Highways England Impact No material impact Network Status No objection, no mitigation required n/a Network Rail Vorkshire Water Treatment Works Environment Agency Constraints FZ1 over 1ha. See comments in our previous 1&O consultation LCC Ecology support Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.	Highways site support				
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Impact No material impact Network Status No objection, no mitigation required Network Rail Yorkshire Water Treatment Works Environment Agency Constraints FZ1 over 1ha. See comments in our previous I&O consultation LCC Ecology support Not supported Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.	Contingent on other sites				
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Environment Agency Constraints FZ1 over 1ha. See comments in our previous I&O consultation LCC Ecology support Not supported Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.					
Environment Agency Constraints FZ1 over 1ha. See comments in our previous I&O consultation LCC Ecology support Not supported Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.					
Constraints FZ1 over 1ha. See comments in our previous I&O consultation LCC Ecology support Not supported Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.	Treatment Works				
Constraints FZ1 over 1ha. See comments in our previous I&O consultation LCC Ecology support Not supported Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.					
FZ1 over 1ha. See comments in our previous I&O consultation LCC Ecology support Not supported Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.	Environment Agency				
LCC Ecology support Not supported Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.					
Ecology support Not supported Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.	FZ1 over 1ha. See comments in our pre	vious I&O consultat	tion		
Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats.	LCC				
	05				
				d and hedgerow UK BAP Priority H	abitats.

Site Plan ref: n/a SHLAA ref: 5008 Education comments Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment. Utilities Gas Electric Fire and Rescue Other Heritage England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site has has become EG2-26.

Mushroom Farm Old Lane Drighlington

Site Plan ref: n/a SHLAA ref: 5143

Site Details

Easting	423258	Northing	429654	Site area ha	1.98	SP7	Other Rural Extension
HMCA Outer South West		Ward	Morley Nor	th			

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topogra	hy Flat	Landscape	Limited Tree Cover
Boundar	es Existing well defined	Road front	Yes

Description

Green Belt site. Current agricultural use, small farm located on site. Highway links to site along north west boundary. Additional farm uses and dwellings set to the south east.

Spatial relationships

UDP Designations

3		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	Morley	
Nearest train station distance	4016.71	
Nearest bus s	4871	
Nearest bus stop distance	(m)	74.82

Agricultural classification	
Grade	Percent
Grade 3	100

Mushroom Farm Old Lane Drighlington

Ecology support

Supported (Green)

Supported

Site Plan ref: n/a SHLAA ref: 5143 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~ ~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Buses OK, fails other standards 3 Access comments Access from A58 with widening 3 Local network comments OK 4 Total score Mitigation measures widen A58 for ghost island right turn, may not be viable 10 Highways site support Yes with mitigation Contingent on other sites **Highways England** Impact No Material Impact Network Status No objection **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints On historical landfill LCC

Mushroom Farm Old Lane Drighlington

Site Plan ref: n/a SHLAA ref: 5143 **Education comments** Flood Risk No significant surface water flood routes indicated on FMSW. Flood Zone 1. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment. **Utilities** Gas Electric Fire and Rescue Telecoms Other Heritage England Natural England Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Not within Core Strategy settlement hierarchy and the site is separate from the existing Green Belt boundary of Drighlington and as such would be an isolated site in the Green Belt. This could lead to unrestricted urban sprawl and would create an illogical GB boundary.

Land at Moor Knoll Lane East Ardsley

Site Plan ref: HG2-233 SHLAA ref: 5165

Site Details

Easting	430222	Northing	426175	Site area ha	0.36	SP7	Smaller Settlement Extension
HMCA	A Outer South West			Ward	Ardsley and	Robin Hood	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Manufacturing and Wholesale

Agriculture

Dwellings

Other land uses - None

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

Description

Vacant land on the edge of East Ardsley bordered by agricultural land and residential uses.

% overlap

Spatial relationships

UDP Designations

99.99
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.01	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership of	% 0.00
Nearest train station	Morloy
	Morley
Nearest train station distance (n	,
Nearest bus sto	•
Nearest bus stop distance (n	n) 101.01

Agricultural classification					
Grade	Percent				
Grade 3	100				

Land at Moor Knoll Lane East Ardsley Site Plan ref: HG2-233 SHLAA ref: 5165 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? No Is the site well connected to the built up area? No Would development round off the settlement? Yes Is there a good existing barrier between the existing urban area No and the undeveloped land? Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area No Does the site provide access to the countryside Nο Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence Well contained site that does not provide access to the countryside. Site rounds off the settlement. Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Fails to meet PT but meets other Guidance 3 Access comments

4

Access possible on to Moor knoll Lane

Land at Moor Knoll Lane East Ardsley

Site Plan ref: HG2-233 SHLAA ref: 5165

Local nationals assumes the	
Local network comments small site OK	
Sittail Site OK	5
Mitigation measures	Total score
initigation measures	
	12
Highways site support	
Yes	
Contingent on other sites	
Highways England	
Impact No material impact Network Status No objection	
Mahwadi Dail	
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support Supported	
Supported	
Education comments	
Flood Risk	
There is a minor watercourse running along the Southern boundary of the site. It should be assumed that there will be no development	nt within 9m
of the beck. Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore.	nra rasarvas
the right to ask for development has potential to increase nood risk elsewhere in the catchment.	JIC 16361 V63
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	

Land at Moor Knoll Lane East Ardsley

Site Plan ref: HG2-233 SHLAA ref: 5165

Other
Other Heritage England
Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Brownfield site, well contained, with road frontage. Development would have limited impact on the openness of the Green Belt as the site is currently brownfield.

Land adjacent to Thorpe Hall, Thorpe Lower lane, Thorpe -on -the Hill

Site Plan ref: n/a SHLAA ref: 5261

Site	Deta	ils

Easting	431603	Northing	426886	Site area ha	0.82	SP7	Other Rural Infill
HMCA	HMCA Outer South West			Ward	Ardelov and	I Robin Hood	
TIVICA	HIVICA Outer South West			vvaru	Ai usiey ai ic	I NODIII I IOOU	

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Thirpe Lower Lane borders the site to the south, and Middleton Lane to the west. Listed building Thorpe Hall can be found to the north of the site, and agriculteral fields to the asst. Access off Middleton Lane. Currently vacant with evidence of a demolished building on site.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4796.60
Nearest bus stop	2849
Nearest bus stop distance (m)	48.63

Agricultural classification				
Grade	Percent			
Grade 3	99.71			
Grade 3a	0.29			

Land adjacent to Thorpe Hall, Thorpe Lower lane, Thorpe -on -the Hill Site Plan ref: n/a SHLAA ref: 5261 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Yes Would development result in an isolated development? Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? 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

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

Large listed building found to the north of the site, but the effect on this site could be mitigated using appropriate deisgn . Development of the site could lead to a high potential of unrestricted sprawl to the north and east of the site.

LCC Highways Comments	
Public transport accessibility comments	Rank (1-
2 bph, meets other accessibility standards	3
Access comments	

Land adjacent to Thorpe Hall, Thorpe Lower lane, Thorpe -on -the Hill

Site Plan ref: n/a SHLAA ref: 5261

Local network comments		
Cumulative impact		
oumulative impact		4
		•
Mitigation measures		Total score
		11
Highways site support		
Yes		
Contingent on other sites		
Highways England		
Impact N	etwork Status	
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agency		
Constraints		
LCC		
Ecology support Supported		
Supported (Green)		
Education comments		
Education comments		
Flood Risk		
I IOOU INION		
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		
Other		
Other		
Heritage England		
L		

Natural England Natural England

Land adjacent to Thorpe Hall, Thorpe Lower lane, Thorpe -on -the Hill

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Sot in settlement hierarchy. Green Belt site. Development would represent a significant incursion into Green Belt and could set a precedent for further sprawl.

Dewsbury Road, WoodKirk

Site Plan ref: n/a SHLAA ref: 5288

Site	Details

Easting	426925	Northing	424943	Site area ha	1.26	SP7	Other Rural Extension
HMCA	Outer South	n West			Ward	Morley Sou	th

Site Characteristics

Site type Brownfield

On-site land uses

Dwellings

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Bordered by a dismantled railway line to the north, residential dwellings to the east and a depot to the west. Site contains stables, a residential dwelling and a shed. Access from Dewsbury Road is limited.

Spatial relationships

UDP Designations

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership 9	6 0.00
Nearest train station	Morley
Nearest train station distance (m	3163.71
Nearest bus sto	p 7824
Nearest bus stop distance (m	220.32

Agricultural classification		
Grade	Percent	
Grade 3	81.14	
Non-agricultural	18.86	

Dewsbury Road, WoodKirk Site Plan ref: n/a SHLAA ref: 5288 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? Yes Coalescence Conclusion No merging but would significantly reduce the green belt gap 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area No Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings Yes Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence Development would represent a significant incursion into Green Belt to the West of the A653 and could set a precedent for further sprawl.

LCC Highways Comments			
Public transport accessibility comments		Rank (1	-5)
meets accessibility standards		5	
Access comments			
Exisitng access is unsuitable due to width and	visibility at A653 that cannot be improved. Also could only be left in / left out.	1	

Dewsbury Road, WoodKirk

Heritage England

Site Plan ref: n/a SHLAA ref: 5288 Local network comments Cumulative impact on A653 including M62 J29 4 Total score Mitigation measures 10 Highways site support Contingent on other sites Highways England Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Supported Supported (Green) **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other

Site Plan ref: n/a	SHLAA ref: 5288		
Natural England			
Conclusions			
Submission Draft Plan Alloca	tion		
Not allocated for housing			

Submission Draft Plan Allocation Conclusion

Development would represent a significant incursion into Green Belt to the West of the A653 and could set a precedent for further sprawl.

Dewsbury Road, WoodKirk

Land between Old Lane and Whitehall Road, Drighlington

Site Plan ref: n/a SHLAA ref: 5291

Site	Details

							İ
Easting	423207	Northing	429602	Site area ha	3.2	SP7	Other Rural Infill
HMCA	Outer South	n West			Ward	Morley Nor	th

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Green Belt site. Current agricultural use, small farm located on site. Highway links to site along north west boundary. Brown field and identified housing site along the southern boundary. Public pathway cuts through the site.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Morley
Nearest train station distance (4044.65	
Nearest bus s	4871	
Nearest bus stop distance ((m)	139.67

Agricultural classification			
Grade Percent			
Grade 3	100		

Land between Old Lane and Whitehall Road, Drighlington Site Plan ref: n/a SHLAA ref: 5291 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Is the site well connected to the built up area? 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 Rank (1-5) meets accessibility standards 5

Access comments

Access via Old Lane, Old Lane needing widening and footways, partly delivered by adjacent site HG1-333

4

Land between Old Lane and Whitehall Road, Drighlington

Site Plan ref: n/a SHLAA ref: 5291 Local network comments Cumulative impact 4 Total score Mitigation measures 13 Highways site support Contingent on other sites Highways England Network Status Impact **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 between Old Lane and Whitehall Road, Drighlington

SHLAA ref: 5291

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

The site is not within the Core Strategy settlement hierarchy and therefore would have been sieved out at Issues and Options as Green Belt. Discounted site 5143

forms half of the site, which was discounted at the Issues and Options stage for the reasons stated above.

Land off Sharp Lane, Robin Hood

Site Plan ref: n/a SHLAA ref: 5306

Site	Deta	ils

Ea	asting	432140	Northing	427566	Site area ha	0.82	SP7	Smaller Settlement Extension
H	IMCA	Outer South	n West			Ward	Ardsley and	Robin Hood

Site Characteristics

Site type Greenfield

On-site land uses

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

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

% overlap

Description

Site currently in use for the grazing of horses. M1 motorway borders the west of the site, playing pitches borders the East of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	5.26
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	13.85
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

Core Strategy

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

Regeneration Areas

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

LCC ownership	0.50	
Nearest train station	V	/oodlesford
Nearest train station distance		4918.61
Nearest bus s	9329	
Nearest bus stop distance	(m)	217.13

Agricultural classification			
Grade Percent			
Grade 3	100		

Land off Sharp Lane, Robin Hood SHLAA ref: 5306 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Nο Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but 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 No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site rests within a strategically important strip of green belt which defines the western edge of Robin Hood and performs an important buffer function. Development here would lead to pressure for further encroachment and sprawl to the western edge of Robin Hood.

Summary of infrastructure provider comments	
LCC Highways Comments Public transport accessibility comments	Rank (1-5
meets accessibility standards	Rain (1-3
ineets accessibility standards	5
Access comments	
Access possible off Sharp Lane	
	4

Land off Sharp Lane, Robin Hood

Site Plan ref: n/a SHLAA ref: 5306

Lacal matricals agrees	a made				
Local network comm Cumulative impact S					
Cumulative impact 3	naip Lane / Aut				4
		1			Total score
Mitigation measures					Total score
					13
I II ada a sa a sita a sa a sa a sa a sa a sa a	1				
Highways site suppo	π				
yes					
Contingent on other	sites				
Highways England	b				
Impact		vork Status			
•	-100		1		
Network Rail					
Yorkshire Water					
Treatment Works					
Environment Agei	ncy				
Constraints					
LCC					
Ecology support	Supported				
Supported (Green)					
11 , ,					
Education comments	3				
Flood Risk					
Utilities					
Gas					
Electric					
Fire and Rescue					
Telecoms					
TOTOGOTTIS					
Out					
Other					
Heritage England					

Land off Sharp Lane, Robin Hood

Site Plan ref: n/a SHLAA ref: 5306

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site rests within a strategically important strip of green belt which defines the western edge of Robin Hood and performs an important buffer function. Development here would lead to pressure for further encroachment and sprawl to the western edge of Robin Hood.

Baghill Road, West Ardsley

Site Plan ref: n/a SHLAA ref: 5313

Site	Deta	ils

Easting	427805	Northing	424770	Site area ha	0.86	SP7	Smaller Settlement Infill
HMCA	A Outer South West			Ward	Ardsley and	Robin Hood	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Currently in agricultural use, with limited highway access from Baghill Road. Site disconnected from urban development by small fields to the west of the site.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension		

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	Morley	
Nearest train station distance	(m)	3440.42
Nearest bus s	13897	
Nearest bus stop distance	(m)	177.75

Agricultural classification				
Grade Percent				
Grade 3	100			

Baghill Road, West Ardsley

Ecology support

Supported with mitigation

Site Plan ref: n/a SHLAA ref: 5313 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Poor bus provision, 2bph, meets other criteria 3 Access comments A recent access has been constructed between two new properties but this is not wide enough to accommodate the development of 1 this site which would require a 4.8m c/w and 2.0m designated pedestrian route... Local network comments small site 4 Total score Mitigation measures 8 Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC

Supported with mitigation (Amber). Baghill Beck lies at south boundary - a UK BAP Priority Habitat. Site Requirement "Biodiversity buffer to southern boundary, not to be transferred to private ownership."

Baghill Road, West Ardsley

Site Plan ref: n/a SHLAA ref: 5313

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Natural England

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Designated as N11 - open land on the existing UDP, not within the Green Belt. Whilst in considering the UDP, the Inspector conceded that development of some of

the N11 land for housing could not be ruled out, the importance of open views across the site was emphasised. This site is on the brow of a hill which provides views

across and into the site. Development would affect the open character of this part of the wider UDP designation. There are also significant issues with highway access

to the site.

Land on Thorpe Lower Lane and Lingwell Gate Lane, Thorpe on the Hill

Site Plan ref: n/a SHLAA ref: 5315

Site	Details

Easting	431792	Northing	426773	Site area ha	7.79	SP7	Other Rural Extension
HMCA	CA Outer South West		Ward	Ardsley and	Robin Hood		

Site Characteristics

Site type 50:50 green/brown

On-site land uses

Vacant land

Neighbouring land uses

Agriculture

Manufacturing and Wholesale

Vacant building

Dwellings

Other land uses - None

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

Description

Vacant site largely brownfield land. Site is immediately boardered by agricultural land (Green Belt) to the east and north, vacant land to the south, and general employment use to the west opposite to Lingwell Gate Lane. The western part of the site has previous waste use and is a current Safeguarded Waste site. The eastern part of the site is currently in the UDP Green Belt.

Spatial relationships

UDP Designations

N32 Greenbelt 40.40 % overlap N34 PAS 0.00 RL1 Rural Land 0.00 N1 Greenspace 0.00 N6 Playing Pitch 0.00

NT Oreenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00

0.00

0.00

0.00 **UDP City Centre** 0.00 S2S6 Town Centre **Proposed Local Centre** 0.00

N8 Urban Green Corridor

CC Shopping Quarter

Sch. Ancient Mon. 0.00

Core Strategy

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

Regeneration Areas

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

LCC ownership %	0.13

Nearest train station		Morley
Nearest train station distance (m)		5008.12
Nearest bus s	2849	
Nearest bus stop distance	227.01	

Agricultural classification			
Grade	Percent		
Grade 3	93.66		
Grade 3b	3.84		
Grade 3a	2.5		

Land on Thorpe Lower Lane and Lingwell Gate Lane, Thorpe on the Hill Site Plan ref: n/a SHLAA ref: 5315 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Is the site well connected to the built up area? 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 Rank (1-5) 2 bph, meets other accessibility standards 3

5

Access comments

Existing access onto Lingwell Gate Lane acceptable

Land on Thorpe Lower Lane and Lingwell Gate Lane, Thorpe on the Hill

Site Plan ref: n/a SHLAA ref: 5315 Local network comments Cumulative impact 4 Total score Mitigation measures 12 Highways site support Contingent on other sites Highways England Network Status Impact **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 on Thorpe Lower Lane and Lingwell Gate Lane, Thorpe on the Hill

Site Plan ref: n/a SHLAA ref: 5315

Natural England		

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Vacant site consisting of a large area of brownfield land. Site is immediately boardered by agricultural land (Green Belt) to the east and north, recent housing

development to the south, and general employment use to the west opposite to Lingwell Gate Lane. The western part of the site has previous waste use and is a

current Safeguarded Waste site. The eastern part of the site is currently in the UDP Green Belt. Given that the western part is safeguarded for waste use, residential

developmoent on the eastern part would not be compatible. See response to EG2-21 and xEG1-61.

Assessment summary

Asquith Avenue, Gildersome

Site Plan ref: n/a SHLAA ref: 5321

Site Details

Easting	425071	Northing	428800	Site area ha	6.2	SP7	Smaller Settlement Infill
HMCA Outer South West		Ward	Morley Nort	th			

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Vacant land

Unmanaged Forest

Other land uses - None

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

Description

Vacant greenfield site that is boardered by general employment area to the west and east, and residential use to the north. To the south of the site sites a belt of wood.

Spatial relationships

UDP Designations

		1
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
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		

% overlap

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2016.70
Nearest bus stop	6861
Nearest bus stop distance (m)	204.32

Agricultural classification		
Grade Percent		
Grade 3	1.78	
Grade 3a	98.22	

Asquith Avenue, Gildersome

Ecology support

Supported (Green)

Supported

SHLAA ref: 5321 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Combined services meet requirement, meets accessibility for health and education 4 Access comments Access from A62 Gelderd Road, requires signalised junction, second access onto Asquith Avenue and link through site to reduce 4 impact on Asquith Avenue junction, site boundary needs expanding to western field boundary to fit in junction. Local network comments Cummulative impact on A62, A650 and M62 J37 3 Total score Mitigation measures Link road through site, traffic calming on Asquith Avenue. Needs considering with HG2-148 11 Highways site support Yes Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC

Asquith Avenue, Gildersome

Site Plan ref: n/a SHLAA ref: 5321

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

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
15/02557/RM	Reserved Matters Application for infrastructure works, including new road accesses and layouts, bulk earth workings, structural landscaping, acoustic screening and drainage works	A	100	
15/03934/COND	Consent, agreement or approval required by condition 13 of Planning Application 12/02470/OT	Α	100	
12/02470/OT	Outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses), with two points of access off Gelderd Road and one point of access off Asquith Avenue	A	100	
15/02979/COND	Consent, agreement or approval required by conditions 4, 10, 14, 16, 17, 18, 19, 22, 23, 29, 32 and 33 of Planning Application 12/02470/OT	SPL	100	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Greenfield site boardered by general employment, housing and woodland. Site is within the settlement boundary of Gildersome. This site carries an UDPR

employment land designation. See response to EG2-23 for further details.

Allotments site, Scotchman Lane, Morley

Site Plan ref: n/a SHLAA ref: 5328

Site	Details
JILE	Details

Easting	425525	Northing	426785	Site area ha	1.73	SP7	Major Settlement Infill
HMCA	MCA Outer South West		Ward	Morley Sou	th		

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	No

Description

Currently used as greenspace/allotments.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	98.08	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	,
Nearest bus stop	1733
Nearest bus stop distance (m)	123.06

Agricultural classification				
Grade Percent				
Grade 3	94.33			
Grade 3a	5.67			

Allotments site, Scotchman Lane, Morley Site Plan ref: n/a SHLAA ref: 5328 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 2bph, meets other guidance 3 Access comments Access from Scotchman Lane or through adjacent housing development site 4 Local network comments cumulative impact on A650 concern 3 Total score Mitigation measures 10 Highways site support Yes Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water**

Treatment Works

Constraints

Ecology support

Supported (Green)

LCC

Environment Agency

Supported

Allotments site, Scotchman Lane, Morley Site Plan ref: n/a SHLAA ref: 5328 Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other Heritage England Natural England

Whilst this site would be physically suitable for residential development (sounded by residential use and public house, and well served by

community facilities), it is a well used allotment. See G404 regarding the loss of green space/ allotment.

Conclusions

Submission Draft Plan Allocation Not allocated for housing

public transport and existing

Submission Draft Plan Allocation Conclusion

Land at Throstle Terrace, Middleton

Site Plan ref: HG2-231 SHLAA ref: 5336

Site Details

Easting	430657	Northing	427400	Site area ha	0.56	SP7	Main Urban Area Infill
HMCA	HMCA Outer South West			Ward	Middleton F	Park	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Other land uses - None

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

Description

Currently green space (amenity) on the western half of the site. Bordered by residential proeprties on the west, whilst Throstle Terrace road cuts through the site. Access of Throstle Terrace.

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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %	100.00
Nearest train station	Morley
Nearest train station distance (m)	3759.41
Nearest bus stop	3448
Nearest bus stop distance (m)	222.33

Agricultural classification		
Grade	Percent	
Grade 3	100	

Land at Throstle Terrace, Middleton

Site Plan ref: HG2-231 SHLAA ref: 5336

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building Overlaps N37 SLA		Overlaps Pot. Contamination Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	der comments			
LCC Highways Comments				
Public transport accessibility comments			 Rank (1-	.5)
3bph, meets other guidance			4	
			4	
Access comments				
Access from Throstle Road/Throstle Terra	ce achievable		F	
			5	
				J
Local network comments cumulative impact				1
cumulative impact			4	
Militarkian massauma			Total sco	ore
Mitigation measures				
			13	
Highways site support				
Yes				
Contingent on other sites				
Highways England				
	Network Status			
past	Tottrorn otatas			_
Network Rail				
Yorkshire Water				
Treatment Works				_
				\dashv
Environment Agency				
Constraints				
LCC				
Ecology support Supported				\neg
Ecology support Supported (Green)				\dashv

Land at Throstle Terrace, Middleton

Site Plan ref: HG2-231 SHLAA ref: 5336

Education comments
Flood Risk
Utilities
Gas
Electric
LIECTIC
Fire and Rescue
The drift residue
Telecoms
Other
Other
Heritage England
Network Familians
Natural England
Conclusions
Submission Draft Plan Allocation
Housing allocation
Submission Draft Plan Allocation Conclusion
Part of the site was green (suitable for housing) at Issues and Options Stage but was too small for allocation. Whilst part of the site was designated for Green Space at a strategic level, it is felt that the regeneration development would bring offsets the loss of green space.

Land at Towcester Avenue, Middleton

Site Plan ref: HG2-232 SHLAA ref: 5339

Site Details

Easting	430730	Northing	427466	Site area ha	1.41	SP7	Main Urban Area Infill
HMCA	HMCA Outer South West			Ward	Middleton P	Park	
TIVICA	HIVICA Outer South West			vvaru	Middleton	ai K	

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Other land uses - None

Top	ography	Sloping	Landscape	No Tree Cover
Boi	undaries	Existing well defined	Road front	Yes

Description

Currently a vacant grassed area. Towcester Avenue borders the eastern section of the site, whilst residential and HG2-231 border the north and west respectively.

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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %	90.26
Nearest train station	Morley
Nearest train station distance (m)	3819.57
Nearest bus stop	3448
Nearest bus stop distance (m)	250.38

Agricultural classification				
Grade Percent				
Grade 3	100			
Grade 3a	0			

Land at Towcester Avenue, Middleton

Site Plan ref: HG2-232 SHLAA ref: 5339

Overlaps SSSI Overlaps Public Right of Way	
Overlaps SEGI Overlaps SFRA Flood Zone	
Overlaps LNR Overlaps HSE Major Hazard	
Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps N37 SLA Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
3bph, meets other guidance	
	4
Access comments	
Access on to Towcester Avenue achievable, consideration should be given to linking Throstle Road through	
	5
Local network comments	
cumulative impact	
cumulative impact	4
Mitigation measures	Total score
ivitigation measures	
	13
Highways site support	
Yes	
Contingent on other sites	
Softingent on other sites	
Highways England	
Impact Network Status	
impact Network Status	
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
33 11	
Supported (Green)	

Land at Towcester Avenue, Middleton

Site Plan ref: HG2-232 SHLAA ref: 5339

Education comments								
Flood Risk								
1 1000 NISK								
Utilities								
Gas								
Electric								
LIECTIC								
Fire and Rescue								
Telecoms								
Other								
Heritage England								
Natural England								
Planning History	Applications since 1/1/2009, covering more than 50% of the site							
		Destates	04 -6 -14 -					
App Number	Proposal	Decision	% of site					
09/9/00103/MOD	Outline application to layout residential developmentNON	M04	100					
	MATERIAL AMENDMENT: Reviewed garage locations and boundary treatment							
Conclusions								
Submission Draft Dla	n Allocation							
Housing allocation	Submission Draft Plan Allocation Housing allocation							
<u> </u>								
	n Allocation Conclusion							
This site is not designated Green Space, and is located within the main urban area hence considered suitable for housing allocation.								

Makro Store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU

Site Plan ref: n/a SHLAA ref: CFSM003

Site Details

Easting	426916	Northing	431435	Site area ha	3.66	SP7	
HMCA	Outer South West			Ward	Farnley and	Wortley	

Site Characteristics

Site type Brownfield

On-site land uses

Shops

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Office

Other land uses - None

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

Description

Site is next to the ring road with current access from Royds Lane, Site is occupied by a large retail unit and 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

100.00 % over	Main Urban Area
0.00	Major Settlement
0.00	Minor Settlement
✓	Overlaps Urban Extension

Regeneration Areas

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

LCC ownership	%	0.00
Nearest train station		Cottingley
Nearest train station distance ((m)	1442.68
Nearest bus s	top	8064
Nearest bus stop distance ((m)	227.63

Agricultural classifi	cation
Grade	Percent
Urban	100

Makro Store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU Site Plan ref: n/a SHLAA ref: CFSM003 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets accessibility criteria 5 Access comments Access option via Royds Lane 4 Local network comments Congestion on Ring Road 3 Total score Mitigation measures Signalisation of A58/ A6120 roundabout may be required, local pedestrian improvements 12 Highways site support Yes with mitigation Contingent on other sites **Highways England** Impact Major Impact Likely to require significant physical mitigation **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley / Gildersome cluster. **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March

2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency	
Constraints	
see above FZ1 - no cons	straints

Makro Store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU

Site Plan ref: n/a SHLAA ref: CFSM003

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Please Note: any deve	site shown to be at risk of surface water flooding. elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	
Culturalization Duraft Dlam	Alleration

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Call for sites submission for a mixed use development of 200 dwellings and 11 000sqm of retail space. The site covers site 3386 which is allocated for housing. It is currently a Makro store, in a mixed use (residential and employment) area, suitable for residential use in principle.

Land Between Gelderd Road/Asquith Avenue and Nepshaw Lane, Gildersome

Site Plan ref: n/a SHLAA ref: CFSM006

Site Details

Easting	425047	Northing	428549	Site area ha	29.96	SP7	
HMCA	Outer South	n West			Ward	Morley Nort	h

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Unmanaged Forest

Neighbouring land uses

Manufacturing and Wholesale

Other land uses - None

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

Description

Greenfield site between Gelderd Road and Nepshaw Lane. Mainly in agricutlural use with unmanaged forest on part of the site.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.19	
Minor Settlement	99.81	
Overlaps Urban Extension	~	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1968.20
Nearest bus stop	6861
Nearest bus stop distance (m)	420.18

Agricultural classification		
Grade Percent		
Grade 3 62.14		
Grade 3a	37.86	

Land Between Gelderd Road/Asquith Avenue and Nepshaw Lane, Gildersome Site Plan ref: n/a SHLAA ref: CFSM006 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA **~** Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Reasonably good accessibility close to north west part of site, poor towards southern end 3 Access comments Access achievable from Gelderd Rd, Asquith avenue and Nepshaw Lane 4 Local network comments Congested location with cumulative issues 3 Total score Mitigation measures New access and off-site works 10 Highways site support Yes with mitigation Contingent on other sites **Highways England** Impact Major Impact Likely to require significant physical mitigation **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley / Gildersome cluster. **Network Rail** Yorkshire Water

Treatment Works

Knostrop

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

Environment Agenc	
Constraints	

see above Small part of site on historic landfill

Land Between Gelderd Road/Asquith Avenue and Nepshaw Lane, Gildersome

Site Plan ref: n/a SHLAA ref: CFSM006

	2	
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Ecology support Not supported

Not supported (RED). This proposed allocation will result in the loss of part of Clubbed Oaks and Dean Wood Local Nature Area (LNA). This is an area of replanted ancient woodland and a UK Biodiversity Action Plan Priority Habitat. The site will also come under increasing pressure as a result of the allocation. The plantation woodland which is linked to the western end of the LNA forms an important addition to the overall woodland area it is lowland mixed deciduous woodland a UK BAP Priority Habitat. All connected areas of woodland should be retained as a single block. This will mean splitting the site in two along the woodland corridor. Linear woodland corridors are important for feeding and potentially roosting bats.

ロム	ucation	comm	onto

Flood Risk

Flood Zone 1. Parts of site adjacent to Dean Beck at risk of flooding.

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

Utilities
Gas
Electric
E' 10
Fire and Rescue
Telecoms
Other
Heritage England

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
12/02470/OT	Outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses), with two points of access off Gelderd Road and one point of access off Asquith Avenue	A	95	

Conclusions

Natural England

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Call for sites - mixed use submission for 400-600 dwellings or flats, B1b/c or B8, offices and retail. See sites 3387 & 1112 above.

Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF

Site Plan ref: n/a SHLAA ref: CFSM019

Site	Details
JILE	Details

Easting	428977	Northing	430085	Site area ha	1.85	SP7	
HMCA	Outer South	n West			Ward	Beeston and	d Holbeck

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Spatial relationships

UDP Designations

ODI Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	70 Overlap
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	1.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	%	0.00
Nearest train station		Cottingley
Nearest train station distance (m)		1592.47
Nearest bus stop		4079
Nearest bus stop distance (m)		161.02

Agricultural classification			
Grade Percent			
Urban	100		

Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF

FZ1 - no constraints see above

Site Plan ref: n/a SHLAA ref: CFSM019 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good Accessibility 5 Access comments Access can be taken from numerous points, mainly Oakhurst Ave 5 Local network comments Spare capacity but some cumulative issues 4 Total score Mitigation measures 14 Highways site support Yes Contingent on other sites **Highways England** Impact Material Impact No objection subject to satisfactory mitigation **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster. **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF

Site Plan ref: n/a SHLAA ref: CFSM019 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 mixed use

Submission Draft Plan Allocation Conclusion

Call for sites submission for residential, offices and retail. Housing allocation HG2-140.

116, Old Lane, Beeston, Leeds LS11

Site Plan ref: n/a SHLAA ref: CFSM023

Site Details

Easting	428734	Northing	430231	Site area ha	0.54	SP7	
HMCA	Outer South	n West			Ward	Beeston and	d Holbeck

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Shops

Manufacturing and Wholesale

Dwellings

Other land uses - None

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

% overlap

Description

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	%	0.00
Nearest train station		Cottingley
Nearest train station distance (m)		1359.35
Nearest bus stop		9327
Nearest bus stop distance (m)		94.40

Agricultural classification		
Grade Percent		
Urban	100	

116, Old Lane, Beeston, Leeds LS11

Site Plan ref: n/a SHLAA ref: CFSM023

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA		Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m		
Overlaps Strat. Employment buffer		Overlaps Millerals Safeguarded Tooth		
Greenbelt assessment not required				
Summary of infrastructure provi	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Good Accessibility				5
				3
Access comments				
Takes access from an industrial (private)	road			_ 1
Local network comments				
Spare capacity but some cumulative issues	i			4
Mitigation measures				Total score
				10
				10
Highways site support				
no				
Contingent on other sites				
Highways England				
Impact No material impact	Network Status	No objection		
Network Rail				
Network Raii				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low level are large wo level. Development that will connect to the ensure the necessary infrastructure and ca 2020. Phasing is one method used to ensure represent a 10% or greater increase in podeveloper wants to bring a site forward be contributions. The amount would be determined.	e public sewer system apacity can be provi- ure sites are brough pulation served by the efore YW have comp	em needs to be co-ordinated with York ded to serve the site. The forthcoming it forward in line with YW's investment the works should take into account avapleted any planned improvements it m	shire Water's Asset Management F g AMP(6) will run from April 2015 . It is particularly important that s ailable sewerage and WwTW capac	Plans (AMP) to to March ites which city. If a
Environment Agency				
Constraints				
see above FZ1 - no constraints				

116, Old Lane, Beeston, Leeds LS11

Site Plan ref: n/a SHLAA ref: CFSM023

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk

Flood Zone 1

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

Utilities
Gas
Electric
Fire and Rescue
Telecoms

Other Heritage England

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
11/04306/OT	Demolish existing buildings and erect a retail foodstore (Class A1), with car parking, landscaping and access	Α	100		
14/02462/RM	Reserved Matters relating to appearance, landscaping, layout and scale following Outline Planning Permission 14/02461/FU.	Α	100		
14/02461/FU	Variation of conditions 3 (site access), 4 (maximum floor space for the sale of comparison goods), 5 and 6 (hours of opening), 12 (sustainability) and 13 (contamination) on previous approval 11/04306/OT	A	100		
14/05807/COND	Consent, agreement or approval required by condition 18 of Planning Application 14/02461/FU	R	100		

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Within the urban area. Approved application for foodstore.

Wakefield Road, Gildersome, Morley, Leeds

Site Plan ref: n/a SHLAA ref: CFSM040

Site Details

Easting	424379	Northing	428032	Site area ha	3.31	SP7	
HMCA	HMCA Outer South West			Ward	Morley Nort	ih	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Transport tracks and ways

Manufacturing and Wholesale

Dwellings

Other land uses - None

Topograp	y Sloping	Landscape	Limited Tree Cover
Boundarie	s Existing well defined	Road front	Yes

% overlap

Description

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	99.99	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2586.94
Nearest bus stop	7561
Nearest bus stop distance (m)	72.65

Agricultural classification		
Grade Percent		
Grade 3	100	

Site Plan ref: n/a SHLAA ref: CFSM040 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards with exception of local services 4 Access comments Access achievable onto the A650 - likely to require a signalised junction 4 Local network comments May require some local junction interventions 4 Total score Mitigation measures Signalised access and potential junction imporvements 12 Highways site support yes with mitigation Contingent on other sites **Highways England** Impact Major Impact Likely to require significant physical mitigation **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley / Gildersome cluster. **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Wakefield Road, Gildersome, Morley, Leeds

see above FZ1 - no constraints

Wakefield Road, Gildersome, Morley, Leeds

Site Plan ref: n/a SHLAA ref: CFSM040

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Flood Zone 1	
Please Note: any deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	1

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
10/04597/OT	Outline application to layout access road and erect light industry, general industry and warehouse development (Use Classes Class B1c, B2 and B8), a 90 bed hotel and pub/restaurant, with car parking	A	99	

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Call for sites submission for 100 dwellings, offices and retail. This site covers site 3007 which is not allocated for housing. Site 3007 is well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.

Cotton Mill and Grove Farm Dewsbury Road, Leeds

Site Plan ref: n/a SHLAA ref: CFSM046

Site Details

Easting	428185	Northing	429122	Site area ha	32.58	SP7	
HMCA	Outer South	Outer South West				Morley Nort	-th

Site Characteristics

Site type Brownfield

On-site land uses

Shops

Restaurants and Cafes

Neighbouring land uses

Office

Agriculture

Other land uses - None

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

% overlap

Description

Spatial relationships

UDP Designations

4.24
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	95.76	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

% overlap

LCC ownership	1.24	
Nearest train station		Cottingley
Nearest train station distance	1240.95	
Nearest bus s	11121	
Nearest bus stop distance	(m)	293.74

Agricultural classification			
Grade Percent			
Grade 3	31.67		
Urban	68.33		

Cotton Mill and Grove Farm Dewsbury Road, Leeds Site Plan ref: n/a SHLAA ref: CFSM046 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination ✓ Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site has access to 4 buses per hour, 15% of the site meets the core strategy standards for primary education, 15% for health 4 and 100% for secondary education Access comments Existing access arrangments for the White Rose would be suitable for housing development 5 Local network comments Congested local network 3 Total score Mitigation measures 12 Highways site support yes with mitigation Contingent on other sites **Highways England** Impact Major Impact Likely to require significant physical mitigation **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster. **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a

Environment Agency

Constraints
see above

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.

Cotton Mill and Grove Farm Dewsbury Road, Leeds

Site Plan ref: n/a SHLAA ref: CFSM046 LCC **Ecology support** Supported Supported **Education comments** Flood Risk Largely Flood Zone 1. Parts of site adjacent to Cottom Mill Beck and Millshaw Beck at risk of flooding. Number of public sewers within the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment. **Utilities** Gas Electric Fire and Rescue Telecoms Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Call for sites submission for residential, retail and leisure. It covers site 1208 which is not allocated for housing due to its current retail use (White Rose Centre).

Site Plan ref: n/a SHLAA ref: CFSM047

Site Details

Easting	428225	Northing	428391	Site area ha	32.78	SP7	
HMCA	HMCA Outer South West		Ward	Morley Sout	h/Morley North		

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Storage

Neighbouring land uses

Agriculture

Shops

Transport tracks and ways

Other land uses - None

Topograph	Sloping	Landscape	Limited Tree Cover
Boundarie	Existing well defined	Road front	Yes

Description

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.03	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

LCC ownership %	6 0.00
Nearest train station	Morley
Nearest train station distance (m) 1291.61
Nearest bus sto	p 4304
Nearest bus stop distance (m) 280.16

Agricultural classification				
Grade	Percent			
Grade 2	17.92			
Grade 3	32.55			
Urban	4.04			
Grade 3b	33.25			
Grade 3a	12.24			

Access comments

Site Plan ref: n/a SHLAA ref: CFSM047				
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer	Overlap Overlap Overlap Overlap Overlaps Overlaps M	Public Right of Way ps SFRA Flood Zone rlaps EA Flood Zone is HSE Major Hazard ps HSE Gas Pipeline Pot. Contamination inerals Safeguarded is Safeguarded 100m		
Greenbelt Assessment				
Check the unrestricted sprawl of large built up areas				
Would development lead to/constitute ribbon development?	No			
Would development result in an isolated development?	Yes			
Is the site well connected to the built up area?	No			
Would development round off the settlement?	No			
Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted.	Yes			
2. Prevent neighbouring towns from merging				
Would development lead to physical connection of settlements?	Yes			
Do features provide boundaries to contain the development?	No			
Coalescence Conclusion No merging but would significantly re	duce the green	belt gap		
3. Assist in safeguarding the countryside from encroach 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?	Yes No No No			
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes			
Does the site contain buildings	No			
Are these buildings used for agricultural purposes?	No			
Encroachment Conclusion Site does not perform an important in	role in safeguar	rding from encroachm	nent	
4. Preserve the setting and special character of historic	towns			
Site within/adjacent to conservation area/listed building/historic		NI-	1	
Can development preserve this character?	ai reatures:	No	-	
Character Conclusion No effect on the setting and special characters	actor of historic	· foatures		
Overall Conclusion from assessment against all 4 purpor characteristics of openness and permanence Not connected to urban area, would result in an isolated developetween Morley and Middleton.	ses of green l	belt and essential	e motorway but would reduce t	he green belt gap
Services interior and initialistes.				
Summary of infrastructure provider comments				
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
90% of the site has access to 4 buses per hour, 50% of the site secondary education. None of the site meets core strategy stand			ry eduation and 20% for	4

Access onto junction with Dewsbury Rd is not supported - potential for left in left out and linking through from sites 1275 and 1320

Site Plan ref: n/a SHLAA ref: CFSM047

Local network comme		
Large site is likely to i	require some off-site mitigation works	4
Mitigation measures		Total score
Needs to link with site	e 1275 for access and provide crossing facilities on Dewsbury Rd	
		11
Highwaya sita suppor	-t-	
Highways site suppor yes with mitigation	t e e e e e e e e e e e e e e e e e e e	
,		
Contingent on other s	sites	
Highways England		
Impact Major Impact	ct Network Status Likely to require significant physical mitigation tive impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluste	ar.
Potential for cumulati	ive impact in combination with other sites. If site still included at next sitt assess as part of Dewsbury Road cluste	;i .
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop	
	ow level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop H	ligh and Low
level. Development th	hat will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Pla	ans (AMP) to
	r infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to method used to ensure sites are brought forward in line with YW's investment. It is particularly important that site	
	greater increase in population served by the works should take into account available sewerage and WwTW capacit	
	oring a site forward before YW have completed any planned improvements it may be possible for the developer to	provide
contributions. The ar	mount would be determined by a developer funded feasibility study.	
Environment Agen	ісу	
Constraints		
see above site is on a	a historic landfill, small encroachment of FZ2/3	
LCC		
Ecology support	Supported	
Supported		
Education comments		
Flood Risk		
	but Cotton Mill Beck runs along part of the Northern boundary of the site. There are public (combined) sewers wit	thin the site
	ned sewer overflow. Cotton Mill Beck runs in culvert under part of the site.	
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefor leveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	re reserves
3		
Utilities		
Gas		
Electric		
Fire and Decemb		
Fire and Rescue		

Site Plan ref: n/a	SHLAA ref: CFSM047	
Telecoms		
Other Heritage England		
Natural England		

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Call for sites submission for residential, retail, leisure and complementary commercial uses. It covers site 1209 which is not allocated for housing and is a Green Belt site. The site is isolated from the existing built area, and by itself would represent a significant incursion into Green Belt unrelated to the existing settlement form. Development here would significantly reduce the Green Belt gap between Morley and Middleton.