

Valley Mills, Valley Road, Morley LS27 8AA

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 West				Ward	Morley South/Morley North	

Site Characteristics

Site type	Brownfield
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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

N32 Greenbelt	0.82	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	99.18	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Grade 3	71.58
Urban	28.42

Valley Mills, Valley Road, Morley LS27 8AA

Site Plan ref: n/a

SHLAA ref: 126

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

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 visibility

1

Local network comments

Potential cumulative impact with nearby sites

4

Mitigation measures

None to compensate access issues

Total score

9

Highways site support

no

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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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	Knothrop
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Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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 create a native woodland edge to protect and enhance the woodland wildlife corridor which is adjacent to the site.	

Education comments	

Flood Risk	
Flood Zone 1, but known capacity problems with culvert which runs down Valley Road and therefore 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	

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

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.	

Spatial relationships

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

Other Spatial Relationships

LCC ownership %	0.36
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

Britannia Road, Morley

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

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

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

Public transport accessibility comments

Rank (1-5)

meets all accessibility standards except primary

4

Access comments

opportunity for suitable access from A650 with space for right turn lane

4

Local network comments

busy local network, with poential for cumulative impacts

3

Mitigation measures

widened footway

Total score

11

Highways site support

yes

Contingent on other sites

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.

Britannia Road, Morley

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.	

Britannia Road, Morley

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 West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
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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.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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

Britannia Road, Morley

Site Plan ref: n/a

SHLAA ref: 137B

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

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

Public transport accessibility comments

Rank (1-5)

meets all accessibility standards except primary

4

Access comments

Access via Industrial estate not ideal mixing with commercial traffic

2

Local network comments

busy local network, with poential for cumulative impacts

3

Mitigation measures

Total score

9

Highways site support

yes

Contingent on other sites

yes - better to develop alongside 137A to segregate resi/industrial traffic

Highways England

Impact		Network Status	
No objection			

Network Rail**Yorkshire Water**

Treatment Works Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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.

Britannia Road, Morley

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

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. 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	A	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.

Site Details							
Easting	426884	Northing	426709	Site area ha	0.99	SP7	Major Settlement Infill
HMCA	Outer South 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			Core Strategy	
N32 Greenbelt	0.00	% overlap	Main Urban Area	0.00
N34 PAS	0.00		Major Settlement	100.00
RL1 Rural Land	0.00		Minor Settlement	0.00
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		Regeneration Areas	
N5 Open Space	0.00		Inner South RA	0.00
N6 Playing Pitch	0.00		LB Corridor RA	0.00
N8 Urban Green Corridor	0.00		EASEL RA	0.00
CC Shopping Quarter	0.00		Aire Valley RA	0.00
UDP City Centre	0.00		West Leeds Gateway	0.00
S2S6 Town Centre	0.00			
Proposed Local Centre	0.00			
Sch. Ancient Mon.	0.00			

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

The site has access to 4 buses per hour. 20% of the site lies within the accessibility standard for primary education and 100% of the site lies within the accessibility standard for health and secondary education. Poor walking access to local services

4

Access comments

Access would require mitigation works

4

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

Total score

12

Highways site support

yes

Contingent on other sites

no

Highways England

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

Network Rail

Yorkshire Water

Treatment Works

Knostrup High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrup 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.

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	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Existing mill. Suitable for conversion to residential in principle.	

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

Description	
Vacant brownfield land to the east of Lingwell Gate Lane.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.02
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Nearest train station	Morley
Nearest train station distance (m)	4947.94
Nearest bus stop	7675
Nearest bus stop distance (m)	180.56

Agricultural classification	
Grade	Percent
Grade 3	100

Thorpe-on-the-Lane, Thorpe

Site Plan ref: n/a

SHLAA ref: 148

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Only 10% of site within green belt. Far west of site.

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

Public transport accessibility comments

The site has access to 2 buses per hour and lies within the accessibility zone for primary & secondary education and primary health

Rank (1-5)

3

Access comments

Existing access onto Lingwell Gate Lane

5

Thorpe-on-the-Lane, Thorpe

Site Plan ref: n/a

SHLAA ref: 148

Local network comments		4
Spare capacity but cumulative issues		
Mitigation measures		Total score 12
Highways site support		
yes		
Contingent on other sites		

Highways England

Impact	No material impact	Network Status	No objection

Network Rail

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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. Part of site on historic landfill and adjoins a licenced site. See comments in main text of our response.	

LCC

Ecology support	Supported
Supported	

Education comments

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Flood Risk

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

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Thorpe-on-the-Lane, Thorpe

Site Plan ref: n/a SHLAA ref: 148

Other	
Heritage England	
Natural England	

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

Site Plan ref: n/a SHLAA ref: 171

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

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

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

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.

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

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

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

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

Grade	Percent
Grade 3	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
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 available, minimal impact		5
Mitigation measures		Total score
		13
Highways site support		
Yes		
Contingent on other sites		

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	Supported
Supported (Green)	

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

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.
--

Spatial relationships

UDP Designations

N32 Greenbelt	92.50	% overlap
N34 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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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 other standards

Rank (1-5)

2

Access comments

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

2

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

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

Mitigation measures

Needs improvements to Cave Lane in 3rd party control

Total score

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	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

Telecoms

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

Site Plan ref: n/a SHLAA ref: 173

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

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 and 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

Description

Brownfield site occupied by industrial uses.
--

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.64
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	2282.79
Nearest bus stop	527
Nearest bus stop distance (m)	472.67

Agricultural classification	
Grade	Percent
Urban	100

Park Farm Industrial Estate, Westland Road, LS11

Site Plan ref: n/a

SHLAA ref: 304

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Poor accessibility

1

Access comments

Access from Westland Road

5

Local network comments

Congestion issues

3

Mitigation measures

Total score

9

Highways site support

no

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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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 under 1 ha. See comments in main text of our response.

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.	

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	% overlap
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationships

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

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	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?	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

Large listed building on site giving area a special character. Heavily treed boundary reduces potential for further sprawl.

Summary of infrastructure provider comments**LCC Highways 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

Rank (1-5)

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 comments

Spare capacity but cumulative issues

4**Mitigation measures****Total score****12****Highways site support**

yes

Contingent on other sites**Highways England**

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

Treatment Works	Caldervale
-----------------	------------

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

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**

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 assesment of what contribution this currently undeveloped area makes to the signficance 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.

Site Details							
Easting	428507	Northing	424722	Site area ha	0.91	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and 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		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
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

Site Plan ref: n/a

SHLAA ref: 314

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

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 for health and secondary education. Local shops within 15 min walk

Rank (1-5)

3

Access comments

Highway frontage but adequate visibility not achievable

2

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

Improve visibility at access but requires removal of trees (Tree Preservation Order) and stone wall.

Total score

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 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.

Haigh Moor Road - Boyle Hall, WA

Site Plan ref: n/a SHLAA ref: 314

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Site 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 North	

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.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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

Whitehall Road (off), Drighlington BD11 1BX

Site Plan ref: HG2-142 SHLAA ref: 333

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

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

Public transport accessibility comments

Rank (1-5)

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 acceptable solution is likely using a combination of these and segregating adjacent commercial uses

3

Local network comments

Small scale of development is unlikely to have a major impact on local highways

4

Mitigation measures

Means to improve vehicular access

Total score

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 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.

Whitehall Road (off), Drighlington BD11 1BX

Site Plan ref: HG2-142 SHLAA ref: 333

LCC	
Ecology support	Supported
Supported	

Education comments
1200A+3378+3064+3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required.

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

Utilities
Gas

Electric

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.

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

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1407.23
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets 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

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

no

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works 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.

Old Lane - Jubilee Works, Beeston

Site Plan ref: HG2-139 SHLAA ref: 341

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
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 Details							
Easting	424410	Northing	428307	Site area ha	4.42	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

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

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

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Morley
Nearest train station distance (m)		2562.06
Nearest bus stop		13819
Nearest bus stop distance (m)		178.92
Agricultural classification		
Grade		Percent
Grade 3		100

Gelderd Road (off), Gildersome

Site Plan ref: n/a

SHLAA ref: 343

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

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

Public transport accessibility comments

Rank (1-5)

Good accessibility

4

Access comments

Existing access points adequate

4

Local network comments

Congested local network but the site has a fallback position of existing use and planning consent, therefore impact of housing use on site would be minimal

4

Mitigation measures

Improvements to local footway provision

Total score**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/Ardsley cluster.

Network Rail**Yorkshire Water**

Treatment Works

Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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.

Gelderd Road (off), Gildersome

Site Plan ref: n/a

SHLAA ref: 343

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
11/00270/ADV	Two illuminated signs	A	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	A	77

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)	A	78
10/05572/COND	Consent, agreement or approval required by conditions 2 and 7 of Planning Application 09/03934/FU	A	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.	

Site Details							
Easting	430787	Northing	425621	Site area ha	0.78	SP7	Smaller Settlement Infill
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

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

Description	
brownfield, cleared housing site.	

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

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.18
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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

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments	Rank (1-5)
Public transport accessibility comments 100% 2buses per hour, 100% primary, does 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
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

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

LCC
Ecology support Supported
Supported

Education comments

Flood Risk

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

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	A	100
12/02720/FU	35 houses with new access roads	A	99
12/00048/FU	New access roads and 38 houses		99

Conclusions

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 West				Ward	Morley South	

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.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.15	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	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

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

Site Plan ref: n/a

SHLAA ref: 1018A

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

Beck separates site from residential area creating a strong defensible boundary. Performs an important role in safeguarding the countryside from encroachment, and development may lead to further sprawl.

Summary of infrastructure provider comments**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 is within the accessibility zone for primary education, 15% to primary health and 30% to secondary education.

3

Access comments

Access available from Topcliffe Lane (through industrial estate or from eastern part of site)

3

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

Site Plan ref: n/a

SHLAA ref: 1018A

Local network comments

Likely to require off-site mitigation and cumulative impacts

4

Mitigation measures

Must have pedestrian connections to north and west of site

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

could combine with 3120, 1285 1279 & 3069

Highways England

Impact

Network Status

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

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

LCC

Ecology support

Supported

Supported

Education comments

Flood Risk

Flood Zone 1. Watercourse running along Northern boundary of the site.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

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

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

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
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 West				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

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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

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

Site Plan ref: n/a

SHLAA ref: 1018B

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging 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?	Yes

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

4. Preserve the setting and special character of historic towns

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

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

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

Site is isolated from main urban area and relates poorly. Existing employment sites to the south contain the development reducing potential for further sprawl. Site performs important role in safeguarding countryside.

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 area within the accessibility zone for primary education, 15% for primary health and 30% for secondary education

Rank (1-5)

3

Access comments

Access available from Topcliffe Lane (through industrial estate or from 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 comments

Likely to require off-site mitigation and cumulative impacts

4

Mitigation measures

Must have pedestrian connections to north and west of site

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

could combine with 3120, 1285 1279 & 3069

Highways England

Impact

Network Status

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

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

LCC

Ecology support

Supported

Supported

Education comments

Flood Risk

Flood Zone 1.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

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

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

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site.Existing employment sites to the south contains the development reducing potential for further sprawl. Site is separated by steep gully and beck (site A) from residential area, with much better connection to existing Capitol Park business park. More appropriate 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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Well contained site with good links to the settlement. Does not provide access to the countryside.
--

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
The site has access to 2 buses per hour and lies within the accessibility zone for primary & secondary education, and primary health	3
Access comments	
Access via Long Thorpe Road	5

Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ**Site Plan ref: HG2-166 SHLAA ref: 1029**

Local network comments		4
Spare capacity but cumulative issues		
Mitigation measures		Total score 12
Highways site support		
yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	Caldervale
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 under 1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

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

Site Plan ref: HG2-166 SHLAA ref: 1029

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
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	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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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.

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification

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

Bradford Road (land off), East Ardsley WF3

Site Plan ref: HG3-24 SHLAA ref: 1032

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

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

Public transport accessibility comments

The site has access to 3 buses per hour. All of the site lies within the accessibility zone for primary education, 30% for primary health. It lies outside the accessibility zone for secondary education

Rank (1-5)**4**

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

Mitigation measures

To be assessed by way of TA

Total score**12**

Highways site support

yes with mitigation

Contingent on other sites

Highways England

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

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.

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
13/05423/OT	Outline application for means of access from Bradford Road and to erect residential development	R	100

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.

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	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Unmanaged Forest

Neighbouring land uses

Dwellings

Agriculture

Transport tracks and ways

Other land uses - None

Topography	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.

Spatial relationships

UDP Designations

N32 Greenbelt	99.90	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.43	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.55
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Nearest train station	Woodlesford
Nearest train station distance (m)	4914.15
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but 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?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

The site 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 private access road from Thorpe Lower Lane would need widening but visibility looks ok

4**Local network comments**

Spare capacity

5**Mitigation measures**

Private access road from Thorpe Lower Lane would need some improvements (footways / width)

Total score**14****Highways site support**

yes with mitigation

Contingent on other sites**Highways England**

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

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

Environment Agency**Constraints**

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

LCC

Ecology support	Not supported
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Not supported (RED). No site-based designations but this whole site is Lowland Mixed Deciduous Woodland UK Biodiversity Action Plan priority habitat. The woodland forms a component of the screening and wildlife corridor which runs beside the M1. Probably will form part of the Leeds Habitat Network.

Education comments**Flood Risk**

Mostly Flood Zone 1, but Southern most 20% of the site is in Flood Zone 3A. The source is Throstle Carr Beck.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities**Gas****Electric**

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

Site Plan ref: n/a SHLAA ref: 1043

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The 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 South	

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.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Public transport accessibility comments

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 Strategy standards for employment, 100% to primary education, 0% to health and secondary education.

Rank (1-5)

2

Access comments

Requires access through 1064A

1

Local network comments

cumulative impact issues with other nearby sites - congested area

3

Mitigation measures

Local mitigation may be required

Local mitigation may be required

Total score

6

Highways site support

No support - requires access through 1064A

Contingent on other sites

Yes - site 1064A

Highways England

Impact		Network Status	
No objection subject to mitigation			

Network Rail**Yorkshire Water**

Treatment Works Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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.

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	A	100
13/01941/RM	173 houses with landscaping	A	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 required 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	A	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
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

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

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.14	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

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

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

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

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion	No merging but 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?	No

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

4. Preserve the setting and special character of historic towns

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

Character Conclusion	No effect on the setting and special character of historic features
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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**LCC Highways Comments**

Public transport accessibility comments

100% 3buses per hour, 100% primary, does not meet other standards

Rank (1-5)

3

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 comments		4
potential cumulative impact on local network		
Mitigation measures		Total score
		8
Highways site support		
no		
Contingent on other sites		

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

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported	

Education comments	
--------------------	--

Flood Risk	
------------	--

Utilities	
Gas	

Electric	
----------	--

Fire and Rescue	
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Telecoms	
----------	--

Other	
Heritage England	

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

Site Plan ref: n/a SHLAA ref: 1066

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

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	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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

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

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

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?	No

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

4. Preserve the setting and special character of historic towns

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

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

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

Site is 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

Poor accessibility fails all criteria

Rank (1-5)

2

Access comments

No suitable access

1

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

Site Plan ref: n/a

SHLAA ref: 1067A

Local network comments		4
Potential cumulative impact on local network		
Mitigation measures		Total score
		7
Highways site support		
no		
Contingent on other sites		

Highways England	
Impact	Network Status
No objection	

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-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 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

Telecoms

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

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

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. 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 Details							
Easting	430179	Northing	424898	Site area ha	1.98	SP7	Smaller Settlement Extension
HMCA	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.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.92	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.08	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

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

Would development lead to/constitute ribbon development?	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 and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Development would lead to physical connection of settlements and further sprawl.

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

Public transport accessibility comments

The site has access to 3 buses per hour and ok for other services

Rank (1-5)

4

Access comments

No suitable access

1

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

Site Plan ref: n/a

SHLAA ref: 1067B

Local network comments		4
Potential cumulative impact on local network		
Mitigation measures		Total score 9
Highways site support		
no		
Contingent on other sites		

Highways England	
Impact	Network Status
No objection	
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-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 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 Risk
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
Fire and Rescue

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.

Site Details							
Easting	430648	Northing	424502	Site area ha	0.77	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	
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

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	5152.94
Nearest bus stop	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

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Site is well contained by roads on either side. Close to motorway and consequently relates poorly to settlement.

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

Public transport accessibility comments

The site has access to 3 buses per hour and primary education, does not meet other standards

Rank (1-5)

3

Access comments

No suitable access

1

Stoney Lane, East Ardsley, Wakefield WF3

Site Plan ref: n/a

SHLAA ref: 1068

Local network comments

Small development unlikely to impact on local network

5**Mitigation measures****Total score****9****Highways site support**

no

Contingent on other sites**Highways England**

Impact	No material impact	Network Status	No objection
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n/a

Network Rail**Yorkshire Water**

Treatment Works	Caldervale
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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

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. A couple of YW public sewers cross the site to the North.

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**

Stoney Lane, East Ardsley, Wakefield WF3

Site Plan ref: n/a SHLAA ref: 1068

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
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.	

Site Details							
Easting	430357	Northing	424938	Site area ha	3.31	SP7	Smaller Settlement Extension
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		
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	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %	0.00	
Nearest train station	Morley	
Nearest train station distance (m)	4641.82	
Nearest bus stop	9746	
Nearest bus stop distance (m)	132.85	
Agricultural classification		
Grade	Percent	
Grade 3	100	

Manor Farm, East Ardsley WF3

Site Plan ref: n/a

SHLAA ref: 1069

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Site has strong links to settlement and is well contained by tree lined boundaries and plays an important role in reducing the potential for further sprawl.

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

Public transport accessibility comments

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

Rank (1-5)

3

Access comments

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

2

Manor Farm, East Ardsley WF3

Site Plan ref: n/a

SHLAA ref: 1069

Local network comments

Potential cumulative impact on local network

4

Mitigation measures

Total score

9

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 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-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 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

Telecoms

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site which plays an important role in reducing the potential for further sprawl. Highways concerns re access.	

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 South	

Site Characteristics

Site type	Greenfield
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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

Description

Unused greenfield land to the west of Dewsbury Road.
--

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.22
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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

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

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

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

Site relates well to settlement. Natural boundaries to the rear contain the site reducing the potential for further sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

Access comments

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

3

Dewsbury Road, Woodkirk WF12

Site Plan ref: n/a

SHLAA ref: 1072

Local network comments		
Potential cumulative 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		11
Highways site support		
yes with mitigation		
Contingent on other sites		
MUST be combined with 3078 and or 1135 to achieve access		

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-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
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.

Utilities
Gas

Electric

Fire and Rescue

Dewsbury Road, Woodkirk WF12

Site Plan ref: n/a SHLAA ref: 1072

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 a significant incursion into Green Belt to the West of the A653 and could set a precedent for further sprawl.

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

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

Core Strategy

Main Urban Area	1.29	% overlap
Major Settlement	6.33	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	356.91
Nearest bus stop	10242
Nearest bus stop distance (m)	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Public transport accessibility comments

Rank (1-5)

Good accessibility

4

Access comments

Access via existing estate road

4

Local network comments

Small scale development no impact

5

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail**Yorkshire Water**

Treatment Works 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 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

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

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 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 Details							
Easting	426778	Northing	429733	Site area ha	9.95	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley North	

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.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	693.81
Nearest bus stop	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

Hepworth Avenue (land at), Churwell LS27

Site Plan ref: n/a

SHLAA ref: 1099A

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

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

Public transport accessibility comments

Rank (1-5)

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

Mitigation measures

May require mitigation on Churwell Hill

Total score**10**

Highways site support

yes with mitigation

Contingent on other sites

potential to combine with 2125 and create two access points

Highways England

Impact		Network Status	
Likely to require significant physical mitigation			

Network Rail**Yorkshire Water**

Treatment Works Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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.

Hepworth Avenue (land at), Churwell LS27

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

LCC	
Ecology support	

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

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Site is 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

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 North	

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.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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

Hepworth Avenue (land at), Churwell LS27

Site Plan ref: n/a

SHLAA ref: 1099B

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

Greenbelt assessment 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

Mitigation measures

may require mitigation on Churwell Hill

Total score**11**

Highways site support

yes with mitigation

Contingent on other sites

potential to combine with 2125 and create two access points

Highways England

Impact		Network Status	
Likely to require significant physical mitigation			

Network Rail**Yorkshire Water**

Treatment Works Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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.

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.

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
15/04763/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 West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
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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

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

The site meets the majority of the Core Strategy standards

4

Access comments

An access could be achieved from Asquith Avenue with the realignment of Nepshaw Lane, although signals may be required - a secondary access to Nepshaw Lane south should also be required

3

Local network comments

Potential cumulative impact with adjacent sites and local congestion

3

Mitigation measures

Signalised junction and local junction improvements

Total score

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 Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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 wildlife 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.	

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	78
15/03934/COND	Consent, agreement or approval required by condition 13 of Planning Application 12/02470/OT	A	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	A	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

Conclusions

Submission Draft Plan Allocation	
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 South	

Site Characteristics

Site type	Greenfield
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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.

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	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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt Assessment

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Site 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

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

Access comments

Access achievable from Dewsbury Road - may require signals

4

Dewsbury Road - former Woodkirk Station, Woodkirk WF3

Site Plan ref: n/a

SHLAA ref: 1135

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

As per site 3078 - Pedestrian crossing on Dewsbury Road, good pedestrian links in and through the site, new signalised junction

Total score

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
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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
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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

Ecology support	Not supported
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Not supported (RED). No designated sites but woodland and scrub to west and east ends 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 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

Dewsbury Road - former Woodkirk Station, Woodkirk WF3

Site Plan ref: n/a SHLAA ref: 1135

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
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	Northing	426198	Site area ha	28	SP7	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

Topography		Landscape	
Boundaries		Road front	

Description	

Spatial relationships

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.03
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Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Old Thorpe Lane (land at), Tingley WF3

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

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

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

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

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	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 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 with strong links to the settlement.
--

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

Access comments	
Access available from Thorpe Lane and the A650 for the eastern site.	5

Local network comments	
Tingley Roundabout and Thorpe Lane / A650 / Smithy Lane junction capacity issues	3

Mitigation measures	Total score
Significant mitigation required	12

Highways site support	
Yes with mitigation	

Contingent on other sites	

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

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported	

Education comments	

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	

Natural England	

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 Details							
Easting	428504	Northing	426353	Site area ha	7.23	SP7	Smaller Settlement Extension
HMCA	Outer South West				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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Grade 3	100

Old Thorpe Lane (land at), Tingley WF3

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

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Would constitute ribbon development. Site does not relate well to settlement but is well contained reducing the potential for further sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Mostly meets accessibility standards

Rank (1-5)

4

Access comments

Requires access through other parts of site 1143

3

Old Thorpe Lane (land at), Tingley WF3

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

Local network comments		
Potential impacts at neaby motorway junctions		3
Mitigation measures		Total score
Potential for impact on Strategic Road Network		10
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England	
Impact	Network Status
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
FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	

Education comments

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

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. 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 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			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	94.27		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00	% overlap	Inner South RA	0.00	
Proposed Local Centre	0.00		LB Corridor RA	0.00	
Sch. Ancient Mon.	0.00		EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	94.27
Nearest train station	Morley
Nearest train station distance (m)	2648.16
Nearest bus stop	2610
Nearest bus stop distance (m)	162.38
Agricultural classification	
Grade	Percent
Grade 3	100

Old Thorpe Lane (land at), Tingley WF3

Site Plan ref: n/a

SHLAA ref: 1143C

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

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

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Well contained site with strong links to settlement.
--

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

Public transport accessibility comments	Rank (1-5)
Mostly meets accessibility standards	4

Access comments	
Various access points available off Bradford Rd	4

Old Thorpe Lane (land at), Tingley WF3

Site Plan ref: n/a

SHLAA ref: 1143C

Local network comments		3
Potential impacts at nearby motorway junctions		
Mitigation measures		Total score 11
Potential for impact on Strategic Road Network		
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England	
Impact	Network Status
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
FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	

Education comments

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

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	
Natural England	

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 C is an existing playing pitch and designated as green space on the Site Allocations Plan.	

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

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Grade 3	100

Old Thorpe Lane (land at), Tingley WF3

Site Plan ref: n/a

SHLAA ref: 1143E

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

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

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Strong links to settlement, fairly well contained by motorway to north.

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

Public transport accessibility comments	Rank (1-5)
Just outside accessibility criteria	3

Access comments	
Requires access through other parts of site 1143	3

Old Thorpe Lane (land at), Tingley WF3

Site Plan ref: n/a

SHLAA ref: 1143E

Local network comments

Potential impacts at nearby motorway junctions

3

Mitigation measures

Potential for impact on Strategic Road Network

Total score

9

Highways site support

no

Contingent on other sites

Highways England

Impact

Network Status

Likely to require significant physical mitigation

Network Rail

Yorkshire Water

Treatment Works

Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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

Telecoms

Other	
Heritage England	
Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
10/03657/COND	Consent, agreement or approval required by condition 12, 13, 14 and 15 of Planning Application 23/295/04/FU	A	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 Details							
Easting	429762	Northing	426262	Site area ha	11.27	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	
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			Core Strategy	
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00
N34 PAS	0.00		Major Settlement	0.00
RL1 Rural Land	0.00		Minor Settlement	0.00
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		Regeneration Areas	
N5 Open Space	0.00		Inner South RA	0.00
N6 Playing Pitch	0.00		LB Corridor RA	0.00
N8 Urban Green Corridor	0.00		EASEL RA	0.00
CC Shopping Quarter	0.00		Aire Valley RA	0.00
UDP City Centre	0.00		West Leeds Gateway	0.00
S2S6 Town Centre	0.00			
Proposed Local Centre	0.00			
Sch. Ancient Mon.	0.00			

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	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

Old Thorpe Lane (land at), Tingley WF3

Site Plan ref: n/a

SHLAA ref: 1143F

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Well contained site with good links to settlement.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Just outside accessibility criteria

Rank (1-5)

3

Access comments

Potential access to Common Lane (limited to site 200 if no link through to site 1143)

4

Old Thorpe Lane (land at), Tingley WF3

Site Plan ref: n/a

SHLAA ref: 1143F

Local network comments

Potential impacts at nearby motorway junctions

3

Mitigation measures

Potential for impact on Strategic Road Network

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact

Network Status

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

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. Culvert crosses Souther corner of site.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

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 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 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.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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

Horsfall Street (land at), Churwell, Morley LS27

Site Plan ref: n/a

SHLAA ref: 1166

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

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

Public transport accessibility comments

Rank (1-5)

Good accessibility

5

Access comments

No highway frontage

1

Local network comments

Spare capacity but cumulative issues

3

Mitigation measures

No highway frontage so no measures are suitable

Total score

9

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/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

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 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
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 Details							
Easting	425498	Northing	431242	Site area ha	6.29	SP7	Main Urban Area Extension
HMCA	Outer South 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		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	2220.49
Nearest bus stop	1149
Nearest bus stop distance (m)	175.44
Agricultural classification	
Grade	Percent
Grade 3	100

Whitehall Road (south of) - Harpers Farm

Site Plan ref: n/a

SHLAA ref: 1171A

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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 on along road frontage.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Good accessibility for employment and health but only approximately 50% of site with adequate accessibility for secondary and primary education	4

Access comments

Good frontage with Whitehall Road but requires roundabout or signalisation due to industrial site on other side of road	5
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Whitehall Road (south of) - Harpers Farm

Site Plan ref: n/a

SHLAA ref: 1171A

Local network comments

Congestion on Outer Ring Road and M621

3

Mitigation measures

Signalisation of access junction and Ring Road signals, possible mitigation for M621

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact

Network Status

No objection subject to mitigation

Network Rail

Yorkshire Water

Treatment Works

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. Large pond adjacent.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Development of the site would 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 Details							
Easting	425955	Northing	431377	Site area ha	10.66	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	
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.	

Spatial relationships

UDP Designations			Core Strategy	
N32 Greenbelt	93.50	% overlap	Main Urban Area	6.50
N34 PAS	0.00		Major Settlement	0.00
RL1 Rural Land	0.00		Minor Settlement	0.00
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		Regeneration Areas	
N5 Open Space	0.00		Inner South RA	0.00
N6 Playing Pitch	0.00		LB Corridor RA	0.00
N8 Urban Green Corridor	0.00		EASEL RA	0.00
CC Shopping Quarter	0.00		Aire Valley RA	0.00
UDP City Centre	0.00		West Leeds Gateway	0.00
S2S6 Town Centre	0.00			
Proposed Local Centre	0.00			
Sch. Ancient Mon.	0.00			

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	1936.41
Nearest bus stop	1499
Nearest bus stop distance (m)	181.22
Agricultural classification	
Grade	Percent
Grade 3	98.21
Urban	1.79

Whitehall Road (south of) - Harpers Farm

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

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Relates well to main urban area. Potential for sprawl as no defensible boundary to south.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good accessibility for employment and health but 50% approx. accessibility for secondary and primary education

Rank (1-5)

4

Access comments

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

5

Whitehall Road (south of) - Harpers Farm

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

Local network comments

Congestion on Outer Ring Road and M621

3

Mitigation measures

Singalisation of access junction and Ring Road signals, poss mitigation for M621

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact

Network Status

No objection subject to mitigation

Network Rail

Yorkshire Water

Treatment Works

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

LCC

Ecology support

Supported

Supported

Education comments

1171B+3056+2078+4029+637 = 1202 houses generates 300 primary and 120 secondary children. 1x1.5FE primary school required.

Flood Risk

Flood Zone 1

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other	
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 West				Ward	Morley North	

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.	

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	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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

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

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

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Development would partially round off the existing settlement.
--

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

Public transport accessibility comments

Meets Core Strategy standards except secondary school

Rank (1-5)**4**

Access comments

Potential access off Highfield Garden for up to 50 dwellings

4

Highfield Drive/Harthill Lane (land off), Gildersome

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

Local network comments		4
Potential cumulative impact with adjacent sites		
Mitigation measures		Total score 12
50 dwelling max		
Highways site support		
yes		
Contingent on other sites		
access not suitable for adjacent sites		

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	
Ecology support	Supported with mitigation
Supported with mitigation to ensure impacts on adjacent habitats are addressed. Adjacent area of semi-improved grassland and valuable hedgerows - the botanical value of the semi-improved grassland should have further survey to confirm this.	

Education comments
1200A+3378+3064+3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required.

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

Utilities
Gas

Electric

Fire and Rescue

Highfield Drive/Harthill Lane (land off), Gildersome

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 LS27

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

Site Details

Easting	424993	Northing	429434	Site area ha	1.48	SP7	Smaller 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	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.
--

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

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

Rank (1-5)

4

Access comments

No highway frontage or suitable access

1

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

Site Plan ref: n/a

SHLAA ref: 1200B

Local network comments		
Potential cumulative impact with adjacent sites		4
Mitigation measures		Total score
50 dwelling max		9
Highways site support		
no		
Contingent on other sites		

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	
Ecology support	Not supported
Not supported (RED). No site-based designations but contains an area of semi-improved grassland and valuable hedgerows - the botanical value of the semi-improved grassland should have further survey to confirm this.	

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

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 Details

Easting	431173	Northing	425630	Site area ha	1.22	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Grade 3	100

Mill Lane (land off), East Ardsley WF3

Site Plan ref: n/a SHLAA ref: 1205

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

Greenbelt assessment not required

Summary of infrastructure provider comments

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
Mitigation measures		Total score
none identified to overcome site deficiencies		7
Highways site support		
no		
Contingent on other sites		

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

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse(running through southern boundary). On historic landfill (eastern boundary).	

LCC	
Ecology support	Supported
Supported	

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site 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 North/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

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.23
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Nearest train station	Cottingley
Nearest train station distance (m)	575.23
Nearest bus stop	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

Site Plan ref: n/a

SHLAA ref: 1207

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

Greenbelt assessment 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

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

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

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

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	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Brownfield
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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.

Spatial relationships

UDP Designations

N32 Greenbelt	3.85	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	96.15	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	2.16
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	1241.64
Nearest bus stop	11121
Nearest bus stop distance (m)	292.74

Agricultural classification	
Grade	Percent
Grade 3	32.33
Urban	67.67

White Rose Shopping , Dewsbury Road LS11

Site Plan ref: n/a

SHLAA ref: 1208

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

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

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 health and 100% secondary education

Rank (1-5)

4

Access comments

Existing access arrangements 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

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

obvious links to adjacent sites

Highways England

Impact	No material impact	Network Status	No objection
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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	Knothrop
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Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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.

White Rose Shopping , Dewsbury Road LS11

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	
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 South/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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.09
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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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

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

90% of the site has access to 4 buses per hour, 50% of the site lies within the accessibility standards for primary education and 20% for secondary education. None of the site lies within the accessibility standards for health or local services.

Rank (1-5)

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 network comments

Large site is likely to require some off-site mitigation works

4

Mitigation measures

Needs to link with site 1275 for access and provide crossing facilities on Dewsbury Rd

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

must link with 1275

Highways England

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of 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
FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
Supported	

Education comments

Flood Risk

Mostly Flood Zone 1, but Cotton Mill Beck runs along part of the Northern boundary of the site. There are public (combined) sewers within the site as well as a combined sewer overflow. Cotton Mill Beck runs in culvert under part 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

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.

Churwell (land to the east of) LS27

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 North	

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.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.93	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	5.49	
N5 Open Space	8.45	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.07	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	544.15
Nearest bus stop	367
Nearest bus stop distance (m)	196.50

Agricultural classification	
Grade	Percent
Grade 3	94.97
Urban	5.03

Churwell (land to the east of) LS27**Site Plan ref: HG2-150 SHLAA ref: 1220A**

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

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

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

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

2. Prevent neighbouring towns from merging

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

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

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

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

4. Preserve the setting and special character of historic towns

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

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

Development would round off settlement. No defined boundary to south which could result in further sprawl.
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Summary of infrastructure provider comments**LCC Highways Comments****Public transport accessibility comments**

100% Public Transport, primary, 50% health, 0% secondary, local services available
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Rank (1-5)**3****Access comments**

access onto Elland Road is difficult with no footways and constrained either side of frontage

2

Churwell (land to the east of) LS27

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 Elland Rd		8
Highways site support		
no		
Contingent on other sites		

Highways England			
Impact		Network Status	
Likely to require significant physical mitigation			

Network Rail

Yorkshire Water	
Treatment Works	Knostrop
<p>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.</p>	

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

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
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

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.

Churwell (land to the east of) LS27

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 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	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.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	30.33
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Nearest train station	Cottingley
Nearest train station distance (m)	887.26
Nearest bus stop	11121
Nearest bus stop distance (m)	405.97

Agricultural classification	
Grade	Percent
Grade 3	86.8
Urban	13.2

Churwell (land to the east of) LS27

Site Plan ref: n/a

SHLAA ref: 1220B

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

Isolated from urban area. Relates poorly to settlement and would set precedent for further sprawl.

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

Public transport accessibility comments

60% of the site area falls within the Core Strategy standards for public transport, 70% to primary education, 60% to local services but 0% to health and secondary education.

Rank (1-5)

3

Access comments

Access is via site1220A

1

Churwell (land to the east of) LS27

Site Plan ref: n/a

SHLAA ref: 1220B

Local network comments		
Potential cumulative impact on Churwell Hill		3
Mitigation measures		Total score
Cannot link site to footway network on Elland Rd		7
Highways site support		
no		
Contingent on other sites		

Highways England			
Impact		Network Status	
Likely to require significant physical mitigation			

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

Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Churwell (land to the east of) LS27

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

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 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	Outer South West				Ward	Morley North	

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

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.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	1049.57
Nearest bus stop	7744
Nearest bus stop distance (m)	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

Site Plan ref: n/a

SHLAA ref: 1229

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

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

Public transport accessibility comments

Rank (1-5)

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 outside land boundary

2

Local network comments

Potential cumulative impact on Churwell Hill

3

Mitigation measures

may require mitigation on Churwell Hill

Total score**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

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

Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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.

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

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.	

Site Details							
Easting	429402	Northing	425453	Site area ha	8.68	SP7	Smaller Settlement Extension
HMCA	Outer South 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.
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Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	84.69 % overlap	Main Urban Area	0.00 % overlap
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	15.31
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
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		
		Regeneration Areas	
		Inner South RA	0.00 % overlap
		LB Corridor RA	0.00
		EASEL RA	0.00
		Aire Valley RA	0.00
		West Leeds Gateway	0.00

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Grade 3	75.21
Grade 3b	24.79

Westerton Road East Ardsley

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

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

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

The site is well connected to the existing built up area.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Mostly meets core strategy guidance	4

Access comments	
Access available at several locations	5

Local network comments		3
Cumulative impact needs to be considered on A650		
Mitigation measures		Total score 12
Highways site support		
Yes		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

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

Site Details

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

Site Characteristics

Site type	Mixed
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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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but 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 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

50% 2bph, 100% primary, does not meet other standards

Rank (1-5)

2

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

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

Access comments		4
access achiveable onto Batley Road		
Local network comments		4
smalls scale unlikely to cause local congestion issues		
Mitigation measures		Total score 10
Highways site support		
yes		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

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

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

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

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

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

Site Details							
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 buildings. Majority of site is open farm fields.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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

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

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

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

2. Prevent neighbouring towns from merging

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

50% 2bph, 100% primary, does not meet other standards

Rank (1-5)

2

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

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

Access comments		4
access achiveable onto Batley Road via developer funded signals (to incorporoate Haigh Moor Road) , plus priority junction further east with widening into site		
Local network comments		3
development on this scale is likely to cause some local congestion issues		
Mitigation measures		Total score 9
imporved bus services, new footway along frontage, siganliased access,		
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	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

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

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

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is unrelated to the existing settlement 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.	

Site Details							
Easting	423392	Northing	428245	Site area ha	5.5	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Storage	
Restaurants and Cafes	

Other land uses - None

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

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

Spatial relationships

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

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	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

Wakefield Road (land at), Drighlington

Site Plan ref: n/a

SHLAA ref: 1266

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion Coalescence/merging settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

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

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

Public transport accessibility comments

Rank (1-5)

The site has access to 3 buses per hour, 60% of the site has access to primary education and 50% of the site has access to health and secondary education

3

Access comments

Access achievable from Wakefield Road

5

Wakefield Road (land at), Drighlington

Site Plan ref: n/a

SHLAA ref: 1266

Local network comments

Small scale development with limited impact on local network - potential for cumulative impact on strategic road network

4

Mitigation measures

full footway on Wakefield Road frontage

Total score

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 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

Supported

Education comments

Flood Risk

Flood Zone 1.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Development would 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
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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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3814.97
Nearest bus stop	8484
Nearest bus stop distance (m)	305.97

Agricultural classification	
Grade	Percent
Grade 3	100

East Ardsley (land north of) WF3

Site Plan ref: n/a

SHLAA ref: 1274

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

Potential for limited further sprawl but beyond this is contained by road. Provides access to countryside.

Summary of infrastructure provider comments**LCC Highways 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

Rank (1-5)

3

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

Located adjacent to busy signalised junction and access to large site not ideal - best coming through site 1032

3

Mitigation measures

Too close to junction

Total score

9

Highways site support

no

Contingent on other sites

combine with 1032 and or 2155 for better access

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

LCC

Ecology support	Unknown
Unknown Impact - further botanical surveys required to confirm value.	

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. Field drain runs along NW boundary.

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

Utilities

Gas

Electric

Fire and Rescue

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 assesment of what contribution this currently undeveloped area makes to the signficance 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.

Site Details							
Easting	428202	Northing	427910	Site area ha	3.45	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley South	

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	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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

Wide Lane (land north of), Morley

Site Plan ref: n/a

SHLAA ref: 1275A

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Strong links to urban area. Fairly well contained, could only sprawl into site 1275B. Could partially round off settlement with neighbouring site 1279 to south.

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

Public transport accessibility comments

Rank (1-5)

All of the site has access to 4 buses per hour and lies within the accessibility zone for primary education and 50% of the site to secondary education but not to health. Access to local services

4

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: 1275A

Local network comments

Site may require some off-site mitigation works

4

Mitigation measures

Could provide access to adjacent sites

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

would be required to access adjacent sites. Access solution requires consideration of 3069 & 1279

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

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 for a new school, no expansion options available in Morley, so land would be sought.

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

Wide Lane (land north of), Morley

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

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 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.

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

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.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Grade 3	100

Wide Lane (land north of), Morley

Site Plan ref: n/a

SHLAA ref: 1275B

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

Would development lead to physical connection of settlements?	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?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

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

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

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

Well contained by motorway, however, would reduce green belt separation between Morley and Middleton.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

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

Rank (1-5)

3

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 comments

Site may require some off-site mitigation works

4

Mitigation measures

Could provide access to adjacent sites

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

would be required to access adjacent sites. Access solution requires consideration of 3069 & 1279

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

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

Wide Lane (land north of), Morley

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	
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.	

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

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,	

Spatial relationships

UDP Designations

N32 Greenbelt	99.78	% overlap
N34 PAS	0.23	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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 - Owers Farm Extension, Morley

Site Plan ref: n/a

SHLAA ref: 1279

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Would need to be developed alongside site to west to link to settlement. Limited potential for sprawl as the site is contained by highway network.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

Access comments

Access from Wide Lane would require widening into site and the loss of all trees on boundary

4

Wide Lane - Owlers Farm Extension, Morley

Site Plan ref: n/a

SHLAA ref: 1279

Local network comments

Site may require some off-site mitigation works

4

Mitigation measures

Could provide access to adjacent sites

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

joint approach with 3069, 1285, 3120 & 1018 (inc access). Access solution requires 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
small encroachment of flood zones 2/3. see comments in main text of our response.

LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the marshy grassland/fen located to the southern area (approx southern 40 metres) through restricting public access and creating a native species scrub/woodland buffer.	

Education comments

Flood Risk

Flood Zone 1. Topcliffe Beck runs along the Southern boundary of the site. There are a couple of large dia 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

Wide Lane - Owlers Farm Extension, Morley

Site Plan ref: n/a SHLAA ref: 1279

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 lead to coalescence of settlements of Morley and Middleton.

Site Details							
Easting	426670	Northing	428197	Site area ha	0.59	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley North	

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

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	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Public transport accessibility comments

Rank (1-5)

Meets 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

Mitigation measures

Total score**13**

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail

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 comments in main text of our response.

Station Road (land at), Morley

Site Plan ref: n/a SHLAA ref: 1280

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
The site is designated as green space on the Site Allocations Plan.	

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

Description	
Agricultural land, with housing to the north.	

Spatial relationships

UDP Designations

N32 Greenbelt	3.48	% overlap
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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	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

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Mostly meets Core Strategy standards

4

Access comments

Access from Victoria Rd - priority junction or signals depending on the number of units to be served - widening into site required

4

Local network comments

Cumulative impact with adjacent sites in busy location

3

Mitigation measures

signalised access other mitigation works required

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

required to access sites 1283, 3068 & 2164

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
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
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.

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

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	% overlap
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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.01
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Nearest train station	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

Lane Side Farm Extension, Morley

Site Plan ref: n/a

SHLAA ref: 1283

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

Large site, would reduce green belt separation of settlements. Isolated from built up area, relates poorly.

Summary of infrastructure provider comments

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

Rank (1-5)

4

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

2

Lane Side Farm Extension, Morley

Site Plan ref: n/a

SHLAA ref: 1283

Local network comments		
Potential cumulative impact on Churwell Hill		3
Mitigation measures		Total score
		9
Highways site support		
no		
Contingent on other sites		
no		

Highways England

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

Network Rail

Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues
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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

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Flood Risk

Flood Zone 1. Field drains and culvert 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

--

Lane Side Farm Extension, Morley

Site Plan ref: n/a SHLAA ref: 1283

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
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 South/Morley North	

Site Characteristics

Site type	Greenfield
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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.

Spatial relationships

UDP Designations

N32 Greenbelt	99.59	% overlap
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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	949.87
Nearest bus stop	2207
Nearest bus stop distance (m)	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

Albert Drive - Low Moor Farm Extension, Morley

Site Plan ref: n/a

SHLAA ref: 1284B

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	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?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

Not connected to urban area, relates poorly to settlement. Would reduce green belt separation between Morley and Middleton.

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

Public transport accessibility comments

Site just outside acceptable walking distances to most services

Rank (1-5)

3

Access comments

Access requires adjacent sites

3

Albert Drive - Low Moor Farm Extension, Morley

Site Plan ref: n/a

SHLAA ref: 1284B

Local network comments		4
Cumulative impact with other sites		
Mitigation measures		Total score 10
Cumulative impact may require mitigation		
Highways site support		
yes with mitigation		
Contingent on other sites		
could combine with adjacent sites - 1320 in particular		

Highways England			
Impact		Network Status	
No objection			

Network Rail	
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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 provided by the adjacent Albert Valley Road LNA and the railway.	

Education comments	
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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	
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Fire and Rescue	
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Telecoms	
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Albert Drive - Low Moor Farm Extension, Morley

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

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

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

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

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 greenfield site in agricultural 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	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Morley
Nearest train station distance (m)		582.35
Nearest bus stop		2207
Nearest bus stop distance (m)		242.75
Agricultural classification		
Grade	Percent	
Grade 3	4.59	
Urban	95.41	

Albert Drive Morley

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

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

2. Prevent neighbouring towns from merging

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

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

4. Preserve the setting and special character of historic towns

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

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

Some potential to lead to unrestricted sprawl as there is a limited defensible boundary to the north east of the site. There is a railway line providing some defense running west to east.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets PT and mostly other guidance

Rank (1-5)

4

Access comments

Access from Albert Road and Albert Drive

5

Local network comments		5
OK		
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

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

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 deciduous woodland and acid grassland habitat - it forms part of an important woodland wildlife corridor. The Lowland mixed deciduous woodland on this 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 railway 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	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is well related to the existing residential area and development would round off the built up area.	

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

Description	Occupied brownfield site in industrial use.
-------------	---

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

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

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Cottingley
Nearest train station distance (m)		2244.02
Nearest bus stop		9142
Nearest bus stop distance (m)		77.88
Agricultural classification		
Grade	Percent	
Urban	100	

Dewsbury Road (501) LS11 5LL

Site Plan ref: n/a

SHLAA ref: 1325

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

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

Public transport accessibility comments

Rank (1-5)

Meets 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

Mitigation measures

Total score**14**

Highways site support

yes

Contingent on other sites

no

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail**Yorkshire Water**

Treatment Works 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 comments in main text of our response.

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions	
Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
The site is located within 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	

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

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

N32 Greenbelt	99.70	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.01	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	0.30	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Green Belt site. Development would 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

No Public Transport or other local services

Rank (1-5)

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 comments

Potential issues at the junction with the A650

4

Mitigation measures

none identified to overcome site deficiencies - level of development unlikely to support new bus service or local services

Total score

8

Highways site support

no

Contingent on other sites

Highways England

Impact Major Impact

Network Status

Likely to require significant physical mitigation

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

Supported

Education comments

$1200A + 3378 + 3064 + 3000 + 1332 + 2124 + 3003 + 333 + 1077 + 1344 = 1376$ houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required.

Flood Risk

Flood Zone 1.

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

Utilities

Gas

Electric

Fire and Rescue

Adwalton - Penfields, Drighlington

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

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.

Site Details							
Easting	423195	Northing	428920	Site area ha	14.35	SP7	Smaller 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	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.	

Spatial relationships

UDP Designations

N32 Greenbelt	95.09	% overlap
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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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

Pitty Close Farm, Drighlington BD11

Site Plan ref: n/a

SHLAA ref: 1334

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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.
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Summary of infrastructure provider comments

LCC Highways Comments

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

Potential cumulative impact with adjacent sites

4**Mitigation measures**

none identified to overcome site deficiencies - level of development unlikely to support new bus service or local services

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

no

Contingent on other sites**Highways England**

Impact Material impact

Network Status

No objection subject to satisfactory mitigation

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

Network Rail**Yorkshire Water**

Treatment Works

Knostrap

Knostrap High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrap 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. Field drainage along SE boundary.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is unrelated to the existing settlement. 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.	

Site Details							
Easting	423094	Northing	429314	Site area ha	0.57	SP7	Smaller 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		
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.
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Spatial relationships

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

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

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	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

Westfield Farm, Drighlington

Site Plan ref: HG2-144 SHLAA ref: 1344

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

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

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

Green Belt site. The site is well contained by existing housing and road frontages and is effectively an infill site.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Core Strategy standards with exception of education

Rank (1-5)

4

Access comments

Access achievable 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 comments

Small development unlikely to impact on local network

4

Mitigation measures

widening of Old lane and provision of new footways

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

best combined with 1077 to achieve access improvements

Highways England

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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.

LCC

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

Supported

Education comments

$1200A + 3378 + 3064 + 3000 + 1332 + 2124 + 3003 + 333 + 1077 + 1344 = 1376$ houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required.

Flood Risk

Flood Zone 1

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is well contained by existing housing and road frontages and is effectively an infill site.	

Site Details							
Easting	426699	Northing	427368	Site area ha	1.84	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Core 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

Mitigation measures

Access from High Street only

Total score

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 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.

Rod Mills Lane, High Street, Morley

Site Plan ref: HG2-156 SHLAA ref: 2036

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 for a new school, no expansion options available in Morley, so land would be sought.

Flood Risk

Flood Zone 1

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

This site adjoins the boundary of the Morley Town Centre Conservation Area.

There are also Grade II Listed Buildings to the west (Offices occupied by Rentokil).

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess.

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

Natural England

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

Site within the urban area. Heavily treed. Existing mill suitable for conversion to residential in principle.

Fall Lane, East Ardsley

Site Plan ref: n/a SHLAA ref: 2037

Site Details

Easting	431122	Northing	426004	Site area ha	0.61	SP7	Smaller Settlement Extension
HMCA	Outer South 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

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

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Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Fall Lane, East Ardsley

Site Plan ref: n/a SHLAA ref: 2037

Submission	Draft	Plan	Allocation	Conclusion
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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	Outer South West				Ward	Farnley and 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.
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Spatial relationships

UDP Designations

N32 Greenbelt	97.54	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	2.46	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	100.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1081.79
Nearest bus stop	4472
Nearest bus stop distance (m)	321.10

Agricultural classification	
Grade	Percent
Grade 3	77.53
Urban	22.47

Gelderd Road (land to the north of), Wortley LS12

Site Plan ref: HG3-21 SHLAA ref: 2078

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Green Belt site. Development of the site would lead to unrestricted urban sprawl.

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

Public transport accessibility comments

Poor accessibility all round

Rank (1-5)

1

Access comments

No frontage to adopted highway

1

Gelderd Road (land to the north of), Wortley LS12

Site Plan ref: HG3-21 SHLAA ref: 2078

Local network comments	3
Congestion on Outer Ring Road and M621	
Mitigation measures	Total score 5
Needs other sites to come through with mitigation on local and strategic highway network	
Highways site support	
No	
Contingent on other sites	
Need to combine with 2078, 3057, 2114	

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

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 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

LCC

Ecology support	Not supported
Not supported (RED). No site-specific designations but this former quarry has been restored to grassland and woodland. There is acidic grassland in the north-east corner and this forms part of an important wildlife corridor along the railway (potential Leeds Habitat Network or Local Wildlife Site together with site 637 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

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

Gelderd Road (land to the north of), Wortley LS12

Site Plan ref: HG3-21 SHLAA ref: 2078

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternatives preferred for allocation. The site contributes to a reserve of land with potential for longer term development.

Site Details							
Easting	428523	Northing	428833	Site area ha	8.24	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Middleton 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.
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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	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	96.71
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Nearest train station	Cottingley
Nearest train station distance (m)	1681.74
Nearest bus stop	246
Nearest bus stop distance (m)	92.81

Agricultural classification	
Grade	Percent
Grade 3	98.17
Urban	1.83

Stank Hall Barn, Beeston LS11

Site Plan ref: n/a

SHLAA ref: 2095

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

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

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	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	Rank (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
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Stank Hall Barn, Beeston LS11

Site Plan ref: n/a

SHLAA ref: 2095

Local network comments

Congested local network and mitigation may be required

3**Mitigation measures**

Pedestrian access measures to corss Dewsbury Road

Total score**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

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

slight encroachment of FZ2/3 See comments in main text of our response

LCC

Ecology support Not supported

Not supported (RED). Acidic grassland covers most of this site, together with scrub and tree cover and providing a wildlife corridor function along the railway (potential Leeds Habitat Network). Needs to be considered against Local Wildlife Site (Site of Ecological and Geological Importance) Criteria.

Education comments**Flood Risk**

Mostly Flood Zone 1. Millshaw beck runs inside the SW boundary of the site and there is a balancing pond located in this corner of the site. Public sewers located in parts of the site.

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site, 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	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 railway line.	

Spatial relationships

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

Other Spatial Relationships

LCC ownership %	33.78
Nearest train station	Morley
Nearest train station distance (m)	1911.00
Nearest bus stop	11306
Nearest bus stop distance (m)	258.19
Agricultural classification	
Grade	Percent
Grade 3	100

West Wood Road, Middleton LS10

Site Plan ref: n/a

SHLAA ref: 2096

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

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

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

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but 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?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

Isolated site set between Morley and Middleton. Potential for further sprawl and would reduce the gap between the settlements.
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Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
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	4
Access comments	
Access via an existing access onto Dewsbury Road	5

West Wood Road, Middleton LS10

Site Plan ref: n/a

SHLAA ref: 2096

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

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water	
Treatment Works	Knostrap
Knostrap High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrap 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	
slight encroachment of FZ2/3 See comments in main text of our response	

LCC	
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 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 needs assessing before a decision is taken to allocate it. It may meet Local Wildlife Site criteria and would probably form part of the Leeds Habitat Network.	

Education comments

Flood Risk
Flood Zone 1. There is a watercourse which runs along the Western boundary. Public sewers located within parts of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

West Wood Road, Middleton LS10

Site Plan ref: n/a SHLAA ref: 2096

Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

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

Site Details							
Easting	429206	Northing	427436	Site area ha	26.79	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Middleton 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.
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Spatial relationships

UDP 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	<input checked="" type="checkbox"/>	

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

Other Spatial Relationships

LCC ownership %	99.67
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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

Sissons Farm, Middleton LS10

Site Plan ref: n/a

SHLAA ref: 2098B

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

Majority of 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

Does not meet all accessibility criteria

Rank (1-5)

3

Access comments

Only vehicular access seems to be from Thorpe Lane. Pedestrian and cycle links to the north and 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

Mitigation measures

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact

Network Status

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

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

LCC

Ecology support

Not supported

Not supported (RED). No site-based designations but the 1990 Phase 1 Habitat map shows this site as Lowland acid grassland which may 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 needs assessing before a decision is taken to allocate it. It may meet Local Wildlife Site criteria and would probably form part of the Leeds Habitat Network.

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 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	
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.	

Site Details							
Easting	429535	Northing	427166	Site area ha	8.19	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Middleton Park	

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.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.88	% overlap
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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	99.94
Nearest train station	Morley
Nearest train station distance (m)	2737.24
Nearest bus stop	12840
Nearest bus stop distance (m)	261.86
Agricultural classification	
Grade	Percent
Grade 3	67.61
Urban	32.39

Sissons Farm, Middleton LS10**Site Plan ref: HG2-159 SHLAA ref: 2098A_C**

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

Rank (1-5)

4

Access comments

only vehicular access seems to be from Thorpe Lane. Ped / cycle links to the north and east would be vital

3

Local network comments	4
development of this size is likely to require mitigation on local network	
Mitigation measures	Total score
	11
Highways site support	
yes with mitigation	
Contingent on other sites	

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

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported with mitigation
Supported with mitigation if Red hatched areas are excluded (woodland, scrub and grassland) and the boundary is amended as per drawing RM/2098.	

Education comments

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

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site 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.

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.	

Spatial relationships

UDP Designations

N32 Greenbelt	98.32	% overlap
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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	96.41
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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

Dunningley Hill, Tingley WF3

Site Plan ref: n/a

SHLAA ref: 2099

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

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

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Isolated site that does not link to the urban area. High potential for further sprawl to east which reduce separation of settlements.

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

Public transport accessibility comments	Rank (1-5)
Good public transport but site severed from local facilities by motorway	2

Access comments	
Poor access opportunity from A653	2

Dunningley Hill, Tingley WF3

Site Plan ref: n/a

SHLAA ref: 2099

Local network comments		4
Spare capacity but cumulative issues		
Mitigation measures		Total score 8
Highways site support		
no		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection
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	
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	Not supported
Not supported (RED). No site-based designations but this site is an area of Lowland mixed deciduous woodland a UK Biodiversity Action Plan priority habitat. Removal of this area of woodland would not fit with the objective of increasing the woodland cover in Leeds as set out in the draft core strategy.	

Education comments

Flood Risk
Flood Zone 1. There is a culverted watercourse which runs through the centre of the site. Surface water flooding shown above 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	

Conclusions

Submission Draft Plan Allocation	
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
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
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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

Description

Flat grassed amenity space in a residential area.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
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

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	99.99
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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

Throstle Lane Playing Fields, Middleton LS10

Site Plan ref: n/a

SHLAA ref: 2100B

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

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

Public transport accessibility comments

Rank (1-5)

Good accessibility

4

Access comments

Good access options

4

Local network comments

Spare local capacity

5

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

Highways England

Impact

Network Status

Comment awaited

Network Rail**Yorkshire Water**

Treatment Works

Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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.

Throstle Lane Playing Fields, Middleton LS10

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	

Submission Draft Plan Allocation Conclusion	
The site is within the urban area, but is designated as green space on the Site Allocations Plan.	

Site Details							
Easting	432865	Northing	426951	Site area ha	11.84	SP7	Smaller Settlement Extension
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.
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Spatial relationships

UDP Designations		
N32 Greenbelt	72.07	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	11.48	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	<input checked="" type="checkbox"/>
Major Settlement	0.00	
Minor Settlement	27.93	
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	

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

Agricultural classification	
Grade	Percent
Grade 2	99.96
Grade 3b	0.04

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

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

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

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

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

Public transport accessibility comments

Rank (1-5)

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	4
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Access comments

visibility looks poor onto Leeds Road due to limited site frontage	2
--	----------

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

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

Network Rail	

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

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

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

Education comments	

Flood Risk	
Mostly Flood Zone 1. Field drainage along the NE boundary. West Beck to Norther boundary. There is a public surface water sewer running inside the Western boundary of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Leeds Road, Lofthouse WF3

Site Plan ref: n/a SHLAA ref: 2104

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Development of the site would result in the loss of a strong defensible boundary - a former railway line. If breached there is a risk this could set a precedent for sprawl. Part of the site is designated a Local Nature Area in the UDP.	

Site Details							
Easting	426915	Northing	430734	Site area ha	1.92	SP7	Main Urban Area Extension
HMCA	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

Topography	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		
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	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships	
LCC ownership %	100.00
Nearest train station	Cottingley
Nearest train station distance (m)	812.57
Nearest bus stop	1901
Nearest bus stop distance (m)	143.73
Agricultural classification	
Grade	Percent
Grade 3	100

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site, not well related to the existing settlement, with no defensible boundary.
--

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Good for rail accessibility, very poor for everything else	2

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 comments

Congestion on Outer Ring Road and M621

3

Mitigation measures

Needs other sites to come through with mitigation on local and strategic highway network

Total score

7

Highways site support

No

Contingent on other sites

Need to combine with 3057

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

Environment Agency

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

LCC

Ecology support	Not supported
Not supported (RED). No site-specific designations but the whole area has naturally regenerated into scrub/young woodland (potential Leeds Habitatat Network or part of Local Wildlife Site together with site 2078 and 637) .	

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

Gelderd Road, Wortley LS12

Site Plan ref: n/a SHLAA ref: 2114

Telecoms

Other

Heritage England

Natural England

Conclusions

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.

Site Details							
Easting	422809	Northing	428954	Site area ha	10.77	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

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

Description	
Farmland with residential development to three sides.	

Spatial relationships

UDP Designations			Core Strategy			
N32 Greenbelt	0.04	% overlap	Main Urban Area	0.00	% overlap	
N34 PAS	85.83		Major Settlement	0.00		
RL1 Rural Land	0.00		Minor Settlement	14.17		
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>		
N1A Allotments	0.00		Regeneration Areas			
N5 Open Space	0.00					
N6 Playing Pitch	0.00					
N8 Urban Green Corridor	0.00					
CC Shopping Quarter	0.00					
UDP City Centre	0.00					
S2S6 Town Centre	0.00					
Proposed Local Centre	1.00					
Sch. Ancient Mon.	0.00					Inner South RA
		LB Corridor RA	0.00			
		EASEL RA	0.00			
		Aire Valley RA	0.00			
		West Leeds Gateway	0.00			

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	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

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
meets CS standards with exception of sceondary schools		4
Access comments		
Vehicle access achievable off King St close to Wakefield Road, Pedestian/cycle access via Spring Gardens also required.		4
Local network comments		
cumulative impact		4
Mitigation measures		Total score
		12
Highways site support		
yes		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported	

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.

Site Details

Easting	426947	Northing	429760	Site area ha	2.94	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
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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

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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	536.20
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets 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

Mitigation measures

may require mitigation on Churwell Hill

Total score

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 Agency

Constraints

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

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
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
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 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	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %	0.14	
Nearest train station	Morley	
Nearest train station distance (m)	2238.67	
Nearest bus stop	7311	
Nearest bus stop distance (m)	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

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good Public Transport to western part of site but severed from local facilities by motorway

Rank (1-5)

3

Access comments

Existing access to A653, with potential from Thorpe Lane

4

Local network comments

Spare capacity but cumulative issues

4

Mitigation measures

must improve linkages to adjacent settlements

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Highways England

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

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.	

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

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

% overlap

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

% overlap

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

% overlap

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		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

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

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

Rank (1-5)

3

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

Widened footways, ped links to adjacent sites

Total score

11

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-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.

New Lane, East Ardsley

Site Plan ref: HG3-25 SHLAA ref: 2128

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. Existing development in NE corner shown to be at risk of surface water flooding. Public sewer runs across part 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
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

Description

Farmland to the south and east of Bradford Road.

Spatial relationships

UDP Designations

N32 Greenbelt	99.71	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	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

Ardsley Common (south of)

Site Plan ref: n/a

SHLAA ref: 2155

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	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?	Yes

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

Well contained to the north. Strong links to settlement if developed with site to south (1274).

Summary of infrastructure provider comments

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

Rank (1-5)

3

Access comments

Access achievable onto Common Lane

4

Ardsley Common (south of)

Site Plan ref: n/a

SHLAA ref: 2155

Local network comments		4
Potential cumulative impact with adjacent sites		
Mitigation measures		Total score 11
full footway req on Common lane frontage		
Highways site support		
yes		
Contingent on other sites		

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

Network Rail

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

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

LCC	
Ecology support	Supported
Supported	

Education comments
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. Minor watercourses adject to parts of the site boundary . Centre of site highly 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

Ardsley Common (south of)

Site Plan ref: n/a **SHLAA ref: 2155**

Other
Heritage England

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.

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 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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1964.12
Nearest bus stop	1023
Nearest bus stop distance (m)	327.23

Agricultural classification	
Grade	Percent
Grade 3	100

Whitehall Road, Craven Park, Farnley

Site Plan ref: n/a

SHLAA ref: 2159

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

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

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

Good accessibility for employment and health but very poor accessibility for secondary and primary education

Rank (1-5)

3

Access comments

1171 site required for access

3

Whitehall Road, Craven Park, Farnley

Site Plan ref: n/a

SHLAA ref: 2159

Local network comments		
Congestion on Outer Ring Road and M621		3
Mitigation measures		Total score
Singalisation of access junction and Ring Road roundabout, poss mitigation for M621		9
Highways site support		
Partial Yes - with mitigation and combine with 1171		
Contingent on other sites		
Combine with 1171		
Public transport accessibility comments		Rank (1-5)
Good accessibility for employment and health but very poor accessibility for secondary and primary education		3
Access comments		
1171 site required for access		3
Local network comments		
A58 congestion		3
Mitigation measures		Total score
combine with 1171A		9
Highways site support		
no		
Contingent on other sites		
1171A		

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

Network Rail

Yorkshire Water	
Treatment Works	Knostrap
<p>Knostrap High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrap 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.</p>	

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

Whitehall Road, Craven Park, Farnley

Site Plan ref: n/a SHLAA ref: 2159

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. 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.	

Site Details							
Easting	427671	Northing	428967	Site area ha	9.57	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	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	Undulating	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	
Site in agricultural use and form part of larger farm fields.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.01
Nearest train station	Morley
Nearest train station distance (m)	1113.45
Nearest bus stop	11121
Nearest bus stop distance (m)	622.93
Agricultural classification	
Grade	Percent
Grade 3	62.41
Urban	0
Grade 3b	37.59

Broad Oaks Farm, Churwell

Site Plan ref: n/a

SHLAA ref: 2164

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

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

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**

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 secondary education

Rank (1-5)

2

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

2

Broad Oaks Farm, Churwell

Site Plan ref: n/a

SHLAA ref: 2164

Local network comments		3
Cumulative impact		
Mitigation measures		Total score
		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 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	
FZ1 over 1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Broad Oaks Farm, Churwell

Site Plan ref: n/a SHLAA ref: 2164

Other	
Heritage England	
Natural England	

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.	

Site Details							
Easting	424003	Northing	428658	Site area ha	19	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	4.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3012.87
Nearest bus stop	7820
Nearest bus stop distance (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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

Character Conclusion 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

Rank (1-5)

4

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.

2

Local network comments		
likley to require mitigation at nearby junctions and particularlry at J27 of the M62 and on the A62 abd A650		3
Mitigation measures		Total score
mitigation works likely to be required to improve highway capacity		9
Highways site support		
No		
Contingent on other sites		
sites 3000 and 3004 might give an access option but a second access would be rquired		

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

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported
Supported	

Education comments

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

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site 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 North	

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.
--

Spatial relationships

UDP Designations

N32 Greenbelt	0.01	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2584.73
Nearest bus stop	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

Site Plan ref: n/a

SHLAA ref: 3007

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

Greenbelt assessment 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 signalled junction

4

Local network comments

May require some local junction interventions

4

Mitigation measures

signalised access and potential junction improvements

Total score

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 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.

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 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
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

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.	

Site Details							
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.	

Spatial relationships

UDP Designations

N32 Greenbelt	96.94	% 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	3.06	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1431.87
Nearest bus stop	2617
Nearest bus stop distance (m)	561.39

Agricultural classification	
Grade	Percent
Grade 3	99.02
Urban	0.98

Wood Lane, Farnley

Site Plan ref: n/a

SHLAA ref: 3056

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

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

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site with potential to lead to unrestricted sprawl unless linked to delivery of adjoining sites 1171B, 2078 and 4029.
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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)

2

Access comments

No frontage to adopted highway

1

Wood Lane, Farnley

Site Plan ref: n/a

SHLAA ref: 3056

Local network comments

Congestion on Outer Ring Road and M621

3

Mitigation measures

Access to site needed through adjoining sites with mitigation on local and strategic highway network

Total score

6

Highways site support

No

Contingent on other sites

Need to combine with 2078, 3057, 2114,2159,1171

Highways England

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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
-----------------	-----------

Supported

Education comments

1171B+3056+2078+4029+637 = 1202 houses generates 300 primary and 120 secondary children. 1x1.5FE primary school required.

Flood Risk

Flood Zone 1

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Development 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 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
--

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.14
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	952.55
Nearest bus stop	8042
Nearest bus stop distance (m)	282.72

Agricultural classification	
Grade	Percent
Grade 3	100

Cottingley Springs, Gelderd Road

Site Plan ref: n/a

SHLAA ref: 3057

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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	5
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Cottingley Springs, Gelderd Road

Site Plan ref: n/a SHLAA ref: 3057

Local network comments	3
Congestion on Outer Ring Road and M621	
Mitigation measures	Total score 10
Signalisation of access junction and Ring Road signals, possible mitigation for M621	
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

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

LCC	
Ecology support	Not supported
Not supported (RED). No site-specific designations but an area of mature woodland, UK Biodiversity Action Plan Priority Habitat, within 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

Telecoms

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 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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	14.93
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Nearest train station	Cottingley
Nearest train station distance (m)	1362.14
Nearest bus stop	10230
Nearest bus stop distance (m)	291.17

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

The site is not 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
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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		Total score
Unlikely to be achievable without 3rd party land		7
Highways site support		
no		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	

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 southern boundary - by leaving a 20 metre buffer from the beck. A pond to the north east corner that should be retained and enhanced.	

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 reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Land North of Dean Beck (Including Cottingley Springs) Gildersome

Site Plan ref: n/a SHLAA ref: 3058

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is not well related to the existing settlement 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.	

Site Details							
Easting	426803	Northing	430307	Site area ha	6.87	SP7	Main Urban Area Extension
HMCA	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 cemetery and agricultural land between Gelderd Road and the M621.	

Spatial relationships

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

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	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?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

The 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

LCC Highways 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 comments

Cumulative impact issues with other development on A62

3

Mitigation measures

New footway along site frontage. Work at A62/A6120 junction likely to require 3rd party land

Total score

9

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 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

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 southern boundary - by leaving a 20 metre buffer from the beck and retaining the areas of scrub and trees between the beck and the motorway.

Education comments

Flood Risk

Largely Flood Zone 1. Farnley Wood Beck runs adjacent to part of site. Large combined public sewer runs through part of the site. 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 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	
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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 Details							
Easting	425410	Northing	428992	Site area ha	7.86	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

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

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1788.80
Nearest bus stop	13517
Nearest bus stop distance (m)	168.28

Agricultural classification	
Grade	Percent
Grade 3	100

Gelderd Road/M621, Gildersome**Site Plan ref: HG2-148 SHLAA ref: 3060A**

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

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

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

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

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion	Coalescence/merging settlements
------------------------	---------------------------------

3. Assist in safeguarding the countryside from encroachment

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

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

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

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

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

The site provides separation between Gildersome and Driglington and links with the existing settlement and performs an important role in safeguarding from encroachment.
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Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Meets CS standards

Rank (1-5)**5**

Access comments

Access from Asquith Avenue

4

Gelderd Road/M621, Gildersome

Site Plan ref: HG2-148 SHLAA ref: 3060A

Local network comments		2
Asquith Ave/A62 junction capacity issues.		
Mitigation measures		Total score 11
Asquith Ave/A62 junction improvement required with land take from the site		
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England		
Impact		Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
There is an area of woodland (UK BAP Priority Habitat) that forms part of the site along the southern boundary that needs to be retained and a Biodiversity Buffer (not private garden space) to the south and east boundaries to protect the woodland and beck.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt Site. Reduced site size retains the separation between Gildersome and Driglington and links with existing settlement.

Gelderd Road/M621, Gildersome

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 North	

Site Characteristics

Site type	Mixed
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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

Description

Farmland with road frontage to Gelderd road.
--

Spatial relationships

UDP Designations

N32 Greenbelt	97.40	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.41
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Nearest train station	Cottingley
Nearest train station distance (m)	1600.46
Nearest bus stop	6630
Nearest bus stop distance (m)	185.49

Agricultural classification	
Grade	Percent
Grade 2	38.55
Grade 3	59.94
Grade 3b	1.51

Gelderd Road/M621, Gildersome

Site Plan ref: n/a

SHLAA ref: 3060B

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

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

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

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

2. Prevent neighbouring towns from merging

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

Coalescence Conclusion	No merging but 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 of 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 the site are cut off from direct walking routes by woodland

Rank (1-5)

2

Gelderd Road/M621, Gildersome

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	Asquith Ave/A62 junction improvement required with land take from the site	Total score 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	
Fire and Rescue	
Telecoms	

Gelderd Road/M621, Gildersome

Site Plan ref: n/a SHLAA ref: 3060B

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	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
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On-site land uses
Agriculture

Neighbouring land uses
Agriculture
Dwellings

Other land uses
Equestrian

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

Description
Poorly defined greenfield site currently in agricultural use.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2259.61
Nearest bus stop	4326
Nearest bus stop distance (m)	327.02

Agricultural classification	
Grade	Percent
Grade 3	100

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

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

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

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

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

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

Development would not be well related to the existing settlement form and could set a precedent for further sprawl.

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

Public transport accessibility comments

Meets Core Strategy standards except secondary school

Rank (1-5)

4

Access comments

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

2**Mitigation measures****Total score****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 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****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 not be well related to the existing settlement form and could set a precedent for further sprawl. Unacceptable site access.	

Site Details							
Easting	424810	Northing	429486	Site area ha	0.95	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

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	<input checked="" type="checkbox"/>	

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

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Morley
Nearest train station distance (m)		2558.90
Nearest bus stop		13226
Nearest bus stop distance (m)		388.18
Agricultural classification		
Grade	Percent	
Grade 3	100	

Harthill Rise, Gildersome

Site Plan ref: n/a

SHLAA ref: 3062

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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.

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

Effectively landlocked	1
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Harthill Rise, Gildersome

Site Plan ref: n/a

SHLAA ref: 3062

Local network comments		
Potential cumulative impact with adjacent sites		4
Mitigation measures		Total score
		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	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 comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Education comments

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

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Harthill Rise, Gildersome

Site Plan ref: n/a SHLAA ref: 3062

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.	

Site Details							
Easting	424625	Northing	429513	Site area ha	3.79	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

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.	

Spatial relationships

UDP Designations			Core Strategy	
N32 Greenbelt	99.22	% overlap	Main Urban Area	0.00
N34 PAS	0.00		Major Settlement	0.00
RL1 Rural Land	0.00		Minor Settlement	0.78
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		Regeneration Areas	
N5 Open Space	0.00		Inner South RA	0.00
N6 Playing Pitch	0.00		LB Corridor RA	0.00
N8 Urban Green Corridor	0.00		EASEL RA	0.00
CC Shopping Quarter	0.00		Aire Valley RA	0.00
UDP City Centre	0.00		West Leeds Gateway	0.00
S2S6 Town Centre	0.00			
Proposed Local Centre	0.00			
Sch. Ancient Mon.	0.00			

Other Spatial Relationships

LCC ownership %	5.32
Nearest train station	Morley
Nearest train station distance (m)	2729.94
Nearest bus stop	386
Nearest bus stop distance (m)	339.70
Agricultural classification	
Grade	Percent
Grade 3	100

Land north of Harthill Lane, Gildersome

Site Plan ref: n/a

SHLAA ref: 3063

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

No existing defensible boundaries and development could set a precedent for further unrestricted sprawl.
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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

Very poor access options - no way to access housing development	1
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Land north of Harthill Lane, Gildersome

Site Plan ref: n/a

SHLAA ref: 3063

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

Total score

9

Highways site support

no

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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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
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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
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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 public sewers located in this part 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

Land north of Harthill Lane, Gildersome

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

Green Belt site. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.

Site Details							
Easting	427577	Northing	428603	Site area ha	2.2	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	
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			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00		Regeneration Areas		
N6 Playing Pitch	0.00		Inner South RA	0.00	% overlap
N8 Urban Green Corridor	0.00		LB Corridor RA	0.00	
CC Shopping Quarter	0.00		EASEL RA	0.00	
UDP City Centre	0.00		Aire Valley RA	0.00	
S2S6 Town Centre	0.00		West Leeds Gateway	0.00	
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				

Other Spatial Relationships

LCC ownership %	0.00
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

Valley Road, Morley

Site Plan ref: n/a

SHLAA ref: 3068

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Small site that is isolated from urban area. Contained to south by railway but potential for further sprawl to the north. Relates poorly to settlement.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

All of the site within the core strategy standards for public transport and primary education, not health or secondary education

Rank (1-5)

3

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

2

Valley Road, Morley

Site Plan ref: n/a

SHLAA ref: 3068

Local network comments		
Cumulative impact		3
Mitigation measures		Total score
		8
Highways site support		
No		
Contingent on other sites		

Highways England

Impact	No material impact	Network Status	No objection
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.			

Network Rail

Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues

Yorkshire Water

Treatment Works	Knostrap
Knostrap High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrap 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

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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 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

Valley Road, Morley

Site Plan ref: n/a SHLAA ref: 3068

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
11/00022/COND	Consent, agreement or approval required by condition 13 of Planning Application 08/06433/FU	A	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.

Site Details							
Easting	428424	Northing	427654	Site area ha	4.72	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley South	

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.
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Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	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?	Yes
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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	4
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Wide Lane/Dewsbury Road, Morley

Site Plan ref: n/a

SHLAA ref: 3069

Local network comments

Site may require some off-site mitigation works

4**Mitigation measures**

Could provide access to adjacent sites

Total score**12****Highways site support**

yes with mitigation

Contingent on other sites

joint approach with 1279, 1285, 3120 & 1018 (inc access). Access solution requires 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	
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	Outer South West				Ward	Middleton Park/Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
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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	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.09
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Nearest train station	Morley
Nearest train station distance (m)	3093.83
Nearest bus stop	11867
Nearest bus stop distance (m)	213.38

Agricultural classification	
Grade	Percent
Grade 3	100

Whiteways, Thorpe Lane, Middleton

Site Plan ref: n/a

SHLAA ref: 3075

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	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?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Existing employment site that is set to the south of the main road, a defensible boundary to the settlement pattern and development of the site would extend the existing built up area to the south..

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

The site has access to 4 buses per hour. 80% of the site meets the core strategy standards for primary & secondary education, 80% primary health, 100% employment

4

Access comments

Access ok from Thorpe Lane

5

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

12

Highways site support

yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	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
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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 designation (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

Whiteways, Thorpe Lane, Middleton

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

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.

Site Details							
Easting	427249	Northing	425608	Site area ha	9.4	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley South	

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			Core Strategy	
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00
N34 PAS	0.00		Major Settlement	0.00
RL1 Rural Land	0.00		Minor Settlement	0.00
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		Regeneration Areas	
N5 Open Space	0.00		Inner South RA	0.00
N6 Playing Pitch	0.00		LB Corridor RA	0.00
N8 Urban Green Corridor	0.00		EASEL RA	0.00
CC Shopping Quarter	0.00		Aire Valley RA	0.00
UDP City Centre	0.00		West Leeds Gateway	0.00
S2S6 Town Centre	0.00			
Proposed Local Centre	0.00			
Sch. Ancient Mon.	0.00			

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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	Rank (1-5)
Meets Core Strategy standards with exception of health and local services	4

Access comments	
Potential access off Dewsbury Road (through adjacent part B) shared with 1135 and secondary access off Rein Road	3

Bulls Head Inn, Dewsbury Road

Site Plan ref: n/a

SHLAA ref: 3077A

Local network comments

A site of this size is likely to require off-site mitigation works

4

Mitigation measures

Same as site 3078

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

combine with 3078, 1072 & 1135

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

Ecology support

Supported with mitigation

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

Flood Risk

Flood Zone 1. Minor watercourse located in SE corner

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The 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 Details							
Easting	427082	Northing	425364	Site area ha	4.75	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley South	

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 agricultural land with road access via a track to the south east of the site.
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Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.01				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Relates poorly to settlement, this section of the site is to the south of the beck, no defensible boundary to south which could lead to further sprawl.

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

Access comments

Potential access off Dewsbury Road shared with 1135 and secondary access off Rein Road

4

Bulls Head Inn, Dewsbury Road

Site Plan ref: n/a

SHLAA ref: 3077B

Local network comments

A site of this size is likely to require off-site mitigation works

4

Mitigation measures

Same as site 3078

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

combine with 3078, 1072 & 1135

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

Ecology support

Supported with mitigation

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

Flood Risk

Largely Flood Zone 1. Parts of site adjacent to Woodkirk 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	

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.	

Site Details							
Easting	427453	Northing	425184	Site area ha	5.14	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley South	

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.	

Spatial relationships

UDP Designations		
N32 Greenbelt	98.42	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %		0.00
Nearest train station		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	

Upper Green Farm, Syke Road Tingley

Site Plan ref: n/a

SHLAA ref: 3078A

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion 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	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Strong links to settlement. Development would partially round off built up area, but there is no defensible boundary to the south.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

Access comments

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

Local network comments

A site of this size is likely to require off-site mitigation works

4

Mitigation measures

Pedestrian crossing on Dewsbury Road, good pedestrian links in and through the site and new signalised junction

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact

Network Status

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

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 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.

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

Upper Green Farm, Syke Road Tingley

Site Plan ref: n/a SHLAA ref: 3078A

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

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.

Site Details							
Easting	427195	Northing	424905	Site area ha	29.62	SP7	Smaller Settlement Extension
HMCA	Outer South 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			Core Strategy		
N32 Greenbelt	99.73	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.03	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	1.00				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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?	

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

Church / cemetery on site, development would impact on character of the area. Large site that relates poorly to settlement. High potential for further sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

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 comments

A site of this size is likely to require off-site mitigation works

4

Mitigation measures

Pedestrian crossing on Dewsbury Road, good pedestrian links in and through the site, new signalised junction

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact

Network Status

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

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 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

Flood Risk

Largely Flood Zone 1 but parts of site adjacent to Hey 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

Hey Beck Lane, Wakefield

Site Plan ref: n/a SHLAA ref: 3078B

Telecoms	

Other	
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 Details							
Easting	428072	Northing	427343	Site area ha	22.94	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley South	

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	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.11
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Nearest train station	Morley
Nearest train station distance (m)	1345.05
Nearest bus stop	11872
Nearest bus stop distance (m)	361.48

Agricultural classification	
Grade	Percent
Grade 3	100

Dewsbury Road, Morley

Site Plan ref: n/a

SHLAA ref: 3120

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
--------------------------------	---

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging but would significantly reduce the green belt gap
------------------------	--

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
-------------------------	---

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
----------------------	---

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site relates poorly to settlement. Development would reduce separation between Morley and Middleton. Road to east contains site but limited scope for further sprawl to north and south.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

70% of site meets Core Strategy standards except health and local services

Rank (1-5)

3

Access comments

Existing access is via Dewsbury 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

3

Dewsbury Road, Morley

Site Plan ref: n/a

SHLAA ref: 3120

Local network comments

Likely to require off-site mitigation and cumulative impacts

4

Mitigation measures

Total score

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 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

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

Supported

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. 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.	

Acre Mount, Middleton

Site Plan ref: n/a SHLAA ref: 3161

Site Details

Easting	430529	Northing	427672	Site area ha	2.22	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
-------------	--

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	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
4 buses per hour, 100% primary & secondary education, 100% primary health, 20% employment	4
Access comments	
Access ok from Thorpe Road	5
Local network comments	
spare capacity	5
Mitigation measures	Total score
	14
Highways site support	
yes	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported	

Education comments

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Flood Risk

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Utilities

Gas	

Acre Mount, Middleton

Site Plan ref: n/a SHLAA ref: 3161

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
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 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

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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

Site Plan ref: n/a

SHLAA ref: 3189

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Good accessibility

5

Access comments

Access from Bridge Street should be achievable

5

Local network comments

Spare capacity but cumulative issues

4

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

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 under 1 ha. See comments in main text of our response.

Bridge Street, Morley

Site Plan ref: n/a SHLAA ref: 3189

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. A small dia. public (combined) sewer crosses the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/04923/FU	Detached bungalow on vacant land	A	100

Conclusions
Submission Draft Plan Allocation
Not allocated for housing
Submission Draft Plan Allocation Conclusion
Site falls below the threshold for 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 West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

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Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

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

N32 Greenbelt	99.92	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	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

Site Plan ref: n/a SHLAA ref: 3311

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
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
Mitigation measures		Total score
		11
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

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 Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Not within Core Strategy settlement hierarchy and any development would result in a signifigant incursion into the greenbelt that would result in a signifigant risk of unrestricted sprawl.	

Batley Road

Site Plan ref: n/a SHLAA ref: 3313

Site Details

Easting	429457	Northing	423278	Site area ha	5.66	SP7	Other
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

Topography		Landscape	
Boundaries		Road front	No

Description	
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Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>

Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

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Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Batley Road

Site Plan ref: n/a **SHLAA ref: 3313**

Submission	Draft	Plan	Allocation	Conclusion
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Sieved out site. Green Belt. Not within Core Strategy settlement hierarchy.				
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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 West				Ward	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	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	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

Land off Middleton Lane, LS10 4GY

Site Plan ref: n/a

SHLAA ref: 3320

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Large site that relates poorly to settlement. Contained to the north by trees but would reduce separation between settlement and Middleton, potential for additional sprawl to east and west.

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Public Transport not in line with Core Strategy standards and has a lack in local services

Rank (1-5)

2

Access comments

Access from Middleton Lane

5

Land off Middleton Lane, LS10 4GY

Site Plan ref: n/a

SHLAA ref: 3320

Local network comments

Spare capacity but cumulative issues

4**Mitigation measures****Total score****11****Highways site support**

No

Contingent on other sites**Highways England****Impact****Network Status**

Likely to require significant physical mitigation

Network Rail**Yorkshire Water****Treatment Works**

Caldervale

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**Ecology support**

Supported with mitigation

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**Flood Risk****Flood Zone 1**

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities**Gas****Electric****Fire and Rescue**

Land off Middleton Lane, LS10 4GY

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

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	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

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	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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

Site Plan ref: n/a

SHLAA ref: 3372

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

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 primary & secondary education and primary health.

3

Access comments

Access should be achievable from Baghill Road

5

Local network comments

Spare capacity but cumulative issues

4

Mitigation measures

Total score**12**

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of 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

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Baghill Road, West Ardsley, Morley

Site Plan ref: n/a SHLAA ref: 3372

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. Small dia surface water sewer located inside Southern boundary. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

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 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	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3114.12
Nearest bus stop	8553
Nearest bus stop distance (m)	210.53

Agricultural classification	
Grade	Percent
Grade 3	100

Haigh Wood, Ardsley

Site Plan ref: HG2-168 SHLAA ref: 3373A

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

The site lies within the accessibility standards for 2/3buses per hour, primary and secondary education and primary health

3

Access comments

Limited site frontages, could access from Upper Green Drive or Avenue - given shape of site a secondary pedestrian / cycle access would be required

4

Local network comments

Cumulative issues

3

Mitigation measures

Total score**10**

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection, no mitigation required

Comment awaited

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-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.

Haigh Wood, Ardsley

Site Plan ref: HG2-168 SHLAA ref: 3373A

LCC	
Ecology support	Not supported
Not supported (RED). This site includes HaighWood and Baghill Beck Local Nature Area which fall under UK Biological Action Plan priority habitats - a mixture of woodland, scrub and grassland habitats alongside Baghill Beck. There are a number of wide hedgerow/woodland belts throughout the site that provide a valuable habitat. Water vole has been recorded on the Hey Beck. The Baghill Beck flows into this water course and could support this species. Bats 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.

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

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. 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.

Haigh Wood, Ardsley

Site Plan ref: n/a SHLAA ref: 3373B

Site Details

Easting	428055	Northing	424998	Site area ha	16.42	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood/Morley South	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Unmanaged Forest
Agriculture

Neighbouring land uses

Unmanaged Forest
Dwellings

Other land uses - None

Topography	Undulating	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	No

Description

Site mainly in agriculture use with no road access.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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

Haigh Wood, Ardsley

Site Plan ref: n/a

SHLAA ref: 3373B

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Site lies within accessibility standards of 2/3buses per hour and primary and secondary education and primary health

3

Access comments

Awkward to access without adjacent 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 Status	
Comment awaited			

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-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.

Haigh Wood, Ardsley

Site Plan ref: n/a SHLAA ref: 3373B

LCC	
Ecology support	Not supported
Not supported (RED). This site includes HaighWood and Baghill Beck Local Nature Area which fall under UK Biological Action Plan priority habitats - a mixture of woodland, scrub and grassland habitats alongside Baghill Beck. There are a number of wide hedgerow/woodland belts throughout the site that provide a valuable habitat. Water vole has been recorded on the Hey Beck. The Baghill Beck flows into this water course and could support this species. Bats to consider.	

Education comments	

Flood Risk	
Largely Flood Zone 1. Parts of site adjacent to Baghill Beck at risk of flooding. A number of public sewers cross the site at various locations. 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 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 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

Description	
Agricultural land making up part of a larger farm site.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3344.88
Nearest bus stop	11844
Nearest bus stop distance (m)	288.82

Agricultural classification	
Grade	Percent
Grade 3	100

Haigh Wood, Ardsley

Site Plan ref: HG2-169 SHLAA ref: 3373C

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Site has access to 2/3buses per hour and meets core strategy standards for primary and secondary education and primary health

3

Access comments

Awkward shape site, site boundary needs to be reconsidered to allow for more access option - combine 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

Highways England

Impact No material impact Network Status No objection, no mitigation required

Comment awaited

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-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.

Haigh Wood, Ardsley

Site Plan ref: HG2-169 SHLAA ref: 3373C

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
FZ1. The site is not at significant risk from surface water flooding.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

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 North	

Site Characteristics

Site type	Brownfield
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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

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.61
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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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider 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 but there is space for this

4

Local network comments

Congested location with cumulative issues

3

Mitigation measures

Improved access and potential off-site works

Total score**11**

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail**Yorkshire Water**

Treatment Works 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.

Gelderd Road, Leeds

Site Plan ref: HG2-146 SHLAA ref: 3378

LCC	
Ecology support	Supported
Supported	

Education comments
1200A+3378+3064+3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required.

Flood Risk
Flood Zone 1. 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
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.

Site Details							
Easting	424489	Northing	427215	Site area ha	0.73	SP7	Other
HMCA	Outer South West				Ward	Morley South	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

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Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

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.

Site Details							
Easting	426915	Northing	431435	Site area ha	3.65	SP7	Main Urban Area Infill
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	
Retail unit and parking to the south of the ring road with access via Royds Lane.	

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	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	1443.29
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

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

Mitigation measures

signalisation of A58/ A6120 roundabout may be required, local pedestrian improvements

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works 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	

Education comments	

Flood Risk	
Flood Zone 1. 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	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
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	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Manufacturing and Wholesale

Unmanaged Forest

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries		Road front	Yes

Description

Agricultural land to the south of Gelderd Road and west Asquith Avenue.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Reasonably good accessibility

4

Access comments

access achievevale from Gelderd Rd and Asquith avenue

4

Local network comments

congested location with cumulative issues

3

Mitigation measures

new access and off-site works

Total score

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 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

FZ1 over 1 ha. See comments in main text of our response.

Gelderd 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	A	99
15/03934/COND	Consent, agreement or approval required by condition 13 of Planning Application 12/02470/OT	A	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	A	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	Northing	430085	Site area ha	1.85	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
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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 housing on three sides.
--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	1.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

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

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Brownfield site, within the urban area. Suitable for residential use in principle.	

Site Details

Easting	428734	Northing	430231	Site area ha	0.54	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
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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 .
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1359.70
Nearest bus stop	9327
Nearest bus stop distance (m)	94.01

Agricultural classification	
Grade	Percent
Urban	100

116 Old Lane, Leeds

Site Plan ref: n/a

SHLAA ref: 3397

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good Accessibility

5

Access comments

Takes access from an industrial (private) road

1

Local network comments

Spare capacity but some cumulative issues

4

Mitigation measures

Total score

10

Highways site support

no

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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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 under 1 ha. See comments in main text of our response.

116 Old Lane, Leeds

Site Plan ref: n/a

SHLAA ref: 3397

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		
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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	A	100
15/02190/COND	Consent, agreement or approval required by condition 18 of Planning Application 14/02461/FU	A	100
14/02462/RM	Reserved Matters relating to appearance, landscaping, layout and scale following Outline Planning Permission 14/02461/FU.	A	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	A	100
15/00190/COND	Consent, agreement or approval required by conditions 7, 8, 10, 13 and 16 of Planning Application 14/02461/FU	A	100
15/02191/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 14/02462/RM	A	100

116 Old Lane, Leeds

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 unit 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)

Site Details							
Easting	428572	Northing	424885	Site area ha	1.55	SP7	Smaller Settlement Extension
HMCA	Outer South 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			Core Strategy		
N32 Greenbelt	66.88	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	33.12	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
		% overlap	Inner South RA	0.00	
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	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

Land off Haigh Moor Road, Tingley

Site Plan ref: HG2-170 SHLAA ref: 3456A

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development of the site would represent partial infill development and would retain the openness between the built up area and reservoir.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

The site lies within the accessibility standard of 2/3 buses per hour, 100% of the site lies within the accessibility zone for primary & secondary education and primary health

Rank (1-5)

4

Access comments

Frontage with Haigh Moor Road should provide access

5

Land off Haigh Moor Road, Tingley

Site Plan ref: HG2-170 SHLAA ref: 3456A

Local network comments		
Cumulative impact issues with other nearby sites - congested area		3
Mitigation measures		Total score
Widen footway on Haigh Moor Road		12
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England	
Impact	Network Status
Comment awaited	

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-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
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. Small dia surface water sewer crosses site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Land off Haigh Moor Road, Tingley

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

Green Belt site. Development of the site would represent partial infill development and would retain the openness between the built up area and reservoir.

Site Details							
Easting	428815	Northing	425086	Site area ha	12.07	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	
Water Storage and Treatment	
Dwellings	
Unmanaged Forest	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	
Greenfield site adjacent Ardsley Reservoir.	

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	99.95	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.05
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Sch. Ancient Mon.	0.00		

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3542.66
Nearest bus stop	6167
Nearest bus stop distance (m)	205.25
Agricultural classification	
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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site borders the reservoir and it is considered important to protect the openness between the built up area and reservoir.
--

Summary of infrastructure provider comments

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 site lies within the accessibility standard for primary & secondary education and primary health	3

Access comments	
Requires part site 3456A for access	3

Land off Haigh Moor Road

Site Plan ref: n/a

SHLAA ref: 3456B

Local network comments

Cumulative impact issues with other nearby sites - congested area

3

Mitigation measures

Widen footway on Haigh Moor Road

Total score

9

Highways site support

yes subject to access

Contingent on other sites

Highways England

Impact

Network Status

Comment awaited

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-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support

Not supported

Not supported (RED). This is a large allocation immediately adjacent to Ardsley Reservoir Local Nature Area. The reservoir is important for passage and wintering wildfowl and surrounding fields can be import food resources for this type of site. This would remove approximately one third of this habitat around the margin of the site. It is questionable whether or not a buffer zone would be adequate for this situation as it would seem likely to be used as a recreational space with associated disturbance. The site could only be considered acceptable if habitat around the reservoir could be enhanced for feeding wildfowl with no public access.

Education comments

Flood Risk

Flood Zone 1. Two number small dia surface water sewers cross the site.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Land off Haigh Moor Road

Site Plan ref: n/a SHLAA ref: 3456B

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
15/03123/DAG	Agricultural Determination for detached agricultural storage building	A	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 West				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 agricultural 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	
N32 Greenbelt	100.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Sch. Ancient Mon.	0.00

% overlap

Core Strategy	
Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<input checked="" type="checkbox"/>

% overlap

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

% overlap

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Cottingley	
Nearest train station distance (m)	2373.40	
Nearest bus stop	4685	
Nearest bus stop distance (m)	276.54	

Agricultural classification	
Grade	Percent
Grade 3	100

Wood End Farm, South of Whitehall Road, Farnley

Site Plan ref: n/a SHLAA ref: 3458

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
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
Mitigation measures		Total score
		13
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

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 South	

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
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1935.06
Nearest bus stop	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

Site Plan ref: n/a

SHLAA ref: 3467

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

25% of Site within accessibility zone for 4 buses per hour and 100% of site meets the core strategy standards for primary health, primary & secondary education and 25% of site to employment

Rank (1-5)

3

Access comments

Access ok from Bruntcliffe Road

5

Local network comments

Cumulative impact issues with other nearby sites

3

Mitigation measures

Local mitigation may be required for adjacent sites 1064

Total score

11

Highways site support

Yes Local mitigation may be required for adjacent sites 1064

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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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 under 1 ha. See comments in main text of our response.

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.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/02886/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 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.

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	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	99.92
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Nearest train station	Cottingley
Nearest train station distance (m)	1234.89
Nearest bus stop	6671
Nearest bus stop distance (m)	133.75

Agricultural classification	
Grade	Percent
Urban	100

Park Lees site, St Anthony's Road, Beeston

Site Plan ref: HG2-138 SHLAA ref: 4002

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good Accessibility

5

Access comments

Access from Beeston Park Place

5

Local network comments

No issues for size of site.

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
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Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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 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 development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Previously a care home and now vacant. The site is otherwise suitable for residential development in principle.	

Site Details

Easting	431509	Northing	426740	Site area ha	2.17	SP7	Other Rural Extension
HMCA	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	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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**

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl
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2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging of settlements
------------------------	---------------------------

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
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4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
----------------------	---

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Brownfield site with existing employment use. Strong links to settlement, well contained site.
--

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 meets the core strategy standards for primary & secondary education and primary health

3

Access comments

Access from Lingwell Gate Lane

5

Thorpe Hill Farm, Lingwell Gate Lane, Thorpe**Site Plan ref: HG2-165 SHLAA ref: 4004****Local network comments**

Spare capacity but cumulative issues

3**Mitigation measures****Total score****11****Highways site support**

yes

Contingent on other sites**Highways England**

Impact	No material impact	Network Status	No objection
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Network Rail**Yorkshire Water**

Treatment Works	Caldervale
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There is limited capacity for new development at Caldervale. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency**Constraints**

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
-----------------	-----------

Supported

Education comments**Flood Risk****Flood Zone 1**

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities**Gas****Electric****Fire and Rescue****Telecoms**

Other	
Heritage England	
Natural England	

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)	A	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.

Site Details							
Easting	427046	Northing	430909	Site area ha	2.76	SP7	Main Urban Area Extension
HMCA	Outer South 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.
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Spatial relationships

UDP Designations

N32 Greenbelt	10.58	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	89.42	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.04
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Nearest train station	Cottingley
Nearest train station distance (m)	904.51
Nearest bus stop	4472
Nearest bus stop distance (m)	137.06

Agricultural classification	
Grade	Percent
Grade 3	4.23
Urban	95.77

Ravells Works, Whitehall Road

Site Plan ref: n/a

SHLAA ref: 4029

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

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

Rank (1-5)

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 comments

local congestion on A62 and Ring Road - requires comprehensive development and adjacent sites

3

Mitigation measures

Requires link road

Total score

9

Highways site support

Yes with mitigation

Contingent on other sites

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.

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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	
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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
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Supported

Education comments

1171B+3056+2078+4029+637 = 1202 houses generates 300 primary and 120 secondary children. 1x1.5FE primary school required.

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is in existing employment use, so is not considered to be suitable for residential development.	

Site Details							
Easting	430545	Northing	427529	Site area ha	0.72	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Well defined brownfield site that is currently grassed over following demolition of residential units.	

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	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships	
LCC ownership %	99.94
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

Thorpe Road, Thorpe Square, Middleton

Site Plan ref: HG2-164 SHLAA ref: 4032

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Mostly meets accessibility standards

4

Access comments

good frontage with Thorpe Road

5

Local network comments

Spare capacity within local network

5

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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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 under 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Cleared site in residential area currently grassed. Would be suitable for residential development in principle.	

Site Details							
Easting	430642	Northing	427381	Site area ha	0.23	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	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		
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	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		100.00
Nearest train station		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

Site Plan ref: n/a

SHLAA ref: 4033

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Mostly meets accessibility standards

4

Access comments

reasonable frontage with Thorpe Road

4

Local network comments

Spare capacity within local network

5

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 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.

Throstle Crescent, Middleton

Site Plan ref: n/a SHLAA ref: 4033

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Site falls below the size threshold for allocation.	

Site Details

Easting	429737	Northing	427620	Site area ha	0.36	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Brownfield
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On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	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

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	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	100.00
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Nearest train station	Morley
Nearest train station distance (m)	2814.84
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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Mostly meets accessibility standards

4

Access comments

Good opportunities for access

5

Local network comments

Spare capacity within local network

5

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

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 under 1 ha. See comments 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 development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Flat grassed site in residential area previously occupied by flats. Suitable in principle for residential development.	

Site Details							
Easting	429877	Northing	427198	Site area ha	0.37	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton 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.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	99.94
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Nearest train station	Morley
Nearest train station distance (m)	3050.95
Nearest bus stop	5297
Nearest bus stop distance (m)	92.52

Agricultural classification	
Grade	Percent
Urban	100

Throstle Mount, Middleton

Site Plan ref: HG2-161 SHLAA ref: 4035

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Mostly meets accessibility standards

4

Access comments

Reasonable opportunities for access

4

Local network comments

Spare capacity within local network

5

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works 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 comments in main text of our response.

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Site is within a residential area, is currently vacant and has had previous permission for housing. Suitable in principle for residential development.	

Site Details							
Easting	426730	Northing	427735	Site area ha	0.4	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

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

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %

0.00

Nearest train station	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

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets all accessibility criteria

5

Access comments

Opportunities for access

4

Local network comments

Small development - negligible local impact

4

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

Network Rail

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 comments in main text of our response.

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Existing building should be retained and converted, but suitable for residential in principle.	

Site Details							
Easting	426700	Northing	427649	Site area ha	0.22	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

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	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %

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

SHLAA ref: 4054

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets all accessibility criteria

5

Access comments

opportunities for access

4

Local network comments

Small development - negligible local impact

4

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works 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 comments in main text of our response.

Peel Street Centre

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	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Site falls below the size threshold for 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 and 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.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
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	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	91.38
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Nearest train station	Cottingley
Nearest train station distance (m)	1377.11
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets CS except health		4
Access comments		
Access from A653 ok		5
Local network comments		
Local congestion		3
Mitigation measures		Total score
		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. 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.

Howley Hall Farm, Scotchman Lane, Morley

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 West				Ward	Morley South	

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

Description

Agricultural land with a golf course to the south and east, residential development to the west and agricultural land to the north. Railway ventilation shaft in the site.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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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

Howley Hall Farm, Scotchman Lane, Morley

Site Plan ref: n/a

SHLAA ref: 4205

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. This site represents a major incursion into the Green Belt. The site is isolated and unrelated to surrounding settlements.

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Fails PT, partially meets other guidance	2

Access comments	
Existing access to golf course has inadequate width for scale of development, needs third party land for access	3

Local network comments		3
Cumulative impact on the A650		
Mitigation measures		Total score
		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.

Site Details							
Easting	425576	Northing	428875	Site area ha	1.02	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley North	

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			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		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

Land off Asquith Ave, Morley

Site Plan ref: n/a

SHLAA ref: 4206

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	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?	No

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is 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**

Public transport accessibility comments

Meets CS except 50% secondary ed

Rank (1-5)

4

Access comments

Poor visibility to right, would need some tree/bush loss outside site boundary

2

Local network comments		
Capacity concern at either end of Asquith Ave, impact on school		3
Mitigation measures		Total score
Improved visibility, possible capacity improvements		9
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse runs parrallel to northern boundary within 20m of site.	

LCC	
Ecology support	Not supported
Red - There are blocks of lowland mixed deciduous woodland UK BAP priority habitat on this site and the site lies within an existing LNA . This woodland forms an important link in the wildlife habitat network and should be retained and enhanced. This proposed allocation includes 0.33ha of replanted ancient woodland - this habitat is decrived as irreplaceable in the NPPF. Some very limited development outside of the woodland may be acceptable but as proposed the only road access involves removal of an area of woodland.	

Education comments	

Flood Risk	
Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Land off Asquith Ave, Morley

Site Plan ref: n/a SHLAA ref: 4206

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
HMCA	Outer South West				Ward	Morley North	

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.
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Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	95.47	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	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

Daisy Hill Avenue, Morley

Site Plan ref: n/a

SHLAA ref: 4208

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site has poorly defined boundaries and would create an irregular green belt boundary. The land juts out into the green belt. Even when 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

Fails bus and employment, meets rail, health and education.

Rank (1-5)

3

Access comments

Access on to Daisy Hill Ave ok for size of site, link to 1282 would be better

4

Local network comments		
A643 congested at peaks		3
Mitigation measures		Total score
		10
Highways site support		
Yes		
Contingent on other sites		
1282		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation. Ordinary watercourse running along northern boundary of site	

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of ‘greenfield’ sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Daisy Hill Avenue, Morley

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 Details							
Easting	423535	Northing	428039	Site area ha	10.89	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Transport tracks and ways	

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
A very isolated site, cut off from the villages of Drighlington and Gildersome by the A650. The site is landlocked by the A650 and the M621.	

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	99.99	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Sch. Ancient Mon.	0.00		
% overlap		% overlap	

Other Spatial Relationships

LCC ownership %	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
--------------------------------	---

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes

Coalescence Conclusion	No merging but would significantly reduce the green belt gap
------------------------	--

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
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4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
----------------------	---

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. The 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

LCC Highways Comments

Public transport accessibility comments

Fails bus and employment, meets rail, health and education.

Rank (1-5)

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.

3

Land off A650 Drighlington bypass

Site Plan ref: n/a SHLAA ref: 4209

Local network comments	2
A650 long queues am peak eastbound	
Mitigation measures	Total score 8
junction + some mitigation at J27 roundabout	
Highways site support	
No	
Contingent on other sites	
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
Constraints
FZ1 over 1ha. See comments in our previous I&O consultation. On historic landfill (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 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

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 either side by the motorway network, development would represent an incursion into the strategic Green Belt gap between Leeds and its neighbouring authority Kirklees.

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

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.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4581.32
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Ok except primary Health		4
Access comments		
Access onto A61 Ok		5
Local network comments		
Some queues on A61		3
Mitigation measures		Total score
		12
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. 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.

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

In existing employment use, so not considered suitable for residential use.

Site Details							
Easting	431766	Northing	427627	Site area ha	2.73	SP7	Main Urban Area Extension
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	
Agricutral land with road frontage and residential development to the north. Agricultral 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	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.01
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Nearest train station	Morley
Nearest train station distance (m)	4825.13
Nearest bus stop	11893
Nearest bus stop distance (m)	302.48

Agricultural classification	
Grade	Percent
Grade 2	81.92
Grade 3	1.65
Grade 3b	16.43

Sharp House Road, Belle Isle

Site Plan ref: n/a

SHLAA ref: 4256

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	Yes
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	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

This site would lessen the green belt between Belle Isle and Robin Hood. Leading to unrestricted urban sprawl.
--

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Fails CS except primary education	2

Access comments	
Access from Sharp House Road	5

Local network comments		4
OK		
Mitigation measures		Total score 11
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	

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	

Sharp House Road, Belle Isle

Site Plan ref: n/a SHLAA ref: 4256

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
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.	

Site Details							
Easting	429768	Northing	425256	Site area ha	4.81	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	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			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.20				
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				
Regeneration Areas					
Inner South RA	0.00	% overlap			
LB Corridor RA	0.00				
EASEL RA	0.00				
Aire Valley RA	0.00				
West Leeds Gateway	0.00				

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
--------------------------------	---

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	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?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
-------------------------	---

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
----------------------	---

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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

No PT other OK

Rank (1-5)

3

Access comments

Improve existing access on to A650

5

Local network comments		3
Capacity concerns A650 towards Tingley		
Mitigation measures		Total score 11
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
n/a			

Network Rail	

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	
Heritage England	

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

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.

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	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics

Site type	50:50 green/brown
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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

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	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	2107.12
Nearest bus stop	527
Nearest bus stop distance (m)	212.50

Agricultural classification	
Grade	Percent
Urban	100

Westland Road

Site Plan ref: n/a SHLAA ref: 5008

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets PT partly meets others		4
Access comments		
Access on to Westland Road Ok		5
Local network comments		
OK		5
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	

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. Remove the woodland and hedgerows from the developable area.	

Westland Road

Site Plan ref: n/a SHLAA ref: 5008

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site has has become EG2-26.

Site Details							
Easting	423258	Northing	429654	Site area ha	1.98	SP7	Other Rural Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics	
Site type	Mixed
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	
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		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4016.71
Nearest bus stop	4871
Nearest bus stop distance (m)	74.82

Agricultural classification	
Grade	Percent
Grade 3	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Buses OK, fails other standards		3
Access comments		
Access from A58 with widening		3
Local network comments		
OK		4
Mitigation measures		Total score
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	
Ecology support	Supported
Supported (Green)	

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	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
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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.

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	0.01	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3786.73
Nearest bus stop	4434
Nearest bus stop distance (m)	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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

Fails to meet PT but meets other Guidance

Rank (1-5)

3

Access comments

Access possible on to Moor knoll Lane

4

Land at Moor Knoll Lane East Ardsley

Site Plan ref: HG2-233 SHLAA ref: 5165

Local network comments		5
small site OK		
Mitigation measures		Total score 12
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water
Treatment Works

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 within 9m of the beck. Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Land at Moor Knoll Lane East Ardsley

Site Plan ref: HG2-233 SHLAA ref: 5165

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 Details

Easting	431603	Northing	426886	Site area ha	0.82	SP7	Other Rural Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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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 th east. Access off Middleton Lane. Currently vacant with evidence of a demolished building on site.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	Yes
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging 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 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 design. Development of the site could lead to a high potential of unrestricted sprawl to the north and east of the site.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
2 bph, meets other accessibility standards	3

Access comments

Access on to Middleton Lane, visibility improvement at junction of Lingwell Gate Lane and Lower Thorpe Lane required.	4
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Land adjacent to Thorpe Hall, Thorpe Lower lane, Thorpe -on -the Hill

Site Plan ref: n/a SHLAA ref: 5261

Local network comments		4
Cumulative impact		
Mitigation measures		Total score
		11
Highways site support		
Yes		
Contingent on other sites		

Highways England		
Impact		Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Land adjacent to Thorpe Hall, Thorpe Lower lane, Thorpe -on -the Hill

Site Plan ref: n/a SHLAA ref: 5261

Natural England

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.

Site Details							
Easting	426925	Northing	424943	Site area ha	1.26	SP7	Other Rural Extension
HMCA	Outer South West				Ward	Morley South	

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.
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Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3163.71
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
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2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes

Coalescence Conclusion	No merging but would significantly reduce the green belt gap
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3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
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4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
----------------------	---

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development would represent a significant incursion into Green Belt to the West of the A653 and could set a precedent for further sprawl.

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

meets accessibility standards

Rank (1-5)

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

Local network comments		4
Cumulative impact on A653 including M62 J29		
Mitigation measures		Total score 10
Highways site support		
no		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Development would represent a significant incursion into Green Belt to the West of the A653 and could set a precedent for further sprawl.

Land between Old Lane and Whitehall Road, Drighlington

Site Plan ref: n/a SHLAA ref: 5291

Site Details

Easting	423207	Northing	429602	Site area ha	3.2	SP7	Other Rural Infill
HMCA	Outer South West				Ward	Morley North	

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	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4044.65
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
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

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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		4
Cumulative impact		
Mitigation measures		Total score
		13
Highways site support		
yes		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Land between Old Lane and Whitehall Road, Drighlington

Site Plan ref: n/a SHLAA ref: 5291

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

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 Details

Easting	432140	Northing	427566	Site area ha	0.82	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses

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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

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	% overlap
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	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.50
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Nearest train station	Woodlesford
Nearest train station distance (m)	4918.61
Nearest bus stop	9329
Nearest bus stop distance (m)	217.13

Agricultural classification	
Grade	Percent
Grade 3	100

Land off Sharp Lane, Robin Hood

Site Plan ref: n/a

SHLAA ref: 5306

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
--------------------------------	---

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging but would significantly reduce the green belt gap
------------------------	--

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
-------------------------	---

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site 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

meets accessibility standards

Rank (1-5)

5

Access comments

Access possible off Sharp Lane

4

Land off Sharp Lane, Robin Hood

Site Plan ref: n/a SHLAA ref: 5306

Local network comments		4
Cumulative impact Sharp Lane / A61		
Mitigation measures		Total score
		13
Highways site support		
yes		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported
Supported (Green)	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

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.

Site Details							
Easting	427805	Northing	424770	Site area ha	0.86	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	
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

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3440.42
Nearest bus stop	13897
Nearest bus stop distance (m)	177.75

Agricultural classification	
Grade	Percent
Grade 3	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Poor bus provision, 2bph, meets other criteria		3
Access comments		
A recent access has been constructedbetween two new properties but this is not wide enough to accommodate the development of this site which would require a 4.8m c/w and 2.0m designated pedestrian route..		1
Local network comments		
small site		4
Mitigation measures		Total score
		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	Supported with mitigation
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	

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. 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	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	50:50 green/brown
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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 boarded 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	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.13
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Nearest train station	Morley
Nearest train station distance (m)	5008.12
Nearest bus stop	2849
Nearest bus stop distance (m)	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
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

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Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
2 bph, meets other accessibility standards	3

Access comments	
Existing access onto Lingwell Gate Lane acceptable	5

Land on Thorpe Lower Lane and Lingwell Gate Lane, Thorpe on the Hill

Site Plan ref: n/a SHLAA ref: 5315

Local network comments		4
Cumulative impact		
Mitigation measures		Total score
		12
Highways site support		
yes		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported
Supported (Green)	

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 boarded 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

Site Details							
Easting	425071	Northing	428800	Site area ha	6.2	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

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 boarded 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.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	100.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
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 impact on Asquith Avenue junction, site boundary needs expanding to western field boundary to fit in junction.		4
Local network comments		
Cummulative impact on A62, A650 and M62 J37		3
Mitigation measures		Total score
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	
Ecology support	Supported
Supported (Green)	

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	A	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 bordered 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.

Site Details							
Easting	425525	Northing	426785	Site area ha	1.73	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

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	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1954.47
Nearest bus stop	1733
Nearest bus stop distance (m)	123.06

Agricultural classification	
Grade	Percent
Grade 3	94.33
Grade 3a	5.67

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
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
Mitigation measures		Total score
		10
Highways site support		
Yes		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

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	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Whilst this site would be physically suitable for residential development (sounded by residential use and public house, and well served by public transport and existing community facilities), it is a well used allotment. See G404 regarding the loss of green space/ allotment.	

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	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
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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	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	100.00
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Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
3bph, meets other guidance		4
Access comments		
Access from Throstle Road/Throstle Terrace achievable		5
Local network comments		
cumulative impact		4
Mitigation measures		Total score
		13
Highways site support		
Yes		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
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.	

Site Details							
Easting	430730	Northing	427466	Site area ha	1.41	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	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	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	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

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
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		4
Mitigation measures		Total score
		13
Highways site support		
Yes		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
09/9/00103/MOD	Outline application to layout residential developmentNON MATERIAL AMENDMENT: Reviewed garage locations and boundary treatment	M04	100

Conclusions
Submission Draft Plan Allocation
Housing allocation
Submission Draft Plan 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
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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

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1442.68
Nearest bus stop	8064
Nearest bus stop distance (m)	227.63

Agricultural classification	
Grade	Percent
Urban	100

Makro Store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU

Site Plan ref: n/a

SHLAA ref: CFMS003

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets accessibility criteria

5

Access comments

Access option via Royds Lane

4

Local network comments

Congestion on Ring Road

3

Mitigation measures

Signalisation of A58/ A6120 roundabout may be required, local pedestrian improvements

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact Major Impact Network Status Likely to require significant physical mitigation

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley / Gildersome cluster.

Network Rail

Yorkshire Water

Treatment Works Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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 constraints

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. Part of site shown to be at risk of surface water flooding. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

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 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 West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
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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 agriclutlural use with unmanaged forest on part 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	0.19	
Minor Settlement	99.81	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

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

Mitigation measures

New access and off-site works

Total score

10

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact Major Impact Network Status Likely to require significant physical mitigation

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of 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 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

LCC	
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.	

Education comments	

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	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/02470/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

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

Easting	428977	Northing	430085	Site area ha	1.85	SP7	
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
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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

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	1.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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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

Site Plan ref: n/a

SHLAA ref: CFSM019

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

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

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

Highways England

Impact Material Impact Network Status No objection subject to satisfactory mitigation

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of 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

FZ1 - no constraints see above

Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF

Site Plan ref: n/a SHLAA ref: CFMS019

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.	

Site Details							
Easting	428734	Northing	430231	Site area ha	0.54	SP7	
HMCA	Outer South West				Ward	Beeston and 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	

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	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good Accessibility

5

Access comments

Takes access from an industrial (private) road

1

Local network comments

Spare capacity but some cumulative issues

4

Mitigation measures

Total score

10

Highways site support

no

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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 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	A	100
14/02462/RM	Reserved Matters relating to appearance, landscaping, layout and scale following Outline Planning Permission 14/02461/FU.	A	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.

Site Details							
Easting	424379	Northing	428032	Site area ha	3.31	SP7	
HMCA	Outer South West				Ward	Morley North	

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	

Spatial relationships

UDP Designations

N32 Greenbelt	0.01	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	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

Wakefield Road, Gildersome, Morley, Leeds

Site Plan ref: n/a

SHLAA ref: CFSM040

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets Core Strategy standards 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

Mitigation measures

Signalised access and potential junction improvements

Total score**12**

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact Major Impact Network Status Likely to require significant physical mitigation

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley / Gildersome cluster.

Network Rail**Yorkshire Water**

Treatment Works Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop 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 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 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
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 West				Ward	Morley North	

Site Characteristics

Site type	Brownfield
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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	
-------------	--

Spatial relationships

UDP Designations

N32 Greenbelt	4.24	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	95.76	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	1.24
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Nearest train station	Cottingley
Nearest train station distance (m)	1240.95
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment 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 and 100% for secondary education

4

Access comments

Existing access arrangements for the White Rose would be suitable for housing development

5

Local network comments

Congested local network

3

Mitigation measures

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact Major Impact Network Status Likely to require significant physical mitigation

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of 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

see above

Cotton Mill and Grove Farm Dewsbury Road, Leeds

Site Plan ref: n/a SHLAA ref: CFMS046

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).	

White Rose Shopping Centre Dewsbury Road, Leeds

Site Plan ref: n/a SHLAA ref: CFSM047

Site Details

Easting	428225	Northing	428391	Site area ha	32.78	SP7	
HMCA	Outer South West				Ward	Morley South/Morley North	

Site Characteristics

Site type	Mixed
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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	

Spatial relationships

UDP Designations

N32 Greenbelt	99.97	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.03	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1291.61
Nearest bus stop	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

White Rose Shopping Centre Dewsbury Road, Leeds

Site Plan ref: n/a

SHLAA ref: CFMS047

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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 meets the core standards for primary education and 20% for secondary education. None of the site meets core strategy 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
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White Rose Shopping Centre Dewsbury Road, Leeds

Site Plan ref: n/a

SHLAA ref: CFSM047

Local network comments

Large site is likely to require some off-site mitigation works

4

Mitigation measures

Needs to link with site 1275 for access and provide crossing facilities on Dewsbury Rd

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact Major Impact

Network Status

Likely to require significant physical mitigation

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of 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

see above site is on a historic landfill, small encroachment of FZ2/3

LCC

Ecology support

Supported

Supported

Education comments

Flood Risk

Mostly Flood Zone 1, but Cotton Mill Beck runs along part of the Northern boundary of the site. There are public (combined) sewers within the site as well as a combined sewer overflow. Cotton Mill Beck runs in culvert under part 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

White Rose Shopping Centre Dewsbury Road, Leeds

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.	