

Red Lane - Edroyd House, Farsley

Site Plan ref: n/a                      SHLAA ref: 157

Site Details

Easting	421537	Northing	435420	Site area ha	0.53	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Brownfield
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On-site land uses

Dwellings
Unmanaged Forest

Neighbouring land uses

Dwellings
Unmanaged Forest

Other land uses - None

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

Description	Site contains one large dwelling. Rest of site heavily treed. Set in conservation area.
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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	100.00	
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	New Pudsey
Nearest train station distance (m)	1185.12
Nearest bus stop	13311
Nearest bus stop distance (m)	259.68

Agricultural classification	
Grade	Percent
Urban	100

## Red Lane - Edroyd House, Farsley

Site Plan ref: n/a

SHLAA ref: 157

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

Greenbelt assessment not required

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility all round

5

Access comments

Inadequate access to site for 5 houses

2

Local network comments

Cumulative impact on ring road

4

Mitigation measures

Improvements to access junction and internal access road required

Total score

11

Highways site support

No

Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection
n/a			

#### Network Rail

#### 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.

## Red Lane - Edroyd House, Farsley

Site Plan ref: n/a

SHLAA ref: 157

### 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
15/00408/FU	Alterations including conversion of four flats to a single dwelling; single storey side extension forming attached double garage; new vehicle access, boundary fence and gate	A	69
09/00558/FU	Conversion of 4 flats to single dwelling and addition of extension to side , to form double garage	A	68

### Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site contains one large existing dwelling. Southern part of site has planning permission for 3 dwellings (below allocation threshold). Rest of site heavily wooded with poor access. No further development opportunity.

Oldfield Lane - Leeds City Boy's pitch, LS12

Site Plan ref: HG2-84      SHLAA ref: 254

Site Details

Easting	427320	Northing	432646	Site area ha	1.7	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
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On-site land uses
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Vacant land
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Neighbouring land uses
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Dwellings
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Education
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Shops
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Other land uses - None

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

Description
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Disused playing field on the north side of Oldfield Lane. Retail uses to the east and school and greenspace to the north. The remaining area is characterised by residential 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	99.91	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationships

LCC ownership %	26.38
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Nearest train station	Leeds City
Nearest train station distance (m)	2434.11
Nearest bus stop	12061
Nearest bus stop distance (m)	103.55

Agricultural classification	
Grade	Percent
Urban	100

**Oldfield Lane - Leeds City Boy's pitch, LS12**

Site Plan ref: HG2-84 SHLAA ref: 254

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

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

## Public transport accessibility comments

Good accessibility all round

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

## Access comments

Good frontage with Oldfield Lane

**5**

## Local network comments

Local network fine on Oldfield Lane, likely cumulative impact on Inner Ring Road and Outer Ring Road

**4**

## Mitigation measures

Traffic calming on Oldfield Lane, possibly achievable through financial contributions from planning applications.

**Total score****14**

## Highways site support

Yes

## Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
n/a			

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

Treatment Works 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.

## Oldfield Lane - Leeds City Boy's pitch, LS12

Site Plan ref: HG2-84      SHLAA ref: 254

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	
Low pressure main in footway may need lowering if site access is to cross the footway. High pressure pipeline in carriageway with a 7m recommended minimum building proximity distance.	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	
Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CF5M051 and CF5E005 are all within 2km of this national protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly affect the canal should not be progressed. <a href="http://www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf">www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf</a>	

## Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Site considered suitable in principle for residential, with requirement that development should provide new greenspace on site to extend the existing area of greenspace to the north and create a green link across the site, in accordance with West Leeds Gateway Supplementary Planning Document. The adopted West Leeds Gateway Supplementary Planning Document states that the site is suitable for residential development with these provisions. No Highways concerns.	

Site Details							
Easting	424139	Northing	436555	Site area ha	4.91	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley and Stanningley	

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

Other land uses - None

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

Description
The site is part of a larger wood and is heavily treed. There are no bulidings on site, though pedestrian access is available through a series of tracks. To the north the site abuts a canal, along the western boundary is a road whilst to the south is a playing pitch.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.16
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Nearest train station	Bramley
Nearest train station distance (m)	2146.41
Nearest bus stop	13466
Nearest bus stop distance (m)	555.43

Agricultural classification	
Grade	Percent
Grade 3	74.36
Urban	25.64

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

### Greenbelt Assessment

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

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

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	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?	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?	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

Site provides important access to countryside. Low chance of sprawl due to strong boundaries and dense trees. Would reduce green belt gap between Horsforth and Bramley.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Poor public transport / access to health services. Average primary and secondary school accessibility.	2

#### Access comments

Poor access along Pollard Lane.	2
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**Pollard Lane, LS13**

Site Plan ref: n/a

SHLAA ref: 306

**Local network comments**

Cumulative impact on ring road and kirkstall.

**4****Mitigation measures**

Public transport and road improvements required but unlikely to be achievable.

**Total score****8****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	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 on historic landfill site. See comments in main text of our response.

**LCC**

Ecology support	Not supported
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Not supported (RED). All of the site is Bramley Fall and Newlay Quarry LNA, together with an additional area of woodland. Any development of this site would result in the loss of mature woodland and place additional disturbance on the remaining woodland and protected species including Otters and Badgers. Possible that all this site would meet Local Wildlife Site (SEGI) criteria - needs to be assessed.

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

Flood Zone 1. Part of site susceptible to surface water flooding. Public (combined) sewer runs across the site.

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

**Utilities**

Gas
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Electric
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Fire and Rescue
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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 reduce green belt gap between Bramley and Horsforth. Site is heavily wooded. Highways concerns regarding access along Pollard Lane and poor accessibility.

Site Details							
Easting	421257	Northing	435306	Site area ha	1.52	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics	
Site type	60:40 green/brown
On-site land uses	
Medical and Health care services	
Outdoor sport facility	
Neighbouring land uses	
Outdoor sport facility	
Agriculture	
Dwellings	

Other land uses - None

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

Description	
Southern section brownfield, northern part is existing playing pitch.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.99	% overlap	Main Urban Area	0.01	% 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	99.99				
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	100.00	
Sch. Ancient Mon.	0.00		EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	New Pudsey
Nearest train station distance (m)	1008.66
Nearest bus stop	2172
Nearest bus stop distance (m)	246.54
Agricultural classification	
Grade	Percent
Urban	100

**Stony Royd - The Manor, Farsley**

Site Plan ref: n/a

SHLAA ref: 308

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	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?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

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

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

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

Southern part of site performs relatively well in green belt terms, though northern part would not relate well to the existing settlement form and have potential to lead to sprawl.

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

Public transport accessibility comments	Rank (1-5)
Poor public transport. Good acces to primary / secondary education and health services.	3

**Access comments**

Access not wide enough for carriageway and footways	2
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## Stony Royd - The Manor, Farsley

Site Plan ref: n/a

SHLAA ref: 308

### Local network comments

Likely cumulative impact on ring road

4

### Mitigation measures

Needs additional land from cricket club for access

Total score

9

### Highways site support

No

### Contingent on other sites

### Highways England

Impact	No material impact	Network Status	No objection
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n/a

### Network Rail

### Yorkshire Water

Treatment Works	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

Flood Zone 1. Watercourse runs around the bottom SW corner of the site, and FRM have records of flooding to the site from this source. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves 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
09/02736/FU	Change of use from a wedding function room with living accommodation to funeral directors with chapel of rest and function room	A	100

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Development would not relate well to the existing settlement form in that it would not 'round off' the settlement, but could set a precedent for further sprawl. Northern part of site is designated as N6 playing pitch in the existing UDP and is to be retained as Green Space in the Site Allocations Plan. Highways concerns regarding access (insufficient width to serve development).	

Station Street, Pudsey

Site Plan ref: HG2-74      SHLAA ref: 659

Site Details

Easting	421865	Northing	432658	Site area ha	0.46	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

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

Neighbouring land uses
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Dwellings
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Manufacturing and Wholesale
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Other land uses - None

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

Description
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Steep site, currently undeveloped. Set in urban area.
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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	100.00	
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	New Pudsey
Nearest train station distance (m)	1801.81
Nearest bus stop	11431
Nearest bus stop distance (m)	32.97

Agricultural classification	
Grade	Percent
Urban	100

**Station Street, Pudsey**

Site Plan ref: HG2-74 SHLAA ref: 659

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

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

Public transport accessibility comments

Rank (1-5)

Good

5

Access comments

Access achievable onto Station Street.

5

Local network comments

Ok

5

Mitigation measures

Total score

15

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 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 under 1 ha and on historic landfill site. See comments in main text of our response.



Station Street, Pudsey

Site Plan ref: HG2-74      SHLAA ref: 659

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. Parts of site at risk from 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	
High pressure pipeline in carriageway, with a 7m recommended minimum building proximity distance.	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Site has previously had permission for residential development but this has since lapsed. The steep banked drop from the road (a dismantled railway site) is a constraint on the site, but due to previous history on site, development is considered acceptable in principle. Access achievable onto Station Street.	

Newlay Bridge, off Pollard lane , Newlay LS13

Site Plan ref: n/a SHLAA ref: 1051

Site Details

Easting	423893	Northing	436861	Site area ha	0.64	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley and Stanningley	

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	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	2339.25
Nearest bus stop	12171
Nearest bus stop distance (m)	452.30

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 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 not required

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

--

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

App Number	Proposal	Decision	% of site
12/00497/CA	Conservation Area Application to demolish structures, chimney and buildings	A	74

**Newlay Bridge, off Pollard lane , Newlay LS13**

**Site Plan ref: n/a                      SHLAA ref: 1051**

**Conclusions**

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt. Site sieved out. Strategic Flood Risk Assessment Flood zone 3b

Site Details							
Easting	423808	Northing	436454	Site area ha	1.51	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley and Stanningley	

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

Other land uses - None

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

Description	
Vacant land with no obvious use. Set between the river and canal the site slopes upwards towards the east. Some trees on site and overgrown foliage. To the north the site connects to a newly developed housing estate, but there is no road in place to join 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	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	Bramley
Nearest train station distance (m)	2042.07
Nearest bus stop	2601
Nearest bus stop distance (m)	606.67

Agricultural classification	
Grade	Percent
Grade 3	100

Overlaps SSSI	<input checked="" 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?	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	Low potential to lead to unrestricted sprawl
--------------------------------	--

**2. Prevent neighbouring towns from merging**

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

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

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

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	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 the main urban area despite a connection to housing development to the north. Development would represent an isolated incursion into the Green Belt.
--

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

Public transport accessibility comments

Poor accessibility all round

Rank (1-5)

1

Access comments

Poor access along Pollard Lane

2

Local network comments		
Cumulative impact on ring road and kirkstall		4
Mitigation measures		Total score
Public transport and road improvements required but unlikely to be achievable		7
Highways site support		
No		
Contingent on other sites		

Highways England	
Impact	Network Status
No objection	

Network Rail	
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Yorkshire Water	
Treatment Works	

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

LCC	
Ecology support	

Education comments	
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Flood Risk	
Potentially Flood Zone 1. Adjacent to River Aire, so topo survey needed confirm flood extents. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	
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Fire and Rescue	
-----------------	--

Telecoms	
----------	--

Other	
Heritage England	
There are a number of Grade II Listed Buildings at Whitecote House on the eastern side of the Leeds and Liverpool Canal.	

Pollard Lane, Newlay LS13

Site Plan ref: n/a                      SHLAA ref: 1053A

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

Natural England

Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CF5M051 and CF5E005 are all within 2km of this nationally protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly affect the canal should not be progressed. [www.sssi.naturalengland.org.uk/citation/citation\\_photo/1004146.pdf](http://www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf)

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

App Number	Proposal	Decision	% of site
15/03314/COND	Consent, agreement or approval required by conditions 13, 14, 15 and 16 of Planning Application 12/03580/FU	SPL	96
12/03580/FU	Erection of 59 dwellings and associated works	A	96
15/03189/COND	Consent, agreement or approval required by conditions 3, 5, 7, 8, 9, and 21 of Planning Application 12/03580/FU	A	96
15/06394/COND	Consent, agreement or approval required by condition 14 of Planning Application 12/03580/FU	A	96

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Isolated from the main urban area despite a connection to housing development to the north. Development would represent an isolated incursion into the Green Belt. Site is bounded by the river and canal.



Site Details							
Easting	423772	Northing	436302	Site area ha	1.08	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Waterways	
Unmanaged Forest	
Vacant land	

Other land uses - None

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

Description	
Vacant land. Set between the river and canal the site slopes upwards towards the east. Some trees on site and overgrown foliage. To the north the site connects to a newly developed housing estate, but there is no road in place to join the site.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00		Inner South RA	0.00	% overlap
N6 Playing Pitch	0.00		LB Corridor RA	0.00	
N8 Urban Green Corridor	100.00		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	Bramley
Nearest train station distance (m)	1893.64
Nearest bus stop	10279
Nearest bus stop distance (m)	497.41
Agricultural classification	
Grade	Percent
Grade 3	100

Overlaps SSSI	<input checked="" 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?	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
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**2. Prevent neighbouring towns from merging**

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

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

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

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

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

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

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

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 from the main urban area. Development would represent an isolated incursion into the Green Belt.
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**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Poor accessibility all round

Rank (1-5)

1

Access comments

Poor access along Pollard Lane

2

**Pollard Lane, Newlay LS13**

Site Plan ref: n/a

SHLAA ref: 1053B

**Local network comments**

Cumulative impact on ring road and kirkstall

**4****Mitigation measures**

Public transport and road improvements required but unlikely to be achievable

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

No

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

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

**LCC****Ecology support****Education comments****Flood Risk**

Approx 40% of site shown to be in Flood Zone 3A. Site is adjacent to river Aire, so topo survey needed to confirm flood extents. A number of public sewers / rising mains 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**

Pollard Lane, Newlay LS13

Site Plan ref: n/a                      SHLAA ref: 1053B

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
15/03314/COND	Consent, agreement or approval required by conditions 13, 14, 15 and 16 of Planning Application 12/03580/FU	SPL	100
12/03580/FU	Erection of 59 dwellings and associated works	A	100
15/03189/COND	Consent, agreement or approval required by conditions 3, 5, 7, 8, 9, and 21 of Planning Application 12/03580/FU	A	100
15/06394/COND	Consent, agreement or approval required by condition 14 of Planning Application 12/03580/FU	A	100

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. It is removed from existing development and due to the narrow linear nature of the site relates poorly to the existing settlement pattern. Development would represent an isolated incursion into the Green Belt.

Site Details							
Easting	423280	Northing	433228	Site area ha	0.52	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

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 slopes steeply, currently grassland. It abuts residential development to the east and further open land on all other sides. No road frontage available.
-------------	--

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.02	% 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	100.00	
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	Bramley
Nearest train station distance (m)	1365.09
Nearest bus stop	6956
Nearest bus stop distance (m)	148.43

Agricultural classification	
Grade	Percent
Grade 3	100

## Houghside Pudsey LS28

Site Plan ref: n/a

SHLAA ref: 1060B

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

#### 2. Prevent neighbouring towns from merging

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

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

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

Steep site, unsuitable for development. Not well connected to built up area.
--

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Poor Public Transport, Good health and primary, poor secondary	3

Access comments	
No highway frontage - requires access via site A	3

## Houghside Pudsey LS28

Site Plan ref: n/a

SHLAA ref: 1060B

### Local network comments

Local congestion on Ring Road, excessive speeds on Hough Side Road

3

### Mitigation measures

Public transport improvements, footway improvements on Hough Side Road, possible capacity works on local highway, possible traffic calming on Hough Side Road

Total score

9

### Highways site support

Yes with mitigation

### Contingent on other sites

Yes

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

## LCC

### Ecology support

### Education comments

### Flood Risk

Flood Zone 1. Public (combined) sewer crosses part 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. Steep gulley within wider valley, no road frontage.	



Hough Side Road Pudsey

Site Plan ref: HG2-76      SHLAA ref: 1060A\_3377A

Site Details

Easting	423493	Northing	433308	Site area ha	7.63	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

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

On-site land uses

Agriculture
Shops

Neighbouring land uses

Agriculture
Unmanaged Forest
Dwellings

Other land uses - None

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

Description

Majority green field site in agricultural use. There is a nursery on the site in the north east corner, the northern boundary also has a road frontage to Hough Side Road.

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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

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

Nearest train station	Bramley
Nearest train station distance (m)	1190.22
Nearest bus stop	3430
Nearest bus stop distance (m)	116.45

Agricultural classification	
Grade	Percent
Grade 3	87.71
Urban	12.29

## Hough Side Road Pudsey

Site Plan ref: HG2-76 SHLAA ref: 1060A\_3377A

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

### Greenbelt Assessment

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging 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

Site has strong links to the settlement and is well contained as it is surrounded by trees on the southern boundary. Low potential for further sprawl.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Poor PT, Good health and primary, poor secondary

Rank (1-5)

2

Access comments

Access possible from Hough Side Road. Would require extension of footway across site frontage which along with Visibility splay requirements would affect existing walls and trees.

5

Hough Side Road Pudsey

Site Plan ref: HG2-76      SHLAA ref: 1060A\_3377A

Local network comments		3
Local congestion on Ring Road, excessive speeds on Hough Side Road		
Mitigation measures		Total score 10
PT bus improvements, footway improvements on Hough Side Road, poss capacity works on local highway, possible traffic claming on Hough Side Road		
Highways site support		
Yes with mitigation		
Contingent on other sites		
No		

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
Supported (Green)	

Education comments	

Flood Risk	
FZ1. Potential surface water flood route through the SW 'corner' of the site.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Hough Side Road Pudsey

Site Plan ref: HG2-76      SHLAA ref: 1060A\_3377A

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt Site. Site has strong links to the settlement and is well contained with trees and rising land on the southern boundary. Low potential for further sprawl.

Owlcotes Farm, Pudsey

Site Plan ref: n/a SHLAA ref: 1073B

Site Details

Easting	420970	Northing	433884	Site area ha	2.42	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

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

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

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

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

Outdoor amenity and open space
--------------------------------

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

Other land uses - None

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

Description
Greenfield site in agricultural 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	100.00	
CC Shopping Quarter	0.00	
UDP 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	100.00	
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	New Pudsey
Nearest train station distance (m)	451.60
Nearest bus stop	11611
Nearest bus stop distance (m)	248.03

Agricultural classification	
Grade	Percent
Urban	100

**Owlcotes Farm, Pudsey**

Site Plan ref: n/a

SHLAA ref: 1073B

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)

Good accessibility all round

**5**

Access comments

Needs 1073A land for access

**3**

Local network comments

Local capacity, congestion in pudsey

**4**

Mitigation measures

Access improvements may be required

Total score

**12**

Highways site support

Only suitable if linked with 1117A

Contingent on other sites

Two parts of site may need to be linked

**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.

Owlcotes Farm, Pudsey

Site Plan ref: n/a                      SHLAA ref: 1073B

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
11/02798/DAG	Agricultural Determination application for replacement storage building	ANR	100

Conclusions
Submission Draft Plan Allocation
Not allocated for housing
Submission Draft Plan Allocation Conclusion
Isolated site and part is steeply sloping. Highways concerns re access.

Site Details							
Easting	420959	Northing	433747	Site area ha	3.27	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics	
Site type	70:30 green/brown
On-site land uses	
Agriculture	
Water Storage and Treatment	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

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

Description	
Covered reservior and green field land in agricultural use. The site is in UDP N8 Green Corridor and N11 Open Land.	

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	97.53	
CC Shopping Quarter	0.00	
UDP 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		New Pudsey
Nearest train station distance (m)		585.14
Nearest bus stop		11611
Nearest bus stop distance (m)		111.39
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)
Good accessibility all round		5
Access comments		
Adequate frontages with the adopted highway		5
Local network comments		
local capacity, congestion in pudsey		4
Mitigation measures		Total score
access improvements may be required		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	
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

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
11/02798/DAG	Agricultural Determination application for replacement storage building	ANR	63

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Well related to settlement, with existing residential development to western and part of eastern and southern boundaries.

Coal Hill Lane (land on north side of), Rodley

Site Plan ref: n/a                      SHLAA ref: 1085

Site Details

Easting	422407	Northing	435641	Site area ha	2.17	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings
Outdoor sport facility
Education

Other land uses - None

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

Description	Currently used as amenity space. Set in urban area, school to the east.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.51	
CC Shopping Quarter	0.00	
UDP 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 %	0.06
-----------------	------

Nearest train station	New Pudsey
Nearest train station distance (m)	1844.79
Nearest bus stop	12021
Nearest bus stop distance (m)	126.76

Agricultural classification	
Grade	Percent
Urban	100

**Coal Hill Lane (land on north side of), Rodley**

Site Plan ref: n/a

SHLAA ref: 1085

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

**4**

Access comments

Poor connection to adopted highway - too narrow land width, on bend in Coal Hill Lane so no visibility and on crossroads

**1**

Local network comments

Cumulative impact onto ring road

**4**

Mitigation measures

Need to provide access onto Coal Hill Drive

**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.

Coal Hill Lane (land on north side of), Rodley

Site Plan ref: n/a                      SHLAA ref: 1085

LCC	
Ecology support	Not supported
Not supported (red) - all of the site falls within the Leeds Habitat Network.	

Education comments	

Flood Risk	
Flood Zone 1. Potential run-off from hillside. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves 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 falls within N11 Other Open Land in Built Up Areas. Development of the site would encroach into the open corridor of land to the east of Bagley Lane. Highways do not support development due to access concerns.	

Site Details							
Easting	421821	Northing	436222	Site area ha	1.56	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics			
Site type	50:50 green/brown		
On-site land uses			
Agriculture			
Other			
Neighbouring land uses			
Agriculture			
Dwellings			
Other land uses			
Nursery			
Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Northern part of the site used for agriculture, southern section has an employment use. Main road runs along the western boundary, which also has a line of trees in place. To the north is residential development, whilst to the south and east are further fields.
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Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	98.40	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.08	% 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 %	1.60	
Nearest train station	New Pudsey	
Nearest train station distance (m)	2036.67	
Nearest bus stop	2493	
Nearest bus stop distance (m)	340.77	

Agricultural classification	
Grade	Percent
Grade 3	85.93
Urban	14.07

**Rodley (land at), Leeds LS13**

Site Plan ref: HG3-14 SHLAA ref: 1110

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)
Average accessibility all round	3

Access comments	
Frontage with ring road not suitable for development	2

Local network comments	
Capacity issues on ring road	3

Mitigation measures	Total score
Public transport bus improvements, link with other sites, footway works, improvements to highways and ring road connections, close off connection to site directly from ring road	8

Highways site support	
No	

Contingent on other sites	
Need to combine with 1114 and 2121	

**Highways England**

Impact	No material impact	Network Status	No objection
n/a			

**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.	

## Rodley (land at), Leeds LS13

Site Plan ref: HG3-14      SHLAA ref: 1110

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor of the beck and associated woodland along the southern boundary. Retain a corridor of minimum 20 metres from the beck. Otters and bats to consider	

Education comments
1114+1110+2121 = 591 houses generates 148 primary and 59 secondary children. Not enough children for a new school (less than 1FE per year group primary and 2FE per year group secondary) but limited options in the area so land may be sought for a new school.

Flood Risk
Flood Zone 1. Culverted watercourse runs inside Eastern 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
Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CF5M051 and CF5E005 are all within 2km of this national protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly affect the canal should not be progressed. <a href="http://www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf">www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf</a>

Planning History    Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
12/03123/FU	Detached house	R	54

## Conclusions

Submission Draft Plan Allocation
Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion
Site designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. Whilst the site has links to the settlement and is relatively close to Farsley town centre the urban edge of Farsley is clear and well defined and this area forms part of a an important tract of open land. 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.



Kirklees Knowl (land at), Bagley Lane, Bagley

Site Plan ref: HG3-15      SHLAA ref: 1114

Site Details

Easting	421886	Northing	435987	Site area ha	17.82	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

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

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

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

Post and Telecom
------------------

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

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

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

Other land uses - None

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

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

Large site with an agricultural use, there are no bulidings in place but a line of pylons cross the site. The boundaries are well defined with existing residential development to the north and south. The site also has road frontage on three sides. There is limited tree cover on the site, mostly around the borders and along the boundaries of fields.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	99.28	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City 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 %	0.01
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Nearest train station	New Pudsey
Nearest train station distance (m)	1842.26
Nearest bus stop	5717
Nearest bus stop distance (m)	368.36

Agricultural classification	
Grade	Percent
Grade 3	3.67
Urban	0.28
Grade 3b	61.5
Grade 3a	34.55

**Kirklees Knowl (land at), Bagley Lane, Bagley**

Site Plan ref: HG3-15 SHLAA ref: 1114

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

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

## Public transport accessibility comments

Rank (1-5)

Average public transport. Poor health services accessibility. Good primary / secondary school accessibility.

**3**

## Access comments

Adequate frontage with adopted highway, possible connections with Petrie Street and Tower Drive, footway required on Bagley Lane

**4**

## Local network comments

Capacity issues on ring road

**3**

## Mitigation measures

Public transport bus improvements, link with other sites, footway works, improvements to highways and ring road connections

Total score

**10**

## Highways site support

Yes but only with public transport improvements, link with other sites, and highway works

## Contingent on other sites

Need to combine with 1110 and 2121

**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

slight encroachment of FZ2 & FZ3 to site boundary to the east. Red Beck (main river) runs through northern part of site. See comments in main text of our response.

Kirklees Knowl (land at), Bagley Lane, Bagley

Site Plan ref: HG3-15      SHLAA ref: 1114

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance wildlife corridor function across the site - hedgerow of particular importance. Bats to consider.	

Education comments
1114+1110+2121 = 591 houses generates 148 primary and 59 secondary children. Not enough children for a new school (less than 1FE per year group primary and 2FE per year group secondary) but limited options in the area so land may be sought for a new school.

Flood Risk
Flood Zone 1. Culverted watercourse runs inside NE corner of the site. Some field drainage 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
This site adjoins the boundary of the Farsley Conservation Area. In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, there will need to be some assessment of what contribution this area makes to the landscape setting of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable. If allocated, development proposals would need to ensure that those elements which contribute to the character of that part of the adjacent Conservation Area are not harmed.

Natural England
Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CF5M051 and CF5E005 are all within 2km of this national protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly affect the canal should not be progressed. <a href="http://www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf">www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf</a>

Planning History    Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
12/04046/OT	Outline application for residential development	AP	99

Conclusions

Submission Draft Plan Allocation
Safeguarded land (PAS)

Submission Draft Plan Allocation Conclusion
Site designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. Whilst the site has links to the settlement and is relatively close to Farsley town centre the urban edge of Farsley is clear and well defined and this area forms part of a an important tract of open land. 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.

Calverley (land east and west of )

Site Plan ref: n/a                      SHLAA ref: 1117

Site Details

Easting	420042	Northing	437202	Site area ha	7.4	SP7	Smaller Settlement Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

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

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

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

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

Unmanaged Forest
------------------

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

Other land uses - None

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

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

Current agricultural use, consisting of open fields, no buildings are located on site. The site is in two sections, split along the middle by a public footpath which is well treed on either side. Broadly well contained by the main road to the south and woodland to the north. Some trees along the field borders.

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	New Pudsey
Nearest train station distance (m)	3096.02
Nearest bus stop	1274
Nearest bus stop distance (m)	115.49

Agricultural classification	
Grade	Percent
Grade 3	92.92
Urban	7.08

## Calverley (land east and west of )

Site Plan ref: n/a

SHLAA ref: 1117

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input 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?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

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

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

Site within Conservation Area; the Conservation Area Appraisal identifies that the historic field pattern in this area makes a considerable contribution to its character so development would have a significant effect on the setting and special character of historic features. Site is fairly well contained with low potential for sprawl but would represent a significant extension of Calverley to north of Carr Road. Well used footpath provides access to countryside beyond further development, with the site performing an important role in safeguarding the countryside from encroachment.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Good accessibility all round

Rank (1-5)

5

## Calverley (land east and west of )

Site Plan ref: n/a

SHLAA ref: 1117

### Access comments

Suitable frontage onto Carr Road for part of site but requires works, no access available for other part of site due to ransom strip

3

### Local network comments

Cumulative impact into Bradford, congestion on Rodley roundabout

3

### Mitigation measures

Link through, access works onto Carr Road, footway improvements on Carr Road, by-way improved

Total score

11

### Highways site support

Partial, due to part of land accessed through ransom strip not in council control

### Contingent on other sites

Two parts of site may need to be linked and byway needs to be owned by council

### 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 with mitigation
Supported with mitigation to protect and enhance wildlife corridor function across the site - extending woodland cover to link with adjacent Calverley Wood Complex LNA. Bats 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

Calverley (land east and west of )

Site Plan ref: n/a                      SHLAA ref: 1117

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
14/07179/TR	work to TPO Tree - Trees to the south of Clara Drive, Calvery. From its Junction with Carr Road to Calvery cuttubng. Removal of deadwood and several dead trees from G53	A	66

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Site assists in safeguarding the countryside from encroachment and has a significant role in preserving the setting and special character of the Conservation Area. Access to eastern section would be required through the existing well treed public footpath that splits the site. There is also a line of protected trees running through the centre of the site. Development would significantly impact on the trees and footpath.	

Site Details							
Easting	420586	Northing	436431	Site area ha	4.53	SP7	Smaller Settlement Extension
HMCA	Outer West				Ward	Calverley and Farsley	

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

Other land uses - None

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

Description	
Agricultural use, there are no buildings on site. Bordered by residential development to the north, the site has a road frontage along the western boundary and a narrow access in the north east corner (currently a footpath that runs along the eastern boundary of the site). A few trees line the field boundaries but the site is reasonably clear.	

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	New Pudsey	
Nearest train station distance (m)	2195.21	
Nearest bus stop	4781	
Nearest bus stop distance (m)	121.94	

Agricultural classification	
Grade	Percent
Grade 3	16.68
Urban	83.32



**Foxhole Lane (land off), Calverley**

Site Plan ref: n/a

SHLAA ref: 1123A

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

**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion No merging but there is no defensible boundary

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

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

Whilst development could partially 'round off' the settlement, there is no defensible boundary to the site and would lead to sprawl of development into the Green Belt south of Calverley. Site performs an important role in safeguarding the countryside from encroachment.

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

Public transport accessibility comments

Poor public transport, good health and primary / secondary school accessibility.

Rank (1-5)

2

Access comments

Adequate frontage with Woodhall Road but requires speed limit reductions, possible access onto Foxhole Lane

4

## Foxhole Lane (land off), Calverley

Site Plan ref: n/a

SHLAA ref: 1123A

### Local network comments

Local congestion on A647, Rodley Lane and Ring Road

2

### Mitigation measures

Public transport bus improvements, footway on Woodhall Road, speed limit reductions, improvements in local capacity

Total score

8

### 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

### 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

Foxhole Lane (land off), Calverley

Site Plan ref: n/a                      SHLAA ref: 1123A

Other	
Heritage England	

Natural England	
	Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CFSM051 and CFSE005 are all within 2km of this nationall protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly affect the canal should not be progressed. <a href="http://www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf">www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf</a>

Conclusions

Submission Draft Plan Allocation	
	Not allocated for housing

Submission Draft Plan Allocation Conclusion	
	Green Belt site. Development would lead to sprawl of Calverley to the south, and site performs an important role in safeguarding the countryside from encroachment. Local preference not to allocate it as other sites considered more favourably.

Site Details							
Easting	420682	Northing	436333	Site area ha	6.62	SP7	Smaller Settlement Extension
HMCA	Outer West				Ward	Calverley and Farsley	

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

Other land uses - None

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

Description	
Agricultural use, there are no buildings on site. This section of site 1123 is set away from the settlement to the north, the site has a road frontage along the western boundary and a footpath that runs along the eastern boundary of the site. A few trees line the field boundaries but the site is reasonably clear. Further fields are set to the south and 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	New Pudsey	
Nearest train station distance (m)	2077.95	
Nearest bus stop	4781	
Nearest bus stop distance (m)	258.18	

Agricultural classification	
Grade	Percent
Grade 3	65.42
Urban	34.58

**Foxhole Lane (land off), Calverley**

Site Plan ref: n/a

SHLAA ref: 1123B

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion No merging but there is no defensible boundary

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

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	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?	Yes
Can development preserve this character?	Yes

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

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

Separated from settlement. High potential for further sprawl to south, with no defensible boundary. Site performs an important role in safeguarding the countryside from encroachment. Development would impact on openness of countryside.

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

Public transport accessibility comments

Poor public transport, good health and primary / secondary school accessibility.

Rank (1-5)

2

Access comments

Adequate frontage with Woodhall Road but requires speed limit reductions, possible access onto Foxhole Lane

4

**Foxhole Lane (land off), Calverley**

Site Plan ref: n/a

SHLAA ref: 1123B

## Local network comments

Local congestion on A647, Rodley Lane and Ring Road

2

## Mitigation measures

Public transport bus improvements, footway on Woodhall Road, speed limit reductions, improvements in local capacity

Total score

8

## Highways site support

No

## Contingent on other sites

## Highways England

## 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

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

## LCC

## Ecology support

## Education comments

## Flood Risk

Flood Zone 1.

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

## Utilities

## Gas

## Electric

## Fire and Rescue

## Telecoms

Foxhole Lane (land off), Calverley

Site Plan ref: n/a                      SHLAA ref: 1123B

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Development of site would be unrelated to the existing settlement form, set a precedent for further sprawl into Green Belt and would result in a significant southern extension to Calverley. Site performs an important role in safeguarding the countryside from encroachment.	

Upper Carr Lane (land off), Calverley

Site Plan ref: HG2-54      SHLAA ref: 1124

Site Details

Easting	420232	Northing	436603	Site area ha	0.93	SP7	Smaller Settlement Extension
HMCA	Outer West				Ward	Calverley and Farsley	

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
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Greenfield site in agricultural use, no buildings present. The site slopes gently upwards towards the rear (south). It is set between a recently converted residential building to the west and dwellings / employment site to the east. Road frontage runs along the northern boundary of the site. Site consists of a field with a few sporadic trees.

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	New Pudsey
Nearest train station distance (m)	2468.62
Nearest bus stop	3108
Nearest bus stop distance (m)	266.30

Agricultural classification	
Grade	Percent
Grade 3	10.33
Urban	89.67



**Upper Carr Lane (land off), Calverley**

Site Plan ref: HG2-54 SHLAA ref: 1124

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

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

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	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 but there is no defensible boundary

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

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

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

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

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

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

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

Well contained site with strong links to the settlement, low potential for sprawl.

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

Public transport accessibility comments

Rank (1-5)

Poor public transport accessibility. Good school &amp; health services accessibility.

2

Access comments

Good frontage onto adopted highway

5

**Upper Carr Lane (land off), Calverley****Site Plan ref: HG2-54      SHLAA ref: 1124****Local network comments**

Local capacity, cumulative impact onto ring road and A647

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

No due to poor public transport

**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	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
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Supported

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

Flood Zone 1.

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

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

Upper Carr Lane (land off), Calverley

Site Plan ref: HG2-54      SHLAA ref: 1124

Other
Heritage England

Natural England
Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CFSM051 and CFSE005 are all within 2km of this nationall protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly affect the canal should not be progressed. <a href="http://www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf">www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf</a>

Conclusions

Submission Draft Plan Allocation
Housing allocation

Submission Draft Plan Allocation Conclusion
Green Belt site. Situated between an employment site, residential dwellings and a recent flat conversion, development here would round off the settlement. As the boundary does not project beyond the existing urban area its impact on the surrounding countryside is significantly reduced.

Site Details

Easting	424185	Northing	432135	Site area ha	1.21	SP7	Other Rural Extension
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
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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	Bramley
Nearest train station distance (m)	2293.14
Nearest bus stop	9661
Nearest bus stop distance (m)	86.46

Agricultural classification	
Grade	Percent
Grade 3	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency	
Constraints	

LCC
Ecology support

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Green Lane/Tong Road - Parkside House, Farnley, Leeds LS12 5HB

Site Plan ref: n/a                      SHLAA ref: 1129

Submission	Draft	Plan	Allocation	Conclusion
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Green Belt. Site sieved out. Not within settlement hierarchy				
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Site Details							
Easting	422256	Northing	434328	Site area ha	3.5	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics	
Site type	Brownfield
On-site land uses	Manufacturing and Wholesale
Neighbouring land uses	Manufacturing and Wholesale
Transport tracks and ways	

Other land uses - None

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

Description	Existing employment 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	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	100.00	
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	New Pudsey
Nearest train station distance (m)	1122.37
Nearest bus stop	3325
Nearest bus stop distance (m)	164.75

Agricultural classification	
Grade	Percent
Urban	100

**Town Street (land off), Stanningley LS28**

Site Plan ref: n/a

SHLAA ref: 1150

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)

Good accessibility all round

5

Access comments

Access onto adopted highway but suitable visibility splays requires third party land

2

Local network comments

Local Congestion on Outer Ring Road and Pudsey

3

Mitigation measures

Access requires third party land take

Total score

10

Highways site support

No

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
n/a			

**Network Rail**

General asset protection issues

**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 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	
Site in existing employment use, in existing employment area. Continuation of employment uses preferable. Site identified in adopted Natural Resources and Waste Local Plan under Policy Waste 5 as part of a preferred location for new waste management facilities. Visibility at access would require additional land, no highway support without that land.	

Site Details							
Easting	425498	Northing	431242	Site area ha	6.29	SP7	Main Urban Area Extension
HMCA	Outer 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			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	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.
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### 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.	

Turkey Hill (land at), Pudsey LS28

Site Plan ref: n/a                      SHLAA ref: 1183

Site Details

Easting	423144	Northing	432524	Site area ha	2.25	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Storage

Neighbouring land uses

Agriculture
Dwellings
Storage

Other land uses - None

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

Description

Site is set to the east of the settlement. Mainly in agricultural use, fields slope steeply downwards towards the south. There are two storage sheds in the north west corner, access to the site is also from here although the boundary of the site doesn't reach to the road frontage. There is a row of trees running along the northern boundary and a few sporadic trees along the field borders.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
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	Bramley
Nearest train station distance (m)	2057.42
Nearest bus stop	12512
Nearest bus stop distance (m)	145.68

Agricultural classification	
Grade	Percent
Grade 2	94.89
Urban	3.51
Grade 3b	1.6

## Turkey Hill (land at), Pudsey LS28

Site Plan ref: n/a

SHLAA ref: 1183

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

### Greenbelt Assessment

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

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

The site extends out into Green Belt to the east of the existing settlement and would not constitute rounding off of the existing settlement, but could set a precedent for further unrestricted Green Belt sprawl.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Poor public transport. Good health and primary school accessibility, average secondary school accessibility.	3

#### Access comments

Existing access onto Kent Road but maybe through third party land (i.e. ransom strip)	2
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## Turkey Hill (land at), Pudsey LS28

Site Plan ref: n/a

SHLAA ref: 1183

### Local network comments

Congestion in Pudsey

3

### Mitigation measures

Public transport bus improvements, access and footway improvements on Kent Road, possible local traffic claming

Total score

8

### 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	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 and on historic landfill site. See comments in main text of our response.

### LCC

Ecology support	Supported
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Supported

### Education comments

### Flood Risk

Flood Zone 1. Minor watercourse runs along Northern boundary of the site. Public sewer crosses NW limb.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves 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



Turkey Hill (land at), Pudsey LS28

Site Plan ref: n/a                      SHLAA ref: 1183

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 out into Green Belt to the east of the existing settlement and would not constitute rounding off of the existing settlement, but could set a precedent for further unrestricted Green Belt sprawl. Set at the top of a hill the site slopes downwards meaning development would be prominent from the south. No highways frontage.	

Acres Hall Avenue Pudsey

Site Plan ref: HG2-80      SHLAA ref: 1184\_3050

Site Details

Easting	423380	Northing	432768	Site area ha	2.45	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

Site type	Greenfield
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On-site land uses
Agriculture

Neighbouring land uses
Agriculture
Dwellings

Other land uses - None

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

Description
The majority of the site is in agricultural use consisting of several fields. The north west part of the site is currently a livery stable consisting of a stable building and paddocks. The site slopes downwards north to south. Roads run along the southern and western boundary and a narrow access road to the north.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.02	% 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.90
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Nearest train station	Bramley
Nearest train station distance (m)	1744.73
Nearest bus stop	9845
Nearest bus stop distance (m)	113.40

Agricultural classification	
Grade	Percent
Grade 2	88.54
Urban	11.46

## Acres Hall Avenue Pudsey

Site Plan ref: HG2-80 SHLAA ref: 1184\_3050

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

### Greenbelt Assessment

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

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

Unrestricted Sprawl Conclusion 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	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?	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

Well connected to the existing residential area. Site has good links to the built up area and is well contained by the road to the west and south. Public right of way to north of site of site provides access to countryside but could be maintained through development. Development may lead to further sprawl to the east as there is no defensible boundary and this would need to be addressed through landscaping. Listed building adjacent to the site, though impact on setting and special character could be mitigated through appropriate detailed design.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Poor PT, Good health and primary and secondary

Rank (1-5)

3

Acres Hall Avenue Pudsey

Site Plan ref: HG2-80      SHLAA ref: 1184\_3050

Access comments		
Good frontage onto adopted highway from two sides		5
Local network comments		
Local Congestion on Outer Ring Road and Pudsey		3
Mitigation measures		Total score
PT bus improvements, poss capacity works on local highway		11
Highways site support		
Partial Yes with mitigation and improvements in PT		
Contingent on other sites		

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

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

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

Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Acres Hall Avenue Pudsey

Site Plan ref: HG2-80      SHLAA ref: 1184\_3050

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 urban area. There is a Listed Building adjacent to the site which would need to be taken into consideration at detailed design stage. Good access from Troydale Lane.	

Site Details							
Easting	422637	Northing	436681	Site area ha	31.54	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

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

Other land uses - None

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

Description	
Large flat site bordered by a river to the north and a canal to the south. Currently has an agricultural use, mainly fields but there is a farm set in the south west corner. Single narrow access links the farm to the settlement, there is no road frontage available. Trees line the boundary and are sporadically placed along individual field boundaries throughout the site. The Ring Road is set to the west but is substantially higher than the site with no access linkage.	

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	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	Bramley
Nearest train station distance (m)	2618.44
Nearest bus stop	4220
Nearest bus stop distance (m)	352.41

Agricultural classification	
Grade	Percent
Grade 2	95.73
Grade 3	2.79
Urban	1.48

**Rodley Fold Farm (land at), Rodley LS13**

Site Plan ref: n/a

SHLAA ref: 1187

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

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

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	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	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

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

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

Site relates poorly to the settlement and performs an important role in safeguarding the countryside from encroachment. Development would significantly reduce the Green Belt gap between Horsforth and Rodley and have a high potential to lead to unrestricted sprawl.

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

Public transport accessibility comments	Rank (1-5)
Public transport offer not in walking distance to half of site and distant from employment education health.	2

**Access comments**

Access difficult to achieve	1
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**Rodley Fold Farm (land at), Rodley LS13**

Site Plan ref: n/a

SHLAA ref: 1187

**Local network comments**

Unsuitable local network and mitigation difficult to achieve

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

No

**Contingent on other sites**

Yes

**Highways England**

Impact	No material impact	Network Status	No objection
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**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**

Large areas of this site are in FZ3b (functional flood plain) and FZ2. See comments in the main text of our reply

**LCC**

Ecology support	Not supported
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Not supported (RED). No site-based designations but this site would result in a large unsympathetic development in the heart of the River Aire/Leeds Liverpool Canal Wildlife corridor. The area is currently semi-improved grassland which has no known survey

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

Site is largely in Flood Zones 2 and 3.

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

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



Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Large site, between a river and canal, accessed via narrow bridge with no road frontage for suitable access to development. Site relates poorly to the settlement and performs an important role in safeguarding the countryside from encroachment. Development would significantly reduce the Green Belt gap between Horsforth and Rodley and have a high potential to lead to unrestricted sprawl.	

Site Details							
Easting	421648	Northing	432505	Site area ha	0.56	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

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	
Small field which has strong tree lined borders on all sides. Set behind residential properties the site has no road frontage and can only be accessed through a narrow footpath. It slopes steeply upwards towards the rear (south) and is surrounded by further fields to the west, south and east. No buildings on the site.	

Spatial relationships

UDP Designations		
N32 Greenbelt	99.89	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.11	% 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	New Pudsey	
Nearest train station distance (m)	1872.13	
Nearest bus stop	4606	
Nearest bus stop distance (m)	171.84	

Agricultural classification	
Grade	Percent
Grade 3	90.58
Urban	9.42

**Green Top (land adjoining), Pudsey LS28**

Site Plan ref: n/a

SHLAA ref: 1192

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

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

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

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

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

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

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

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

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

Well contained so low potential for sprawl, however, the site does not link well to settlement.

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

Public transport accessibility comments

Rank (1-5)

Poor public transport accessibility. Good primary / secondary schools and health.

3

Access comments

No access onto adopted highway.

1

## Green Top (land adjoining), Pudsey LS28

Site Plan ref: n/a

SHLAA ref: 1192

Local network comments		4
Local capacity, congestion in Pudsey.		
Mitigation measures		Total score 8
Highways site support		
No		
Contingent on other sites		

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

Network Rail	

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 with mitigation
Supported with mitigation to ensure that a wildlife corridor between Leeds and Bradford is retained. Ridge and Furrow and semi-improved grassland 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	

Green Top (land adjoining), Pudsey LS28

Site Plan ref: n/a                      SHLAA ref: 1192

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 into Green Belt to the south of Westroyd Hill and development would be isolated. There is no access to the site.

Rodley Lane (land at) - Calverley Lane, Calverley LS19

Site Plan ref: HG2-56      SHLAA ref: 1193A

Site Details

Easting	421543	Northing	436495	Site area ha	2.03	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

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

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

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

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

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

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

Outdoor amenity and open space
--------------------------------

Other land uses - None

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

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

Greenfield land set between Calverley and Rodley.
---

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	New Pudsey
Nearest train station distance (m)	2227.52
Nearest bus stop	4078
Nearest bus stop distance (m)	221.35

Agricultural classification	
Grade	Percent
Grade 3	21.71
Urban	78.29

**Rodley Lane (land at) - Calverley Lane, Calverley LS19****Site Plan ref: HG2-56      SHLAA ref: 1193A**

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

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

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

Unrestricted Sprawl Conclusion    Low potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

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

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

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

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

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

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

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

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

Development would reduce separation between Calverley and Rodley, though relates well to settlement is is contained by tree lined boundaries to west of site.

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

Public transport accessibility comments

**Rank (1-5)**

Good public transport and primary school accessibility. Poor health and secondary school accessibility.

**3**

Access comments

Adequate frontages to Caverley Lane and Rodley Lane but requires significant works and footways on site side.

**4**

**Rodley Lane (land at) - Calverley Lane, Calverley LS19****Site Plan ref: HG2-56      SHLAA ref: 1193A**

Local network comments		
Direct impact on Rodley roundabout		2
Mitigation measures		Total score
Capacity improvements to ring road required, footways on adopted highway required, significant access works required		9
Highways site support		
Yes but only with capacity contributions		
Contingent on other sites		

Highways England	
Impact	Network Status

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

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
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Fire and Rescue
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Telecoms
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Rodley Lane (land at) - Calverley Lane, Calverley LS19

Site Plan ref: HG2-56      SHLAA ref: 1193A

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Site is related to the existing properties in Rodley and has a well defined field boundary to the west.	

Rodley Lane (land at) - Calverley Lane, Calverley LS19

Site Plan ref: n/aSHLAA ref: 1193B

Site Details

Easting	421381	Northing	436545	Site area ha	6.26	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

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 land set between Calverley and Rodley.
---

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	New Pudsey
Nearest train station distance (m)	2253.37
Nearest bus stop	5157
Nearest bus stop distance (m)	319.87

Agricultural classification	
Grade	Percent
Grade 3	72.71
Urban	27.29

**Rodley Lane (land at) - Calverley Lane, Calverley LS19**

Site Plan ref: n/a

SHLAA ref: 1193B

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

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

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	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	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?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

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

Site has an important role in safeguarding the countryside from encroachment. Development would merge Calverley and Rodley, and have a significant impact on the openness of the green belt. Could set a precedent for further sprawl to south.
---

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

Public transport accessibility comments

Rank (1-5)

Good public transport and primary school accessibility. Poor health and secondary school accessibility.

**3**

Access comments

Adequate frontages to Calverley Lane and Rodley Lane but requires significant works and footways on site side.

**4**

**Rodley Lane (land at) - Calverley Lane, Calverley LS19**

Site Plan ref: n/a

SHLAA ref: 1193B

**Local network comments**

Direct impact on Rodley roundabout

**2****Mitigation measures**

Capacity improvements to ring road required, footways on adopted highway required, significant access works required

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

Yes but only with capacity contributions

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

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

**LCC****Ecology support****Education comments****Flood Risk****Flood Zone 1**

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

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

Rodley Lane (land at) - Calverley Lane, Calverley LS19

Site Plan ref: n/a                      SHLAA ref: 1193B

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The site currently separates Calverley and Rodley. Site has an important role in safeguarding the countryside from encroachment. Development would lead to the merging of these settlements and could set a precedent for further sprawl into the Green Belt.	

Waterloo Road (land at), Pudsey LS28

Site Plan ref: HG2-68      SHLAA ref: 1195

Site Details

Easting	420680	Northing	433383	Site area ha	1.12	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

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

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

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

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

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

Other land uses - None

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

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

Small site consisting of a single field in agricultural use. Strong links to the settlement surrounded by residential development on three sides, road frontage is also available to the north and east. Large amount of trees on the southern boundary contain the site, trees are also in place on the remaining boundaries. The site slopes steeply towards the rear (south).

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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

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

Nearest train station	New Pudsey
Nearest train station distance (m)	1028.13
Nearest bus stop	11093
Nearest bus stop distance (m)	70.63

Agricultural classification	
Grade	Percent
Grade 3	10.76
Urban	89.24

**Waterloo Road (land at), Pudsey LS28****Site Plan ref: HG2-68      SHLAA ref: 1195**

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

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

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

**2. Prevent neighbouring towns from merging**

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

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

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	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 well contained limiting potential for sprawl. Has strong links and is well connected to the settlement.
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**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Good accessibility all round	5

Access comments	
Frontages to Waterloo Road and Bradley Lane	5

## Waterloo Road (land at), Pudsey LS28

Site Plan ref: HG2-68 SHLAA ref: 1195

Local network comments		3
Local capacity, congestion in Pudsey and A647		
Mitigation measures		Total score 13
Improvements to Bradley Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on Waterloo Road, local capacity improvements may be required.		
Highways site support		
Yes with mitigation		
Contingent on other sites		

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

Network Rail

Yorkshire Water	
Treatment Works	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 (amber) provided that a biodiversity buffer is provided along the south-west boundary (Leeds Habitat Network).	

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



Waterloo Road (land at), Pudsey LS28

Site Plan ref: HG2-68      SHLAA ref: 1195

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 trees along the boundary and this limits the potential for unrestricted sprawl into the Green Belt. The site has a road frontage. No Highways issues raised.	

Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3

Site Plan ref: HG2-63      SHLAA ref: 1201

Site Details

Easting	419562	Northing	434382	Site area ha	7.37	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

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

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

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

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

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

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

Residential institution
-------------------------

Other land uses - None

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

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

Greenfield site set between Bradford and Leeds.
---

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
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	New Pudsey
Nearest train station distance (m)	1573.83
Nearest bus stop	4736
Nearest bus stop distance (m)	172.41

Agricultural classification	
Grade	Percent
Grade 3	81.35
Urban	18.61

**Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3**

Site Plan ref: HG2-63 SHLAA ref: 1201

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

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

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	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 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 does not perform an important role in safeguarding from encroachment

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

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

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

Relates well to settlement. Fairly well contained. Would reduce gap between Leeds and Bradford, though they are already linked on southern side of the road.
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**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Average public transport. Good health and primary / secondary school accessibility.	3

Access comments	
Good frontage with adopted highway	5

**Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3**

Site Plan ref: HG2-63      SHLAA ref: 1201

Local network comments		3
Congestion on the A647		
Mitigation measures		Total score 11
Local capacity improvements required. Footway improvements on Gain Lane		
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	
Historic Landfill on top of	SE1957534395

LCC	
Ecology support	Supported with mitigation
Supported with mitigation provided that a strategic wildlife corridor between Leeds and Bradford is retained through providing an undeveloped north-south corridor that also retains the pond in the south.	

Education comments	

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

Utilities	
Gas	
Medium pressure main in footway may need lowering if the site access is to cross the footway.	

Electric	

Fire and Rescue	

Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3

Site Plan ref: HG2-63      SHLAA ref: 1201

Telecoms

Other

Heritage England

Gain Lane Farmhouse and the attached Barn and Stables are Grade II Listed. 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, redevelopment proposals 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, situated on the boundary with Bradford and with existing residential uses to the north west and south east, so relatively well contained and development would not set a precedent for further Green Belt sprawl. Flat site. Achievable access.

Pollard Lane (land at), Bramley LS13

Site Plan ref: n/a SHLAA ref: 1212

Site Details

Easting	424048	Northing	436250	Site area ha	2.01	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

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

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

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

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

Outdoor amenity and open space
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Dwellings
-----------

Other land uses - None

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

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

Site slopes steeply downwards from the road frontage (east to west). The western section has a large amount of trees that border the site at the bottom of the slope. Sporadic trees are also in place throughout the site and the boundaries. Pylons run along the souther border. A narrow road is in place along the northern boundary with some dwellings beyond. Playing pitches are located to the east of the site, and further dwellings to the south.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	Bramley
Nearest train station distance (m)	1836.02
Nearest bus stop	2601
Nearest bus stop distance (m)	310.27

Agricultural classification	
Grade	Percent
Grade 3	83.52
Urban	16.48

**Pollard Lane (land at), Bramley LS13**

Site Plan ref: n/a

SHLAA ref: 1212

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

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

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

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

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

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

Set away from the main settlements between Bramley and Horsforth. Would impact on openness of the green belt and reduce gap.

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

Public transport accessibility comments

Good public transport links, and primary / secondary school accessibility. Poor health services accessibility.

Rank (1-5)

4

Access comments

Poor access along Pollard Lane

2

**Pollard Lane (land at), Bramley LS13**

Site Plan ref: n/a

SHLAA ref: 1212

**Local network comments**

Cumulative impact on ring road and Kirkstall.

**4****Mitigation measures**

Public transport and road improvements required but unlikely to be achievable

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

No

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

Impact	No material impact	Network Status	No objection
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n/a

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

Treatment Works	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. Two number YW Rising mains cross the site.  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

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



Pollard Lane (land at), Bramley LS13

Site Plan ref: n/a                      SHLAA ref: 1212

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site, situated to the north of the built up area, in a green corridor alongside the river and canal. Development could set a precedent for further encroachment into the Green Belt gap between Bramley and Horsforth. Highways objections over access to the site and quality of the highway, narrow carriageway beyond site frontage that can't be improved.	

Pudsey Houghside WWTW, off Tong Road, East Side Court LS28 9ND

Site Plan ref: n/a SHLAA ref: 1213

Site Details							
Easting	423497	Northing	433081	Site area ha	8.75	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

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

Other land uses - None

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

Description
Old water treatment works with some evidence of previous use still on site, mainly water tanks and fencing. Limited amount of trees throughout the site, mainly along the boundaries, woodland abuts the site to the east and partly to the south. A single narrow access extends from the site to the north that links to the main road. Also to the north are fields and a nursery whilst to the west is residential development. The levels vary undulating throughout the site.

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.95	% overlap	Main Urban Area	0.05	% 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	100.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Bramley
Nearest train station distance (m)		1410.28
Nearest bus stop		3430
Nearest bus stop distance (m)		316.32

Agricultural classification	
Grade	Percent
Grade 2	7.66
Grade 3	92.29
Urban	0.05

**Pudsey Houghside WWTW, off Tong Road, East Side Court LS28 9ND**

Site Plan ref: n/a

SHLAA ref: 1213

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion No merging but there is no defensible boundary

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

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

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

Public transport accessibility comments

Poor public transport accessibility. Good health service and primary school accessibility. Poor secondary school accessibility.

Rank (1-5)

3

Access comments

No frontage onto adopted highway, requires development of adjacent land but not preferred site

2

**Pudsey Houghside WWTW, off Tong Road, East Side Court LS28 9ND**

Site Plan ref: n/a

SHLAA ref: 1213

Local network comments

Local Congestion on Outer Ring Road and Pudsey

3

Mitigation measures

Public transport bus improvements, footway improvements on Hough Side Road, possible capacity works on local highway.

Total score

8

Highways site support

No

Contingent on other sites

Yes with 1060 and 3048

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 on historic landfill site. 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 contains areas of semi-improved grassland, ponds, scrub, hedgerows and is adjacent to Post Hill LNA in the east. Bats and Water Vole to consider.

Education comments

Flood Risk

Flood Zone 1. Numerous public sewers crossing the site. Potential surface water flood route through the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Development would be unrelated to the existing settlement form and could set a precedent for further unrestricted sprawl into Green Belt. Access road narrow and can't be improved within site boundary.

Site Details							
Easting	424844	Northing	434367	Site area ha	0.87	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Storage	
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	
Existing employment site in urban area.	

Spatial relationships

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

Core Strategy	
Main Urban Area	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	100.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	894.05
Nearest bus stop	6369
Nearest bus stop distance (m)	148.90
Agricultural classification	
Grade	Percent
Urban	100

**Elmfield Way (Unit 1), Bramley**

Site Plan ref: n/a

SHLAA ref: 1250

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 all round

**5**

Access comments

Good frontage with multiple adopted highways

**5**

Local network comments

Congestion on Stanningley Road

**4**

Mitigation measures

Footway required on Back Lane

Total score

**14**

Highways site support

Yes

Contingent on other sites

**Highways England**

Impact No material impact Network Status No objection

n/a

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

Treatment Works 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.

**Elmfield Way (Unit 1), Bramley**

Site Plan ref: n/a

SHLAA ref: 1250

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
14/06611/FU	Variation of condition 2 (approved plans) of approval 13/02670/FU for MINOR MATERIAL AMENDMENT relating to amendments to floorspace configuration, elevations and layout	A	98
15/02647/COND	Consent, agreement or approval required by conditions 3, 6, 14 of planning Application 14/06611/FU	A	98
15/06422/COND	Consent, agreement or approval required by conditions 8, 16 and 17 of Planning Application 14/06611/FU	A	98
13/02670/FU	Change of use of vacant warehouse to form mixed use development (D2, B1, B2 including MOT Testing and B8 uses) including partial demolition of existing building, new access, car parking, sub-station and landscaping	A	98
14/06612/COND	Consent, agreement or approval required by conditions 4, 6 and 18 of Planning Application 13/02670/FU	SPL	98

**Conclusions**

## Submission Draft Plan Allocation

Not allocated for housing

## Submission Draft Plan Allocation Conclusion

Site is in existing employment use, entrance (road frontage) plot for small industrial estate. Recently vacant but in a good location and would be preferable for employment.



Elmfield Way (Unit 1), Bramley

Site Plan ref: n/a                      SHLAA ref: 1250

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Rodley Fold Farm (land adjoining), Rodley LS13

Site Plan ref: n/a SHLAA ref: 1253

Site Details							
Easting	422623	Northing	436450	Site area ha	2.68	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

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

Other land uses - None

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

Description	
Small flat site consisting of twin fields in agricultural use. Site is clear except for trees that line the boundary and a further few that are sporadically placed along the central line of the site. Cricket pitch adjoins the site to the east, further fields to the north and west (along with a farm) whilst a canal runs along the southern boundary.	

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	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	Bramley	
Nearest train station distance (m)	2429.06	
Nearest bus stop	10573	
Nearest bus stop distance (m)	248.95	

Agricultural classification	
Grade	Percent
Grade 2	98.36
Urban	1.64

**Rodley Fold Farm (land adjoining), Rodley LS13**

Site Plan ref: n/a

SHLAA ref: 1253

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input 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?	Yes
Can development preserve this character?	Yes
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

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

The site is separated from the settlement by a canal and has no road frontage for access and performs a role in safeguarding the countryside from encroachment. Development would result in an isolated development with a high potential for further sprawl into the Green Belt.

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

Public transport accessibility comments	Rank (1-5)
Poor accessibility all round	1
Access comments	
No adopted highway access	1

## Rodley Fold Farm (land adjoining), Rodley LS13

Site Plan ref: n/a

SHLAA ref: 1253

Local network comments		
Cumulative or direct impact onto Ring Road		3
Mitigation measures		Total score
Access over river required and land take		5
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	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	
Parts of this site are FZ3b - functional flood plain alongside Bagley Beck (main river). See comments in main text of our response.	

LCC	
Ecology support	Not supported
Not supported (RED). No site-specific designations but forms an important wildlife corridor between the River Aire and the canal that should be left undeveloped. Protected species including Otters will use the land between the water courses, and Water Voles and bats will benefit from the continuity of vegetation. Rodley Fold Farm, immediately to the north of this site, already increases disturbance to this area. Lack of development will help protect/buffer other nearby wildlife sites such as Rodley Nature Reserve to the east.	

Education comments

Flood Risk
Part of site in Flood Zone 3A. Source is Bagley Beck. There is a combined sewer outfall within the site and a culverted watercourse. Both discharge into Bagley 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

Rodley Fold Farm (land adjoining), Rodley LS13

Site Plan ref: n/a                      SHLAA ref: 1253

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 settlement by a canal and has no road frontage for access. Development would result in an isolated development with a high potential for further sprawl into the Green Belt.	

New Farnley (land north and west of)

Site Plan ref: n/a                      SHLAA ref: 1273

Site Details

Easting	424634	Northing	431512	Site area ha	15.49	SP7	Other Rural Extension
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

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

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

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

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

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

Other land uses - None

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

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

Agricultural fields wrapping around the north east of New Farnley, with western part of site adjoining Lawns Lane. Public rights of way run north-south and east-west across site. Groups of trees to the south of the western part of the site protected by TPOs.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
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	Bramley
Nearest train station distance (m)	2984.03
Nearest bus stop	11763
Nearest bus stop distance (m)	404.37

Agricultural classification	
Grade	Percent
Grade 3	84.97
Urban	15.03

New Farnley (land north and west of)

Site Plan ref: n/a                      SHLAA ref: 1273

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets core strategy guidelines	5

Access comments	
Access from Lawns Lane	4

Local network comments	
The impact of the development on Lawns Lane would be significant, also cumulative impact on A58 and A6110 Ring Road	3

Mitigation measures	Total score
	12

Highways site support	
Yes with mitigation	

Contingent on other sites	

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported with mitigation
Supported with mitigation (Amber). There is a culverted water course that runs through a scrub/wooded area opposite Barker's Well Farm (the north-eastern part of the allocation), this should be reopened as per saved UDP Policy N39B and enhanced to provide an informal open space area. Part of the Leeds Habitat Network runs along the northern boundary so will need to be protected and enhanced.	

New Farnley (land north and west of)

Site Plan ref: n/a                      SHLAA ref: 1273

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at Issues and Options stage. Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. Whilst the site is relatively well connected to the built up area, it would result in a significant extension to the north and east beyond the existing extent of development in New Farnley. There are no boundaries to contain the development, and multiple public rights of way running across and adjacent to the site. As a result, the site has an important role in safeguarding the countryside from encroachment and there would be a high potential to lead to unrestricted sprawl.	



Airedale Mills, Rodley

Site Plan ref: HG2-58      SHLAA ref: 1322

Site Details							
Easting	422928	Northing	436130	Site area ha	1.93	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Waterways	
Outdoor amenity and open space	
Agriculture	

Other land uses - None

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

Description
Brownfield site that is currently vacant and cleared, previously used for employment. Sites sits between a canal to the south and river to the north. A narrow access road runs along the northwest boundary, there is a bridge over the canal that links the site to the settlement, but this is a single lane swing bridge rather than a permanent structure. There are some trees on site along the boundaries.

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	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	99.99	% 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	Bramley
Nearest train station distance (m)	1996.36
Nearest bus stop	13362
Nearest bus stop distance (m)	121.83

Agricultural classification	
Grade	Percent
Grade 3	1.6
Urban	98.4

**Airedale Mills, Rodley**

Site Plan ref: HG2-58

SHLAA ref: 1322

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

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

## Public transport accessibility comments

Rank (1-5)

Good accessibility all round except average for health.

4

## Access comments

Bridge access works required as per previous development proposals

4

## Local network comments

Cumulative impact on ring road

4

## Mitigation measures

Local capacity works possible, suitable bridge constructed, footway works

Total score

12

## Highways site support

Yes with mitigation

## Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
n/a			

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

Treatment Works 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

Abuts River Aire and FZ2/3 - See comments in main text of our response.

## Airedale Mills, Rodley

Site Plan ref: HG2-58

SHLAA ref: 1322

LCC	
Ecology support	Not supported
Not supported (RED). No site-specific designations but is located within an important wildlife corridor between the River Aire and the canal – current industrial development acts as a barrier to this wildlife corridor function. Residential development will increase the direct and indirect disturbance to wildlife in this location. Any previous development should be removed and the land allowed to provide an improved wildlife function (potential Leeds Habitat Network) - lack of development will help protect/buffer Rodley Nature Reserve immediately to the north.	

Education comments

Flood Risk
Largely Flood Zone 1. Part of the Eastern part of the site is designated as a canal embankment by British Waterways, (now Canals and rivers Trust) Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves 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 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CF5M051 and CF5E005 are all within 2km of this national protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly affect the canal should not be progressed. <a href="http://www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf">www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf</a>

## Conclusions

Submission Draft Plan Allocation
Housing allocation

Submission Draft Plan Allocation Conclusion
Brownfield site. Capacity restricted due to access being over a single carriage swing bridge. Development would need to mitigate any potential impact on wildlife corridor

Roker Lane (land to south of), Pudsey , LS28

Site Plan ref: n/a                      SHLAA ref: 1328

Site Details

Easting	422900	Northing	432171	Site area ha	1.12	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

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

On-site land uses

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

Neighbouring land uses

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

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

Storage
---------

Other land uses - None

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

Description

Small site consisting of a single field, currently with an agricultural use. No buildings on site, though there is residential development to the north and a storage yard to the east. To the south and west are further fields. Reasonably flat site with a few trees sporadically in place throughout the site and along the boundaries.

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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

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

Nearest train station	Bramley
Nearest train station distance (m)	2479.40
Nearest bus stop	4953
Nearest bus stop distance (m)	138.63

Agricultural classification	
Grade	Percent
Grade 2	100

**Roker Lane (land to south of), Pudsey , LS28**

Site Plan ref: n/a

SHLAA ref: 1328

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

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

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

**2. Prevent neighbouring towns from merging**

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

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

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

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

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

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

Site relates poorly to the settlement and has no defensible boundary on three sides presenting a high risk for further sprawl.
--

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

Public transport accessibility comments	Rank (1-5)
Poor public transport. Good primary school accessibility. Average health and secondary school accessibility.	2
Access comments	
No frontage to the adopted highway	1

**Roker Lane (land to south of), Pudsey , LS28**

Site Plan ref: n/a

SHLAA ref: 1328

Local network comments		3
Congestion in Pudsey		
Mitigation measures		Total score 6
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

Roker Lane (land to south of), Pudsey , LS28

Site Plan ref: n/a                      SHLAA ref: 1328

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The site relates poorly to the settlement, extending out into the Green Belt. It has no road frontage to the adopted highway for access and has no defensible boundary on three sides presenting a high risk for further Green Belt sprawl.	

Tong Road, Farnley - adj to Whingate Primary School

Site Plan ref: n/a                      SHLAA ref: 1341

Site Details

Easting	426303	Northing	433129	Site area ha	0.54	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

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

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

Storage
---------

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

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

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

Education
-----------

Other land uses - None

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

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

Brownfield site, currently untidy with a single dwelling surrounded by large amount of scrap metal. Set within the main urban area, the site is surrounded by development. A road frontage runs along the southern and eastern boundaries. The east and west abut residential development and there is also a playing pitch and school to the east/north. Trees line the boundaries.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationships

LCC ownership %	5.92
-----------------	------

Nearest train station	Burley Park
Nearest train station distance (m)	2597.81
Nearest bus stop	7892
Nearest bus stop distance (m)	78.64

Agricultural classification	
Grade	Percent
Urban	100



**Tong Road, Farnley - adj to Whingate Primary School**

Site Plan ref: n/a

SHLAA ref: 1341

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 all round.

5

## Access comments

Good frontage with Tong Road and Albany Street, preferred access off Albany Street.

5

## Local network comments

Congestion on Outer Ring Road and M621.

4

## Mitigation measures

Improvements to access radii and traffic calming on Albany Street, possibly funded through financial contributions from cumulative planning applications.

Total score

14

## Highways site support

Yes

## Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
n/a			

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

Treatment Works 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.

## Tong Road, Farnley - adj to Whingate Primary School

Site Plan ref: n/a

SHLAA ref: 1341

### LCC

Ecology support

Supported

Supported

### Education comments

### Flood Risk

Flood Zone 1. Large part of the site at risk from 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

### Planning History

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

App Number	Proposal	Decision	% of site
14/00970/FU	Single storey retail food store with car parking, landscaping and associated works	A	96
15/05347/COND	Consent, agreement or approval required by conditions 6, 8, 9, 11, 12, 13, 21, 24, 26 and 28 of Planning Application 14/00970/FU	SPL	96

### Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site no longer available as planning permission granted for a supermarket on site.

Kilburn Road, Farnley

Site Plan ref: n/a      SHLAA ref: 1342

Site Details

Easting	427095	Northing	433021	Site area ha	0.61	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and Wortley	

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

Description	Historically, part of the site appears to have been a row of terraced housing but has since been cleared and is currently an area of green space. This section slopes downwards towards the north. The rest of the site (the northern part) consists of a road and beyond this a row of dense trees that mask the railway line to the north. Residential development surrounds the site on three sides (except the north).
-------------	--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	52.13	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationships

LCC ownership %	58.60
-----------------	-------

Nearest train station	Burley Park
Nearest train station distance (m)	2301.63
Nearest bus stop	2769
Nearest bus stop distance (m)	73.12

Agricultural classification	
Grade	Percent
Urban	100

**Kilburn Road, Farnley**

Site Plan ref: n/a

SHLAA ref: 1342

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 all round

**5**

Access comments

Good frontage with multiple adopted highways.

**5**

Local network comments

Local network capacity, likely cumulative impact on Inner Ring Road and Outer Ring Road.

**4**

Mitigation measures

Footway required on Thornhill Road and Kilburn Road, possible cumulative fund required.

Total score

**14**

Highways site support

Yes

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
n/a			

**Network Rail**

NR land opposite side of Thornhill Road - new site? General asset protection issues

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

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. YW (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	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Southern part of site identified as greenspace in existing UDP and West Leeds Gateway SPD, and is to be retained as greenspace in the Site Allocations Plan. The remaining smaller section is currently well treed (with the trees being protected by a TPO) and provides screening to the railway.	

Harper Gate Farm, Tyersal Lane, Bradford BD4 ORD

Site Plan ref: HG2-73      SHLAA ref: 1343A

Site Details

Easting	419359	Northing	432032	Site area ha	11.23	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

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

Reasonably flat site with an agricultural use consisting of several fields. Open site with no trees or other features to note. To the south a road runs along the boundary with residential development beyond. A green buffer is in place to the west before further residential properties. A farm also adjoins the site to the south east. To the north and east are further fields.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

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

Nearest train station	New Pudsey
Nearest train station distance (m)	2884.26
Nearest bus stop	6663
Nearest bus stop distance (m)	240.58

Agricultural classification	
Grade	Percent
Grade 3	56.44
Urban	42.75

# Harper Gate Farm, Tyersal Lane, Bradford BD4 ORD

Site Plan ref: HG2-73 SHLAA ref: 1343A

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

Greenbelt assessment not required

## Summary of infrastructure provider comments

### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Poor accessibility all round.

1

Access comments

Good frontage onto Tyersal Lane.

5

Local network comments

Spare local capacity, further network impacts more likely in Bradford.

4

Mitigation measures

Public transport improvements, may need local capacity improvements, footway improvements on Tyersal Lane.

Total score

10

Highways site support

Partial Yes but only with public transport improvements

Contingent on other sites

### Highways England

Impact	Network Status
No objection - Potential impact on M606 - needs looking at in relation to Bradford Holme Wood proposals.	

### 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
15/04151/FU	Residential development of 270 houses with associated roads, sewers and infrastructure	A	81
14/06808/FU	Residential development of 272 houses with associated roads and infrastructure	R	81

Conclusions
Submission Draft Plan Allocation
Housing allocation
Submission Draft Plan Allocation Conclusion
Housing would be suitable in this location as it is connected to existing housing to the west and south. There are no physical constraints on the site, it is flat with a road frontage and is not within the Green Belt.



Harper Gate Farm, Tyersal Lane, Bradford BD4 ORD

Site Plan ref: n/a SHLAA ref: 1343B

Site Details

Easting	419653	Northing	432062	Site area ha	9.91	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

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	Poorly defined	Road front	Yes

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

Site consists of several fields and has an agricultural use. A single lane narrow track runs through the centre of the site, there is also a road frontage along the southern boundary. Site has no features of note, there are no trees along the boundaries which are poorly defined. A farm abuts the site in the south west corner but no other development borders the site, which instead links to further fields.

Spatial relationships

UDP Designations

N32 Greenbelt	72.95	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	74.40	
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	New Pudsey
Nearest train station distance (m)	2687.62
Nearest bus stop	6663
Nearest bus stop distance (m)	496.36

Agricultural classification	
Grade	Percent
Grade 3	74.36

**Harper Gate Farm, Tyersal Lane, Bradford BD4 ORD**

Site Plan ref: n/a

SHLAA ref: 1343B

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

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion No merging but there is no defensible boundary

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

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	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**

The site is in an isolated position, relates poorly to the settlement, has no defined boundary and development would encroach significantly into the countryside and lead to sprawl.

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

Public transport accessibility comments

Poor accessibility all round.

Rank (1-5)

1

Access comments

Good frontage onto Tyersal Lane.

5

**Harper Gate Farm, Tyersal Lane, Bradford BD4 ORD**

Site Plan ref: n/a

SHLAA ref: 1343B

**Local network comments**

Spare local capacity, further network impacts more likely in Bradford.

**4****Mitigation measures**

Public transport improvements, may need local capacity improvements, footway improvements on Tyersal Lane

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

Partial Yes but only with public transport improvements

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

No objection - Potential impact on M606 - needs looking at in relation to Bradford Holme Wood proposals.

**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****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**

Harper Gate Farm, Tyersal Lane, Bradford BD4 ORD

Site Plan ref: n/a                      SHLAA ref: 1343B

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
The majority of the site is within the Green Belt. Site is in an isolated position, is not well related to the settlement and would result in a significant encroachment into the countryside setting a precedent for further unrestricted sprawl into Green Belt.	

Site Details							
Easting	424419	Northing	432049	Site area ha	29.66	SP7	Other Rural Extension
HMCA	Outer West				Ward	Farnley and Wortley	

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

Other land uses - None

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

Description	
Agricultural fields set within open countryside to the west of Farnley / north of New Farnley. Public right of way runs along the east of the site.	

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 %		99.98
Nearest train station		Bramley
Nearest train station distance (m)		2413.05
Nearest bus stop		9661
Nearest bus stop distance (m)		308.51
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 checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets guidance for education, fails other, 1 b.p.h		2
Access comments		
Access from Hall Lane, requires earthworks and removal of retaining wall		4
Local network comments		
Cumulative impact on local network and A6110 Ring Road		3
Mitigation measures		Total score
		9
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). There are substantial parts of the site running north-south within the western side that are part of the Leeds Habitat Network which need to be retained and enhanced, as well as parts along the southern boundary. Any breach of the Leeds Habitat Network by an access road from Tong Road would need to be done sensitively and involve compensation for fragmenting the Network.	

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green belt site. Sieved out at Issues and Options stage. Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. Site is set within open countryside and detached from the built up area, and there are no defensible boundaries to the south and south east. It performs an important role in safeguarding the countryside from encroachment and a high potential to lead to unrestricted sprawl. It would also significantly impact on the rural setting of Farnley Hall.	

Hill Foot Farm, Pudsey

Site Plan ref: HG2-66      SHLAA ref: 2120

Site Details

Easting	420676	Northing	433965	Site area ha	2.68	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

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

On-site land uses

Vacant land
Other
Post and Telecom

Neighbouring land uses

Unmanaged Forest
Dwellings
Transport tracks and ways

Other land uses

Garages
---------

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

Description

Vacant land sandwiched between residential development.
---

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	100.00	
CC Shopping Quarter	0.00	
UDP 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	100.00	
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	New Pudsey
Nearest train station distance (m)	570.23
Nearest bus stop	13162
Nearest bus stop distance (m)	162.14

Agricultural classification

Grade	Percent
Urban	100



**Hill Foot Farm, Pudsey**

Site Plan ref: HG2-66 SHLAA ref: 2120

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 all round.

5

## Access comments

Adequate frontage with adopted highway, may need access improvement works as local close to junctions on B6154.

4

## Local network comments

Local capacity, congestion in Pudsey.

5

## Mitigation measures

Access improvement works may be required.

Total score

14

## Highways site support

Yes with mitigation.

## Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
n/a			

**Network Rail**

Railway tunnels under site

**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 Pylon in the middle of site

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

Hill Foot Farm, Pudsey

Site Plan ref: HG2-66      SHLAA ref: 2120

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. YW public (combined) 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	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Largely unused and unkempt area of land within residential area. New residential development has recently been built on the western boundary. Railway line runs along western side of site. Electricity pylon in central area of site reduces capacity of the site. Existing derelict building on the road frontage. No Highways issues raised.	

Site Details							
Easting	424553	Northing	430894	Site area ha	5.73	SP7	Other Rural Extension
HMCA	Outer West				Ward	Farnley and Wortley	

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

Other land uses - None

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

Description	Mix of fields and scrubland with an agricultural use. The site is surrounded on three sides by residential development, whilst to the west a road frontage runs along the site. Some trees are sporadically positioned around the site, also informal walkways are visible.
-------------	---

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 %	9.46
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Nearest train station	Cottingley
Nearest train station distance (m)	2949.07
Nearest bus stop	4741
Nearest bus stop distance (m)	184.87

Agricultural classification	
Grade	Percent
Grade 3	17.22
Urban	82.78

## Low Moor Side, New Farnley

Site Plan ref: HG3-17 SHLAA ref: 2123

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)

Poor

2

Access comments

Access achievable, better to use Low Moor Side Lane than Walsh Lane

4

Local network comments

A58 congestion

3

Mitigation measures

Total score

9

Highways site support

Yes

Contingent on other sites

#### Highways England

Impact		Network Status	
Comments Awaited			

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

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

#### Environment Agency

Constraints

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

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (amber) provided that outgrown hedges/lines of trees through the centre of the site are retained and incorporated into the POS.	

Education comments	

Flood Risk	
Flood Zone 1. Public (combined) sewer located inside NW boundary. Culvert located in Northern tip 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	
The site is designated as a Protected Area of Search (PAS) on the existing 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.	

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

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

**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	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
-------------------------------	---

**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.	

Land at Upper Moorside, Whitehall Road Farnley

Site Plan ref: n/a                      SHLAA ref: 3001

Site Details

Easting	424216	Northing	430084	Site area ha	10.9	SP7	Other Rural Extension
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

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

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

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

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

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

Outdoor amenity and open space
--------------------------------

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

Other land uses - None

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

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

Large site consisting of several fields currently with an agricultural use. Set between Gildersome and New Farnley the site links poorly with both settlements. To the north there is a narrow road frontage set inbetween residential properties. The bulk of the site is to the south near Gildersome, here there is no road frontage or connection to the settlement. Few features on site, it is flat with some sporadic trees dotted along the field boundaries.Site is surrounded by further fields on all sides.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
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)	3168.05
Nearest bus stop	6177
Nearest bus stop distance (m)	281.94

Agricultural classification	
Grade	Percent
Grade 3	100

## Land at Upper Moorside, Whitehall Road Farnley

Site Plan ref: n/a

SHLAA ref: 3001

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

### Greenbelt Assessment

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	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?	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?	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

Performs poorly in green belt terms. Development of site would merge two settlements, also it is poorly related to built up area and could lead to further sprawl.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Access point makes site remote from most facilities.

Rank (1-5)

2

Access comments

No safe access possible at location that the site meets the highway at the Whitehall Road / Gildersome Lane junction.

1

## Land at Upper Moorside, Whitehall Road Farnley

Site Plan ref: n/a

SHLAA ref: 3001

### Local network comments

A58 congestion

3

### Mitigation measures

Total score

6

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

### LCC

Ecology support	Supported with mitigation
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Supported with mitigation. The southern boundary of this proposed allocation lies along the Farnley Wood Beck. This is an important wildlife corridor and UK BAP priority habitat which should be protected and enhanced by providing a minimum buffer from development of 20 metres. There are a number of hedgerows that should be protected and enhanced.

### Education comments

### Flood Risk

Flood Zone 1. Farnley Wood Beck runs along Southern boundary. Known flooding problems 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

Land at Upper Moorside, Whitehall Road Farnley

Site Plan ref: n/a                      SHLAA ref: 3001

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
13/02570/DAG	Agricultural Determination for detached implement store and barn	A	100

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. The site is isolated, set between Gildersome and New Farnley, unrelated to both settlements. Development would represent a significant incursion into Green Belt, contributing to the coalescence of the settlements. No safe access possible where the site meets the highway at the Whitehall Road / Gildersome Lane junction, poor accessibility.

Site Details

Easting	419470	Northing	433302	Site area ha	7.52	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

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

Vacant land
Storage
Outdoor amenity and open space
Outdoor sport facility

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

Dwellings
Education
Office
Transport tracks and ways
Vacant land

Other land uses - None

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

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

The southern section of the site is an occupied employment site, currently used as a garage and for vehicle storage. The remainder of the site is unused vancet land. Road frontage runs along the western border with residential development on the other side. The site is well contained by the railway line.

Spatial relationships

UDP Designations

N32 Greenbelt	94.00	% 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	80.50	
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	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
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	New Pudsey
Nearest train station distance (m)	1942.75
Nearest bus stop	4242
Nearest bus stop distance (m)	162.38

Agricultural classification	
Grade	Percent
Grade 3	69.63

Urban	30.37
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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?	Yes

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

Strong links to urban area with existing development to north, south and west. Site is well contained by railway line to south, and sloping landform to east will help to contain development and prevent further sprawl.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments
---

Average PT, Good Health, Primary and Secondary

Rank (1-5)

4

Dick Lane Thornbury

Site Plan ref: HG2-69      SHLAA ref: 3011\_4044

Access comments		
Access achievable on Dick Lane but with signals or access works		4
Local network comments		
Local spare capacity, cumulative congestion likely on A647		4
Mitigation measures		Total score
access works, poss PT improvements, pos capacity contributions		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	

LCC	
Ecology support	Supported with mitigation
The young woodland and grassland adjacent to the railway needs to be removed - most of the site is part of the updated 2014 Leeds Habitat Network. A substantial buffer is required alongside the railway to continue providing this function - see drawing RM/3011.	

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	
Majority Green Belt Site. Southern part of site is Brownfield. Strong links to urban area with existing development to north, south and west. Site is well contained by railway line and sloping landform beyond site which will help to contain development and prevent further sprawl into the Green Belt.	

Site Details							
Easting	420556	Northing	433525	Site area ha	1.19	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

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

Other land uses - None

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

Description	Northern most part of a larger collection of sites. Small site consisting of half a field that slopes east to west, roughly triangular in shape. To the east are the rear gardens of a row of houses, though there is no road access from the site to the highway. The southern section of the site borders a collection of trees whilst the western part cuts through the field with no visible boundary on the ground. No buildings or feature of note on site.
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Spatial relationships

UDP Designations		
N32 Greenbelt	99.12	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.88	% 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	New Pudsey	
Nearest train station distance (m)	971.01	
Nearest bus stop	11093	
Nearest bus stop distance (m)	166.12	

Agricultural classification	
Grade	Percent
Grade 3	91.66
Urban	8.34

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

### Greenbelt Assessment

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

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

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

Encroachment Conclusion Site 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

Relates poorly to settlement, high potential for further sprawl into the green belt.

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Good public transport connections, access to health services and primary education. Average accessibility to secondary education.

Rank (1-5)

4

##### Access comments

Requires 1195 and 3124 to come forward.

3

## 115-127 Waterloo Road, Pudsey

Site Plan ref: n/a

SHLAA ref: 3039

### Local network comments

Local capacity, congestion in pudsey and A647.

3

### Mitigation measures

Improvements to Bradley Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on Waterloo Road, local capacity improvements may be required.

Total score

10

### Highways site support

Yes with mitigation.

### Contingent on other sites

1195 and 3124

### Highways England

Impact	No material impact	Network Status	No objection
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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
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FZ1 over 1 ha. See comments in main text of our response.

### LCC

Ecology support	Supported with mitigation
-----------------	---------------------------

Supported but with mitigation to protect and enhance hedgerow connectivity in the north area which will be used by commuting bats from a nearby roost.

### Education comments

### Flood Risk

Flood Zone 1. YW public (combined) sewer crosses Northern tip 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
09/01759/FU	Detached stable block and tack room	R	96

Conclusions	
Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site lies behind residential properties on Waterloo Road. There is no direct access to the site; this would need to be created through existing houses or by development of the site to the south. There is no strong defensible boundary, and development of the site could set a precedent for further Green Belt sprawl.	

Tyersal Beck, North of Gibraltar Mill, Pudsey

Site Plan ref: n/a                      SHLAA ref: 3040

Site Details

Easting	420599	Northing	433187	Site area ha	3.48	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

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

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

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

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

Other land uses - None

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

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

South western part of a larger collection of sites. Long thin site that is set away from the settlement. Sloping east to west, the site is heavily treed on the eastern side and cuts through parts of open fields to the west. Site boundary relates poorly to what is on the ground, with no clear defined boundaries to the south.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
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	New Pudsey
Nearest train station distance (m)	1239.16
Nearest bus stop	11093
Nearest bus stop distance (m)	281.93

Agricultural classification	
Grade	Percent
Grade 3	100

# Tyersal Beck, North of Gibraltar Mill, Pudsey

Site Plan ref: n/a

SHLAA ref: 3040

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?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

### 2. Prevent neighbouring towns from merging

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

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

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	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 that is set away from the settlement. Relates poorly to the built environment and would impact on the countryside. High potential for further sprawl.
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## Summary of infrastructure provider comments

### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Good public transport connections. Good access to health services and primary education. Average accessibility to secondary education.	4

### Access comments

Requires 1195 and 3124 to come forward.	3
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## Tyersal Beck, North of Gibraltar Mill, Pudsey

Site Plan ref: n/a

SHLAA ref: 3040

### Local network comments

Local capacity, congestion in pudsey and A647.

3

### Mitigation measures

Improvements to Bradley Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on Waterloo Road, local capacity improvements may be required.

Total score

10

### Highways site support

Yes with mitigation

### Contingent on other sites

1195 and 3124

### Highways England

Impact	No material impact	Network Status	No objection
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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	Not supported
-----------------	---------------

Not supported (RED). No site-specific designations but Tyersall Beck and well wooded strip and scrub, UK BAP Priority Habitat (potential Leeds Habitat Network). Will be valuable to protected species such as bats.

### Education comments

### Flood Risk

Largely Flood Zone 1. Tyersall beck runs along Eastern 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



Tyersal Beck, North of Gibraltar Mill, Pudsey

Site Plan ref: n/a                      SHLAA ref: 3040

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Isolated from the urban area, development would represent a significant incursion into Green Belt unrelated to the existing settlement form, separated by a dense line of trees with no access to the site or road frontage.

Site Details							
Easting	420804	Northing	433183	Site area ha	2.94	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

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

Other land uses - None

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

Description	Site can be split into two broad sections. The north west section contains existing residential development. This is separated from the rest of the site by a narrow road which runs through the centre of the site and then along the western boundary. The other section (to the south of the road) consists of scrub land set on a steep slope. Trees are prominent on the slope, especially just above the road.
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Spatial relationships

UDP Designations

N32 Greenbelt	62.61	% 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	37.39	% 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.08
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Nearest train station	New Pudsey
Nearest train station distance (m)	1170.17
Nearest bus stop	7443
Nearest bus stop distance (m)	204.85

Agricultural classification	
Grade	Percent
Grade 3	59.05
Urban	40.95

**Bradley Lane and Gibraltar Lane, Pudsey**

Site Plan ref: n/a

SHLAA ref: 3041

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

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

Coalescence Conclusion No merging but there is no defensible boundary

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

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

Part green belt site. This section performs poorly in GB terms. High potential for sprawl as it extends into the countryside, doesn't relate well to settlement.

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

Public transport accessibility comments

Good accessibility all round.

Rank (1-5)

4

Access comments

Requires 1195 and 3124 to come forward, unsuitable to have access on private road of Gibraltar Road.

3

## Bradley Lane and Gibraltar Lane, Pudsey

Site Plan ref: n/a

SHLAA ref: 3041

### Local network comments

Local capacity, congestion in pudsey and A647.

3

### Mitigation measures

Improvements to Bradley Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on Waterloo Road, private pedestrian/cycle route improvements on Gibraltar Road required, local capacity improvements may be required

Total score

10

### Highways site support

Yes with mitigation

### Contingent on other sites

1195 and 3124

### Highways England

Impact	No material impact	Network Status	No objection
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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	Not supported
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Not supported (RED). No site-specific designations but acidic grassland or other semi-improved grassland present and also scrub which provides a valuable wildlife corridor.

### Education comments

### Flood Risk

Largely Flood Zone 1. Tyersal beck runs along SW boundary. Numerous 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 housing	
Submission Draft Plan Allocation Conclusion	
Part of the site is within the urban area and has existing houses on it. The rest is set in the Green Belt, on steep sloping areas with poor access. Development would represent a significant incursion into Green Belt, unrelated to the existing settlement form. Gibraltar Road unsuitable for access.	

Land to rear of Kent Close, Pudsey

Site Plan ref: n/a SHLAA ref: 3048

Site Details

Easting	423284	Northing	433124	Site area ha	1.97	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

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

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

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

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

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

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

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

Other land uses - None

Topography		Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description	Greenfield site. Predominantly rough grassland with a residential property in the north west corner.
-------------	--

Spatial relationships

UDP Designations

N32 Greenbelt	99.50	% 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	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.50	% 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

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

Nearest train station	Bramley
Nearest train station distance (m)	1454.53
Nearest bus stop	6956
Nearest bus stop distance (m)	249.91

Agricultural classification	
Grade	Percent
Grade 3	96.72
Urban	3.28

## Land to rear of Kent Close, Pudsey

Site Plan ref: n/a

SHLAA ref: 3048

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

### Greenbelt Assessment

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

Site is within the Green Belt and development would lead to unrestricted urban sprawl.
--

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Poor public transport accessibility. Good access to health services and primary / secondary education.	3

Access comments	
No frontage onto adopted highway, requires development of adjacent land but not preferred site.	2

Land to rear of Kent Close, Pudsey

Site Plan ref: n/a                      SHLAA ref: 3048

Local network comments		3
Local congestion on Outer Ring Road and Pudsey.		
Mitigation measures		Total score 8
Public transport bus improvements, footway improvements on Hough Side Road, possible capacity works on local highway.		
Highways site support		
No		
Contingent on other sites		
Yes with 1060 and 1213		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not supported
Not supported (red) - all of the site falls within the Leeds Habitat Network.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	



Land to rear of Kent Close, Pudsey

Site Plan ref: n/a                      SHLAA ref: 3048

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt Site. Development of site would lead to unrestricted urban sprawl into the Green Belt. No frontage onto adopted highway.

Site Details							
Easting	419782	Northing	433049	Site area ha	0.88	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

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	Existing well defined	Road front	Yes

Description	
Grassland that adjoins residential development to south and west. No constraints on site.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.05	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

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

Nearest train station	New Pudsey
Nearest train station distance (m)	1845.78
Nearest bus stop	12780
Nearest bus stop distance (m)	198.94

Agricultural classification	
Grade	Percent
Urban	100

**Tyresal Lane, Tyersal**

**Site Plan ref: HG2-70      SHLAA ref: 3121**

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 checked="" type="checkbox"/>

**Greenbelt assessment not required**

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments

**Rank (1-5)**

Poor public transport and health service connection. Good access to primary / secondary education.

**3**

Access comments

Access onto Tyersal Close achievable but requires footway works.

**4**

Local network comments

Local spare capacity, cumulative congestion likely on A647.

**4**

Mitigation measures

Footway works.

**Total score**

**11**

Highways site support

No due to poor 15 min public transport and health accessibility.

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	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
The site is an area of vacant land within the settlement, not within the Green Belt.	

Site Details							
Easting	420631	Northing	433304	Site area ha	3.57	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

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	
Steep sloping site.	

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	99.92	Main Urban Area	0.08
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Sch. Ancient Mon.	0.00		

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	New Pudsey
Nearest train station distance (m)	1120.16
Nearest bus stop	11093
Nearest bus stop distance (m)	162.13

Agricultural classification	
Grade	Percent
Grade 3	86.06
Urban	13.94

## Tyersal Beck East, Pudsey

Site Plan ref: n/a

SHLAA ref: 3124

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	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	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site 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 slightly isolated from main urban area and while well contained by trees development would extend the built form southwards into the Green Belt.
--

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Good access to public transport, health and primary education. Average accessibility to secondary education.	4

#### Access comments

Requires 1195 to come forward.	3
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## Tyersal Beck East, Pudsey

Site Plan ref: n/a

SHLAA ref: 3124

### Local network comments

Local capacity, congestion in pudsey and A647.

3

### Mitigation measures

Improvements to Bradley Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on Waterloo Road, local capacity improvements may be required.

Total score

10

### Highways site support

Yes with mitigation

### Contingent on other sites

1195

### Highways England

Impact	No material impact	Network Status	No objection
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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	
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FZ3 encroaches into site. Tyersal beck runs to east of site. On top of historic landfill. See comments in main text of our response.

### LCC

Ecology support	Supported with mitigation
-----------------	---------------------------

Supported with mitigation to protect and enhance the Tyersal Beck to the south west - providing a 20 metre buffer to the beck.

### Education comments

### Flood Risk

Largely Flood Zone 1. Tyersal beck runs along Western boundary. Flood modelling required to determine extent of flood plain within the site. YW public (combined) sewer runs parallel to the beck, and 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
-----------------

Tyersal Beck East, Pudsey

Site Plan ref: n/a                      SHLAA ref: 3124

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Located in the Green Belt and is isolated from the main urban area. While well contained by trees development would extend the built form southwards into the Green Belt.



Hough Side Road

Site Plan ref: n/a                      SHLAA ref: 3377B

Site Details

Easting	423753	Northing	433167	Site area ha	4.58	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

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

On-site land uses

Unmanaged Forest
------------------

Neighbouring land uses

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

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

Unmanaged Forest
------------------

Other land uses - None

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

Description

Heavily treed. No links to 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.12
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Nearest train station	Bramley
Nearest train station distance (m)	1265.57
Nearest bus stop	13961
Nearest bus stop distance (m)	273.19

Agricultural classification	
Grade	Percent
Grade 3	100

## Hough Side Road

Site Plan ref: n/a

SHLAA ref: 3377B

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

### Greenbelt Assessment

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

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

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but 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?	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	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

Heavily wooded. Relates poorly to main urban area, slightly isolated position and performs an important role in safeguarding countryside from encroachment and development could set a precedent for further sprawl into the Green Belt.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
No public transport or local services within walking distance.	1

#### Access comments

Needs 3377A for access.	3
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## Hough Side Road

Site Plan ref: n/a

SHLAA ref: 3377B

### Local network comments

possible cumulative impact in local area.

4

### Mitigation measures

none

Total score

8

### Highways site support

no

### Contingent on other sites

no

### Highways England

#### Impact

#### Network Status

Comments Awaited

### Network Rail

### Yorkshire Water

#### Treatment Works

Knostrop

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

### Environment Agency

#### Constraints

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

### LCC

#### Ecology support

### Education comments

### Flood Risk

Large parts of site adjacent to Pudsey Beck in Flood Zone 3A. Minor watercourse bisects the site. Also land is at risk from surface water flood routing across the site. YW public (combined) 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

Hough Side Road

Site Plan ref: n/a                      SHLAA ref: 3377B

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Performs an important role in safeguarding countryside from encroachment and development could set a precedent for further sprawl into the Green Belt. Site is heavily wooded, has no road frontage and relates poorly to the existing settlement.

Site Details

Easting	425763	Northing	432537	Site area ha	1.65	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

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

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

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

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

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

Transport tracks and ways
---------------------------

Unmanaged Forest
------------------

Other land uses - None

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

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

Existing employment 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 %	1.20
-----------------	------

Nearest train station	Bramley
Nearest train station distance (m)	2610.56
Nearest bus stop	10333
Nearest bus stop distance (m)	100.60

Agricultural classification	
Grade	Percent
Urban	100

**Butterbowl Works, Ring Road, Leeds, LS12 5AJ**

Site Plan ref: n/a

SHLAA ref: 3388

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input 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 accessibility standards but lacking in local services

**4**

Access comments

Ring Road only access, mitigation required.

**4**

Local network comments

Possible cumulative impact but brownfield site mitigation possible.

**4**

Mitigation measures

Signal junction but may not be justified.

**Total score****12**

Highways site support

yes with mitigation

Contingent on other sites

no

**Highways England**

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

Treatment Works 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 encroachments of f2/3. See comments in main text of our response

Butterbowl Works, Ring Road, Leeds, LS12 5AJ

Site Plan ref: n/a                      SHLAA ref: 3388

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Largely Flood Zone 1, but lower parts of site shown to be at risk of flooding from Wortley 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
12/02166/FU	Retrospective application for electric fence within the perimeter fencing	A	99
11/04188/DEM	Determination for demolition of industrial buildings	NR	79

Conclusions
Submission Draft Plan Allocation
Not allocated for housing
Submission Draft Plan Allocation Conclusion
In existing employment use, adjoining main road. Site should be retained as employment.

Bankhouse Lane

Site Plan ref: n/a                      SHLAA ref: 3403

Site Details

Easting	421802	Northing	432403	Site area ha	1.27	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

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	Yes

Description
Long thin strip of land in agricultural use. Residential development to north and 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

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

Nearest train station	New Pudsey
Nearest train station distance (m)	2015.63
Nearest bus stop	4606
Nearest bus stop distance (m)	172.15

Agricultural classification	
Grade	Percent
Urban	100



## Bankhouse Lane

Site Plan ref: n/a

SHLAA ref: 3403

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 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?	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

Northern section well connected to residential development but southern section extends beyond settlement boundary. No defined boundary to south giving high potential for further sprawl.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

No public transport or local services within walking distance.

Rank (1-5)

1

Access comments

Stone wall adjacent to narrow carriageway, footway and extra carriageway width would be required across frontage by widening Bankhouse Lane, also visibility improvements required at junction with Fartown.

4

**Bankhouse Lane**

Site Plan ref: n/a

SHLAA ref: 3403

## Local network comments

Possible cumulative impact in local area.

4

## Mitigation measures

N/A

Total score

9

## Highways site support

No

## Contingent on other sites

No

## Highways England

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

## Network Rail

## Yorkshire Water

Treatment Works	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

Bankhouse Lane

Site Plan ref: n/a                      SHLAA ref: 3403

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Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. No defensible Green Belt boundary, could set a precedent for further sprawl into the Green Belt.	

Waterloo Lane, Leeds

Site Plan ref: MX2-5      SHLAA ref: 3412

Site Details

Easting	424740	Northing	435251	Site area ha	1.25	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

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

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

Shops
-------

Wholesale distribution
------------------------

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

Shops
-------

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

Other land uses - None

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

Description	Brownfield site adjacent to Bramley town 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	1.00	
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 %	9.55
-----------------	------

Nearest train station	Bramley
Nearest train station distance (m)	1147.42
Nearest bus stop	8757
Nearest bus stop distance (m)	48.55

Agricultural classification	
Grade	Percent
Urban	100

**Waterloo Lane, Leeds**

Site Plan ref: MX2-5

SHLAA ref: 3412

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 accessibility standards with good footway network and walking distance to local services.

**5**

## Access comments

Adequate frontage/s for suitable access/es and visibility splays within site / adopted highway.

**5**

## Local network comments

Possible cumulative impact in local area.

**4**

## Mitigation measures

Access improvements.

Total score

**14**

## Highways site support

Yes

## Contingent on other sites

No

**Highways England**

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

Treatment Works 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.

Waterloo Lane, Leeds

Site Plan ref: MX2-5      SHLAA ref: 3412

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Site preferred for retail use as an extension to Bramley Town Centre; upper floor residential would be appropriate and this is preferred over offices. No employment	

Land east of Pollard Lane, Newlay

Site Plan ref: n/a                      SHLAA ref: 3446

Site Details

Easting	424134	Northing	436800	Site area ha	1.58	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

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

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

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

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

Unmanaged Forest
------------------

Transport tracks and ways
---------------------------

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

Other land uses - None

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

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

Green Belt. Former goods yard which runs parallel to railway line. No buildings on site. Trees to south.
--

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	Horsforth
Nearest train station distance (m)	2357.26
Nearest bus stop	10892
Nearest bus stop distance (m)	417.73

Agricultural classification	
Grade	Percent
Urban	100

## Land east of Pollard Lane, Newlay

Site Plan ref: n/a

SHLAA ref: 3446

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

Isolated linear site, bounded by railway line to north and canal to south. Development would represent an incursion into Green Belt unrelated to the settlement form.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Part PT, fails other standards	2

#### Access comments

Pollard Lane, narrow, site beyond canal bridge, poor access.	3
--	---



Land east of Pollard Lane, Newlay

Site Plan ref: n/a                      SHLAA ref: 3446

Local network comments		4
cummulative impact on ring road and kirkstall		
Mitigation measures		Total score
		9
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) - all of the site falls within the Leeds Habitat Network.	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Land east of Pollard Lane, Newlay

Site Plan ref: n/a                      SHLAA ref: 3446

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt. Isolated linear site, bounded by railway line to north and canal to south. Development would represent an incursion into Green Belt unrelated to the settlement form.

Land off Gamble Lane

Site Plan ref: HG3-16      SHLAA ref: 3455A

Site Details

Easting	424407	Northing	433102	Site area ha	4.45	SP7	Main Urban Area Extension
HMCA	Outer 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	Yes

Description

Single field in agricultural use. No buildings / constraints on site.
---

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

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

Nearest train station	Bramley
Nearest train station distance (m)	1391.47
Nearest bus stop	3074
Nearest bus stop distance (m)	356.55

Agricultural classification	
Grade	Percent
Grade 3	21.41
Urban	78.59

## Land off Gamble Lane

Site Plan ref: HG3-16 SHLAA ref: 3455A

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

### Greenbelt Assessment

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

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

Strong links to urban area. Would not lead to merging of neighbouring settlements, though there is not a strong defensible boundary.

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

No public Transport or local services within walking distance.

Rank (1-5)

1

##### Access comments

Narrow country road no footways/lighting and trees/stone walling each side, new direct access onto Tong Road required.

3

## Land off Gamble Lane

Site Plan ref: HG3-16

SHLAA ref: 3455A

Local network comments		3
Congestion Ring Road Farnley		
Mitigation measures		Total score 7
n/a		
Highways site support		
no		
Contingent on other sites		
no		

Highways England			
Impact		Network Status	
Comments Awaited			

Network Rail	

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

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

LCC	
Ecology support	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Land off Gamble Lane

Site Plan ref: HG3-16      SHLAA ref: 3455A

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 alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.	

Land off Gamble Lane

Site Plan ref: HG3-29      SHLAA ref: 3455B

Site Details

Easting	424545	Northing	432888	Site area ha	7.6	SP7	Main Urban Area Extension
HMCA	Outer 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	Existing well defined	Road front	Yes

Description

Fields with dwellings in the centre surrounded by two roads, residential development 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	99.60	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.05
-----------------	------

Nearest train station	Bramley
Nearest train station distance (m)	1639.56
Nearest bus stop	3074
Nearest bus stop distance (m)	393.73

Agricultural classification	
Grade	Percent
Grade 3	67.48
Urban	32.52

## Land off Gamble Lane

Site Plan ref: HG3-29 SHLAA ref: 3455B

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

### Greenbelt Assessment

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

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

Site is contained by roads eliminating potential for further sprawl. Well connected to urban area.
--

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
No public transport or local services within walking distance	2
Access comments	
Narrow country road no footways/lighting and trees/stone walling each side , new direct access onto Tong Road required.	3



## Land off Gamble Lane

Site Plan ref: HG3-29

SHLAA ref: 3455B

Local network comments		
Congestion Ring Road Farnley		3
Mitigation measures		Total score
n/a		8
Highways site support		
no		
Contingent on other sites		
no		

### Highways England

Impact		Network Status	
Comments Awaited			

### 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 (amber) provided that the areas of young woodland and grassland that has local ecological value within the northern part of this site are removed from developable area and used as part of informal POS provision - see drawing RM/3455B. This would form a good buffer between adjacent existing development to the east.	

### Education comments

--

### Flood Risk

Flood Zone 1. Reports of a culvert adjacent to site surcharging and flooding gardens of properties on Bamble Lane. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves 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 Gamble Lane

Site Plan ref: HG3-29      SHLAA ref: 3455B

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 alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.

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

Site Details							
Easting	419676	Northing	432461	Site area ha	2.9	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

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

Other land uses - None

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

Description	
Single field. Residential development to north, school to east.	

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	100.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	New Pudsey
Nearest train station distance (m)	2350.75
Nearest bus stop	11771
Nearest bus stop distance (m)	277.46
Agricultural classification	
Grade	Percent
Grade 3	100

## Land off Tyersal Court, Tyersal

Site Plan ref: HG2-72 SHLAA ref: 3464

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

### Greenbelt Assessment

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

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

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

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

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

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

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

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

Links to settlement along northern boundary. High potential for further sprawl to south if boundary of development is not suitably defined or landscaped.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

No public transport or local services within walking distance.

Rank (1-5)

1

Access comments

No highway frontage.

1

## Land off Tyersal Court, Tyersal

Site Plan ref: HG2-72 SHLAA ref: 3464

### Local network comments

Thornbury gyratory congestion.

3

### Mitigation measures

n/a

Total score

5

### Highways site support

no

### Contingent on other sites

no

### Highways England

Impact	No material impact	Network Status	No objection
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### Network Rail

### Yorkshire Water

Treatment Works	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
-----------------	-----------

Supported

### Education comments

### Flood Risk

Flood Zone 1. YW public (combined) sewer runs inside 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



Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site, relates relatively well to the existing settlement. Part of the site should be retained to enable the expansion of Pudsey Tyersal Primary School.	

Site Details							
Easting	426051	Northing	432767	Site area ha	6.65	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics	
Site type	60:40 green/brown
On-site land uses	
Outdoor sport facility	
Education	
Neighbouring land uses	
Dwellings	

Other land uses - None

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

Description	
Former school site (now demolished). Playing pitches cover western section. Site slopes steeply.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	4.61	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	44.46	
N8 Urban Green Corridor	49.09	
CC Shopping Quarter	0.00	
UDP 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	98.71	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	95.31	

Other Spatial Relationships

LCC ownership %	99.95
-----------------	-------

Nearest train station	Bramley
Nearest train station distance (m)	2669.26
Nearest bus stop	10333
Nearest bus stop distance (m)	272.44

Agricultural classification	
Grade	Percent
Urban	100

**Wortley High School**

Site Plan ref: HG2-82 SHLAA ref: 4007

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

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

Public transport accessibility comments

**Rank (1-5)**

Meets Core Strategy accessibility standards but lacking in local services.

**4**

Access comments

Possible access Blue Hill Way, possible gradient issue.

**4**

Local network comments

Local congestion issues.

**3**

Mitigation measures

Access improvements

**Total score****11**

Highways site support

Yes with mitigation

Contingent on other sites

No

**Highways England**

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

Treatment Works 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.

Wortley High School

Site Plan ref: HG2-82      SHLAA ref: 4007

LCC	
Ecology support	Not supported
Not supported (RED). 0.34ha of the south western corner of this proposed allocation lies over Farnley Reservoir and Silver Royd Hill LNA. The area is a mixture of acid grassland and scrub and contributes toward the overall wildlife corridor.	

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	
Former school site. Residential use acceptable in principle. Site requirement for development to allow for retention of existing playing pitches.	

Upper Wortley Road, Thornhill Road, Wortley

Site Plan ref: HG2-83      SHLAA ref: 4036

Site Details

Easting	426998	Northing	432872	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

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

Residential institution
-------------------------

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

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

Other land uses - None

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

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

Majority brownfield site surrounded by residential development.
---

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	0.01	
CC Shopping Quarter	0.00	
UDP 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationships

LCC ownership %	99.92
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Nearest train station	Burley Park
Nearest train station distance (m)	2475.32
Nearest bus stop	8092
Nearest bus stop distance (m)	47.98

Agricultural classification	
Grade	Percent
Urban	100

**Upper Wortley Road, Thornhill Road, Wortley**

Site Plan ref: HG2-83 SHLAA ref: 4036

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

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

Public transport accessibility comments

**Rank (1-5)**

Distance to public transport, employment, health and education all good.

**5**

Access comments

Access possible from Thornhill Road only

**5**

Local network comments

Kk for level of development

**5**

Mitigation measures

**Total score****15**

Highways site support

Yes

Contingent on other sites

No

**Highways England**

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

Treatment Works 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.

## Upper Wortley Road, Thornhill Road, Wortley

Site Plan ref: HG2-83      SHLAA ref: 4036

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	There is a gas service into the existing property which will require disconnecting. There is a high pressure pipeline in the carriageway with a 7m recommended minimum building proximity distance.

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	
Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CF5M051 and CF5E005 are all within 2km of this national protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly affect the canal should not be progressed. <a href="http://www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf">www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf</a>	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
12/00544/DEM	Determination for demolition of former care home	A	100

## Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Majority brownfield site situated in residential area with frontage on to the highway, previously occupied by care home. The site is acceptable for residential redevelopment in principle. No highways concerns.	

Heights Drive, Bramley

Site Plan ref: n/a SHLAA ref: 4038

Site Details

Easting	425362	Northing	433570	Site area ha	0.52	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
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On-site land uses
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Outdoor amenity and open space
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Neighbouring land uses
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Dwellings
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Transport tracks and ways
---------------------------

Other land uses - None

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

Description	
Currently used as amenity space.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	59.75	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	60.86	

Other Spatial Relationships

LCC ownership %	59.84
-----------------	-------

Nearest train station	Bramley
Nearest train station distance (m)	1645.00
Nearest bus stop	4496
Nearest bus stop distance (m)	108.69

Agricultural classification	
Grade	Percent
Urban	100



## Heights Drive, Bramley

Site Plan ref: n/a

SHLAA ref: 4038

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

Distance to public transport. employment, health and education good.

Rank (1-5)

5

##### Access comments

Only viable access from Heights Drive probably level issues require retaining structures.

3

##### Local network comments

Ok for level of development.

5

##### Mitigation measures

Total score

13

##### Highways site support

Yes with mitigation

##### Contingent on other sites

No

#### Highways England

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works    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.

Heights Drive, Bramley

Site Plan ref: n/a                      SHLAA ref: 4038

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. YW public surface water sewer crosses the site. Culverted watercourse shown 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 designated as Green Space in the Site Allocations Plan. Highways concerns regarding access (no road frontage).	

Site Details							
Easting	424571	Northing	433829	Site area ha	1.81	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics	
Site type	Brownfield
On-site land uses	Manufacturing and Wholesale
Neighbouring land uses	Dwellings
Transport tracks and ways	

Other land uses - None

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

Description	Western half of site is in employment use and the eastern half is grassland and trees.
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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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	8.68
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Nearest train station	Bramley
Nearest train station distance (m)	853.73
Nearest bus stop	1277
Nearest bus stop distance (m)	120.97

Agricultural classification	
Grade	Percent
Urban	100

**Regina House, Ring Road Bramley**

Site Plan ref: HG2-77 SHLAA ref: 4039

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)**

Distance to public transport. employment, health and education good.

**5**

Access comments

Existing access position would be suitable.

**5**

Local network comments

Local congestion issues.

**4**

Mitigation measures

None

**Total score**

**14**

Highways site support

Yes

Contingent on other sites

No

**Highways England**

Impact	No material impact	Network Status	No objection
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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.

Regina House, Ring Road Bramley

Site Plan ref: HG2-77      SHLAA ref: 4039

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. Potential for surface water flooding. Flooding incidents recorded relating to a blockage in the culverted watercourse which runs through the site. YW public (combined) 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	
Site in current employment use. Site is suitable for housing in principle. In residential area. Existing access position would be suitable. Acceptable in highway terms.	

Site Details							
Easting	425780	Northing	434676	Site area ha	1.07	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

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

Other land uses - None

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

Description	
Currently amenity space set between houses providing links across the residential estate.	

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 %		0.01
Nearest train station		Headingley
Nearest train station distance (m)		1540.07
Nearest bus stop		12125
Nearest bus stop distance (m)		188.91
Agricultural classification		
Grade		Percent
Urban		100

**Wyther Park Hill, Bramley**

Site Plan ref: n/a

SHLAA ref: 4041

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)**

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

**2**

Access comments

Access potential from a number of existing routes.

**5**

Local network comments

Ok for level of development

**5**

Mitigation measures

Local Traffic Management measures may be necessary

**Total score****12**

Highways site support

Yes with mitigation

Contingent on other sites

No

**Highways England**

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

Treatment Works 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.

## Wyther Park Hill, Bramley

Site Plan ref: n/a

SHLAA ref: 4041

### LCC

Ecology support

Supported

Supported

### Education comments

### Flood Risk

Flood Zone 1. YW public (foul and surface water) 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

Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CF5M051 and CF5E005 are all within 2km of this national protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly affect the canal should not be progressed. [www.sssi.naturalengland.org.uk/citation/citation\\_photo/1004146.pdf](http://www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf)

## 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.



Raynville Road/Raynville Crescent, Bramley (East)

Site Plan ref: HG2-61      SHLAA ref: 4042A

Site Details

Easting	425662	Northing	435024	Site area ha	0.48	SP7	Main Urban Area Infill
HMCA	Outer West			Ward	Armley		

Site Characteristics

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

Outdoor sport facility

Outdoor amenity and open space

Neighbouring land uses

Shops

Outdoor amenity and open space

Other land uses - None

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

Description

A piece of land which is part greenspace in a residential area. The site has been split in two so that the western half can be upgraded with the adjacent greenspace and the eastern part can be redeveloped with the section of greenspace to the east

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.92	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP 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	Headingley
Nearest train station distance (m)	1395.95
Nearest bus stop	14419
Nearest bus stop distance (m)	55.00

Agricultural classification	
Grade	Percent
Urban	100

Raynville Road/Raynville Crescent, Bramley (East)

Site Plan ref: HG2-61      SHLAA ref: 4042A

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)
Partly meets PT, No Secondary Education, otherwise OK		3
Access comments		
Various opportunities, Raynville Road should have main access		5
Local network comments		
OK		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	

Raynville Road/Raynville Crescent, Bramley (East)

Site Plan ref: HG2-61      SHLAA ref: 4042A

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

Site is currently part greenspace and part brownfield site, and is located in a residential area. The brownfield part of this site forms part of a larger brownfield site that has been split in two through the Site Allocations Plan; the western half is excluded from this allocation so that it can be be upgraded with the adjacent greenspace (and is identified as Green Space in the Site Allocations Plan), whilst the eastern part and the section of greenspace to the east is allocated as part of this site for redevelopment.

Raynville Road/Raynville Crescent, Bramley (West)

Site Plan ref: n/a SHLAA ref: 4042B

Site Details

Easting	425517	Northing	434962	Site area ha	3	SP7	Main Urban Area Infill
HMCA	Outer West			Ward	Armley		

Site Characteristics

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

Outdoor amenity and open space

Vacant land

Neighbouring land uses

Outdoor amenity and open space

Dwellings

Other land uses - None

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

Description	Greenspace site with a piece of vacant cleared land.
-------------	--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.34	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP 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 %	97.76
-----------------	-------

Nearest train station	Headingley
Nearest train station distance (m)	1549.75
Nearest bus stop	5829
Nearest bus stop distance (m)	105.48

Agricultural classification	
Grade	Percent
Urban	100

Raynville Road/Raynville Crescent, Bramley (West)

Site Plan ref: n/a                      SHLAA ref: 4042B

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		
Small part of site meets PT, Small part meets Secondary education, otherwise OK		2
Access comments		
Various opportunities, Raynville Road should have main access		5
Local network comments		
OK		5
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	

Raynville Road/Raynville Crescent, Bramley (West)

Site Plan ref: n/a                      SHLAA ref: 4042B

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

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

Daleside Road, Thornbury, South

Site Plan ref: n/a                      SHLAA ref: 4045

Site Details

Easting	419829	Northing	433399	Site area ha	10.73	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

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

Outdoor amenity and open space
--------------------------------

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

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

Other land uses - None

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

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

Greenfield site in outdoor recreational use
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Spatial relationships

UDP Designations

N32 Greenbelt	99.73	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	1.54	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.27	% 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

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

Nearest train station	New Pudsey
Nearest train station distance (m)	1589.11
Nearest bus stop	9298
Nearest bus stop distance (m)	399.65

Agricultural classification	
Grade	Percent
Grade 3	98.74
Urban	1.26

**Daleside Road, Thornbury, South**

Site Plan ref: n/a

SHLAA ref: 4045

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?	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 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

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

Relates well to settlement. Well contained by railway line to south reducing potential for further sprawl but would represent a significant incursion in to the Green Belt and significantly reduce the gap between Leeds and Bradford.

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

Public transport accessibility comments

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

Rank (1-5)

2

Access comments

No obvious means of access without being combined with adjacent site.

1



**Daleside Road, Thornbury, South**

Site Plan ref: n/a

SHLAA ref: 4045

**Local network comments**

Local congestion issues.

**3****Mitigation measures****Total score****6****Highways site support**

No

**Contingent on other sites**

Yes

**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 on historic landfill site. See comments in main text of our response.

**LCC**

Ecology support	Not supported
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Not supported (RED). This land lies at a pinch point in the wildlife habitat network between Leeds and Bradford. The site includes a section of the Tyersal Beck as well as semi-improved grassland and scrub. Curlew (2008) UK BAP species, feeding.

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

Largely Flood Zone 1, but Tyersal beck runs along Southern boundary and inside NE of site. CSO outfall pipe also runs through SW corner of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

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

Daleside Road, Thornbury, South

Site Plan ref: n/a                      SHLAA ref: 4045

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
15/04802/OT	Variation of condition 21 (opening hours) of outline planning application H25/193/89/ to allow amendments for change of gym hours	A	97

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Slopes steeply towards railway. Development would represent a significant incursion into Green Belt and reduce the Green Belt gap between Leeds and Bradford.

Daleside Road, Thornbury, North

Site Plan ref: HG2-65      SHLAA ref: 4046

Site Details

Easting	419901	Northing	433676	Site area ha	3.37	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

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

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

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

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

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

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

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

Other land uses - None

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

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

Greenfield site with leisure uses to the west and residential to the east.
--

Spatial relationships

UDP Designations

N32 Greenbelt	99.87	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.13	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.12
-----------------	------

Nearest train station	New Pudsey
Nearest train station distance (m)	1384.66
Nearest bus stop	3248
Nearest bus stop distance (m)	347.60

Agricultural classification	
Grade	Percent
Grade 3	51.37
Urban	48.63

**Daleside Road, Thornbury, North****Site Plan ref: HG2-65      SHLAA ref: 4046**

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

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

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	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 but would significantly reduce the green belt gap
------------------------	--

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

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	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 has strong links to urban area and is well contained. Would reduce the separation between Leeds / Bradford, although there are already existing links directly to the north.
---

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

Public transport accessibility comments
---

**Rank (1-5)**

Good access to health and primary education only, part of site has good access to secondary education and public transport.
---

**3**

Access comments
-----------------

Access possible from Daleside Road but would require extension of existing footway and removal of a number of trees.
--

**4**

## Daleside Road, Thornbury, North

Site Plan ref: HG2-65 SHLAA ref: 4046

### Local network comments

Local congestion issues.

3

### Mitigation measures

Local traffic management measures may be necessary.

Total score

10

### Highways site support

Yes with mitigation.

### Contingent on other sites

No.

### Highways England

Impact	No material impact	Network Status	No objection
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### Network Rail

### Yorkshire Water

Treatment Works	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). This land lies at a pinch point in the wildlife habitat network between Leeds and Bradford. The site includes a section of the Tyersal Beck as well as semi-improved grassland and scrub.

### 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
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Fire and Rescue
-----------------

Daleside Road, Thornbury, North

Site Plan ref: HG2-65      SHLAA ref: 4046

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
15/04802/OT	Variation of condition 21 (opening hours) of outline planning application H25/193/89/ to allow amendments for change of gym hours	A	100

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. Development of the site would relate well to the existing settlement and consolidate development being surrounded on three sides by existing residential development. Access possible from Daleside Road but would require extension of existing footway and removal of a number of trees.

Site Details							
Easting	419804	Northing	434127	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant building	
Neighbouring land uses	
Dwellings	
Outdoor sport facility	

Other land uses - None

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

Description	
Brownfield site occupied by vacant building.	

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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

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

Nearest train station	New Pudsey
Nearest train station distance (m)	1342.38
Nearest bus stop	3404
Nearest bus stop distance (m)	47.78

Agricultural classification	
Grade	Percent
Urban	100

**Bradford Road, Sunnybank Lane, Pudsey**

Site Plan ref: HG2-64 SHLAA ref: 4047

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

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

## Public transport accessibility comments

Rank (1-5)

Good access to public transport, employment, health and education.

5

## Access comments

Access is achievable from Sunnybank Lane only.

5

## Local network comments

Local congestion issues.

3

## Mitigation measures

Local Traffic Management measures may be necessary.

Total score

13

## Highways site support

Yes with mitigation.

## Contingent on other sites

No

**Highways England**

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

Treatment Works 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 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	
Currently unoccupied brownfield employment site in a residential area. Suitable in principle for residential development. Access is achievable from Sunnybank Lane.	

Site Details							
Easting	421608	Northing	435512	Site area ha	0.65	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and Farsley	

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

Other land uses - None

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

Description	
Greenfield site. Majority of site is covered with trees.	

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	100.00	
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	New Pudsey
Nearest train station distance (m)	1296.46
Nearest bus stop	13311
Nearest bus stop distance (m)	204.30

Agricultural classification	
Grade	Percent
Urban	100

# Priesthorpe Road, Farsley

Site Plan ref: n/a

SHLAA ref: 4048

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

Greenbelt assessment not required

## Summary of infrastructure provider comments

### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good access to public transport, employment, health and education.

5

Access comments

No access to highway.

1

Local network comments

Ok for level of development.

5

Mitigation measures

None with level of development.

Total score

11

Highways site support

No.

Contingent on other sites

Yes.

### 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.

Priesthorpe Road, Farsley

Site Plan ref: n/a                      SHLAA ref: 4048

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Priesthorpe Road Farsley. Largely Flood Zone 1, but there is a watercourse along the Northern boundary, and the NE corner of the site is shown to be at high risk of flooding from surface water accumulations. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves 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
13/03543/ADV	3 externally illuminated wall mounted signs; 1 externally illuminated post mounted sign	A	94
14/03267/FU	New door in existing opening	A	94

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
South Eastern portion of site taken up with parking area for adjacent office conversion. Access to the heavily wooded remainder of the site is extremely limited. No access to highway.	

Site Details							
Easting	421196	Northing	436614	Site area ha	0.59	SP7	Smaller Settlement Extension
HMCA	Outer West				Ward	Calverley and Farsley	

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	Yes

Description	
Greenfield site enclosed by stone walls. Provides an access to 103 Rodley Lane to rear, with maintained lawns to either side of access track.	

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	New Pudsey
Nearest train station distance (m)	2310.01
Nearest bus stop	5157
Nearest bus stop distance (m)	147.60

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

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

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

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

**2. Prevent neighbouring towns from merging**

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

Well contained site with strong links to settlement. Tree lined boundary to east prevents further sprawl.
---

**Summary of infrastructure provider comments****LCC Highways Comments****Public transport accessibility comments**

Good access to bus public transport. No rail. Good access to local services and primary school. Access to secondary schools beyond acceptable limits.
---

Rank (1-5)

2

**Access comments**

Site located on 60 mph highway. Visibility splays not achievable - poor horizontal and vertical alignment.
--

1

**Calverley Lane, Calverley****Site Plan ref: HG2-55      SHLAA ref: 4049**

Local network comments		<b>3</b>
Local congestion issues.		
Mitigation measures		<b>Total score</b> <b>6</b>
None		
Highways site support		
No		
Contingent on other sites		
No		

<b>Highways England</b>			
Impact	No material impact	Network Status	No objection

<b>Network Rail</b>	

<b>Yorkshire Water</b>	
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.	

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

<b>LCC</b>	
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.	

<b>Utilities</b>	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Development of the site would effectively 'round off' the existing settlement pattern and be well contained by existing development to the north west and north east and by the main road to the west. Highways mitigation required.	



Site Details							
Easting	420291	Northing	436530	Site area ha	0.25	SP7	Smaller Settlement Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Storage	
Neighbouring land uses	
Manufacturing and Wholesale	
Agriculture	

Other land uses - None

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

Description	
Brownfield site in use as car park for neighbouring employment use.	

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	New Pudsey
Nearest train station distance (m)	2379.52
Nearest bus stop	3108
Nearest bus stop distance (m)	192.39

Agricultural classification	
Grade	Percent
Urban	100

## Holly Park Mills, Calverley

Site Plan ref: n/a

SHLAA ref: 4050

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

Greenbelt assessment not required

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Rank (1-5)

The site is outside bus/rail requirements and local centre distant but health/education reasonable.

2

##### Access comments

The site is a car park for a mill building with an existing industrial use, access is via a narrow shared surface street which becomes a narrow private access at the end of the turning head.

1

##### Local network comments

Ok for level of development.

5

##### Mitigation measures

None

Total score

8

##### Highways site support

No

##### Contingent on other sites

No

#### Highways England

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works    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.

Holly Park Mills, Calverley

Site Plan ref: n/a                      SHLAA ref: 4050

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	
Too small to allocate on its own. Car park serving existing industry so not considered suitable for development.	

Hill Top Moor

Site Plan ref: n/a                      SHLAA ref: 4051

Site Details

Easting	425916	Northing	433766	Site area ha	0.79	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

Site Characteristics

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

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

Outdoor amenity and open space
--------------------------------

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

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

Other land uses - None

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

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

Greenfield site in informal outdoor recreational use.
---

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.98	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP 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	100.00	
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	Bramley
Nearest train station distance (m)	2069.36
Nearest bus stop	8500
Nearest bus stop distance (m)	60.30

Agricultural classification	
Grade	Percent
Urban	100

## Hill Top Moor

Site Plan ref: n/a

SHLAA ref: 4051

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)

Good access to public transport, employment, health and education.

5

Access comments

Mature trees on frontage, crest of a hill, bus shelter relocation and junction spacing difficult but possible access on to Hill Top Road

4

Local network comments

Ok for level of development.

5

Mitigation measures

None

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.

Hill Top Moor

Site Plan ref: n/a                      SHLAA ref: 4051

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 designated as greenspace in the existing UDP and to be retained as greenspace in the Site Allocations Plan.	

Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge

Site Plan ref: HG2-53      SHLAA ref: 4097

Site Details							
Easting	419648	Northing	437621	Site area ha	1.11	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Manufacturing and Wholesale	
Waterways	

Other land uses - None

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

Description	
Greenfield site. Bounded by canal to north, trees to east and former employment building (now under redevelopment for housing) to west.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.97	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
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	New Pudsey
Nearest train station distance (m)	3634.04
Nearest bus stop	13747
Nearest bus stop distance (m)	263.66

Agricultural classification	
Grade	Percent
Grade 3	100

## Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge

Site Plan ref: HG2-53 SHLAA ref: 4097

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

### Greenbelt Assessment

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

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

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

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

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

Site is well contained by trees and canal which would effectively prevent future sprawl into Green Belt and contain the site.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Poor PT, average secondary, poor primary and health

Rank (1-5)

3

Access comments

No independent access possible, only through 1337

4



## Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge

Site Plan ref: HG2-53 SHLAA ref: 4097

Local network comments		4
Congestion in bradford, cummulative impact into Leeds		
Mitigation measures		Total score 11
Access works		
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
FZ2 & FZ3 runs through north east corner of site. See comments in main text of our response.

LCC	
Ecology support	Not supported
Not supported (RED) - lies immediately south of the Leeds Liverpool Canal SEGI which would require a minimum 20 metre Biodiversity Buffer, and immediately west of Calverley Woods (ancient woodland) which would require a minimum 20 metre Biodiversity Buffer, and east of a mature belt of trees which would require an appropriate buffer. This would result in a very small developable area. This site would be much better suited to new woodland creation (Policy G2) and informal public open space provision for the potential residential development Ref.1337 - there is also a definitive bridleway that runs through the site.	

Education comments

Flood Risk
Largely Flood Zone 1, but NW corner of site is shown to be at high 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

Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge

Site Plan ref: HG2-53      SHLAA ref: 4097

Telecoms

Other

Heritage England

Natural England

Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CFSM051 and CFSE005 are all within 2km of this national protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly affect the canal should not be progressed. [www.sssi.naturalengland.org.uk/citation/citation\\_photo/1004146.pdf](http://www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf)

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. Site adjoins Site HG1-130 (1337) Stylo House, Harrogate Road, Apperly Bridge which is undergoing residential development. This site offers the opportunity to expand site HG1-130 (1337) further, and would be accessed through this adjacent site. The site is adjacent the canal to the north and woods to the east which would effectively prevent further sprawl into Green Belt and contain the site.

Site Details							
Easting	421560	Northing	436170	Site area ha	4.81	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Wholesale distribution	
Neighbouring land uses	
Agriculture	
Outdoor amenity and open space	

Other land uses - None

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

Description	
Brownfield site - current use as a garden nursery. Road frontage along western boundary. Ring Road is set to the east.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	1912.37
Nearest bus stop	4078
Nearest bus stop distance (m)	483.05

Agricultural classification	
Grade	Percent
Grade 3	100

## Palmer Nursery, Caverley

Site Plan ref: n/a

SHLAA ref: 4168

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

### Greenbelt Assessment

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

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

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

Isolated site detached from built up area by the A6120 which forms a strong defensible boundary between the existing urban area and this site. Development on this site would have high potential to lead to for further sprawl into the green belt.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

PT, Employment not met, OK Education and health

Rank (1-5)

3

Access comments

Access can be gained from Calverley Lane, ORR barrier to pedestrian movement to school and Farsley

3

Local network comments		
Congestion on Outer Ring Road, left in left out onto ring Road raises safety concern		3
Mitigation measures		Total score
Alteration to ORR junction to deter right turn		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	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) - Pond in centre of site needs to be retained or replaced. The site has a pond which is a UK BAP Priority Habitat. Likely value for amphibians and invertebrates. Either retain the existing pond or create a replacement SUDs wetland with some standing water.	

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

Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Palmer Nursery, Caverley

Site Plan ref: n/a                      SHLAA ref: 4168

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. Isolated site set away from urban area, with the Ring Road acting as a strong defensible barrier. Development would set a precedent for further sprawl into the Green Belt.	

Site Details							
Easting	420043	Northing	432855	Site area ha	1.07	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

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

Other land uses - None

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

Description	
Greenfield site in agricultural use. Adjacent to school and residential development.	

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	100.00	
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	New Pudsey
Nearest train station distance (m)	1814.39
Nearest bus stop	10848
Nearest bus stop distance (m)	137.66

Agricultural classification	
Grade	Percent
Grade 3	100

## Land off Tyersal Road, Pudsey

Site Plan ref: HG2-71 SHLAA ref: 4169

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

### Greenbelt Assessment

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

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

#### 2. Prevent neighbouring towns from merging

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

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

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	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. Fairly well connected to Tyersal settlement but could set precedent for further sprawl if the site boundary is not suitably landscaped or defined.
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### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
PT, Employment and health not met, OK Education	2

#### Access comments

Access from Tyersal Road, requires footways on site frontage and improvement to west	4
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Local network comments		
Access onto Dick Lane, in Bradford,,small site		4
Mitigation measures		Total score
Footway improvements.		10
Highways site support		
Yes with mitigation		
Contingent on other sites		

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

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Site on historic landfill.	

LCC	
Ecology support	Supported
Supported	

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

Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
Heritage England	

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. Fairly well connected to Tyersal settlement. A strong Green Belt boundary will be required to prevent urban sprawl.

Site Details							
Easting	422663	Northing	432037	Site area ha	4.36	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

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	
Greenfield site with agricultural use. Site has a road frontage to the north between residential dwellings, further housing is set along the western boundary. To the south and east the boundaries are defined with trees.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.00	% 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	1.00	% 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	100.00	
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	Bramley
Nearest train station distance (m)	2706.33
Nearest bus stop	1810
Nearest bus stop distance (m)	191.34

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 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 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

Site is linked to urban area and is contained by trees along southern and eastern boundaries. However, development would lead to the incursion of the built form southwards, and could set a precedent for further sprawl into the Green Belt.
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## Summary of infrastructure provider comments

### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Not meet PT /employment ok primary ed, part health and secondary ed	3

### Access comments

Rocker Lane, short frontage with access opposite, poor, Hare Lane unsuitable	3
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Local network comments		5
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	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 incursion of the built form southwards, and could set a precedent for futher sprawl into the Green Belt.

Crossfield Farm, LS28

Site Plan ref: n/a SHLAA ref: 4203

Site Details							
Easting	420302	Northing	435803	Site area ha	13.83	SP7	Other
HMCA	Outer West				Ward	Calverley and Farsley	

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

Other land uses - None

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

Description	
Greenfield site in agricultural use, with farm buildings in the centre of the site. Bounded by Priesthorpe Road to the south and Woodhall Road to the north west. Public right of way cuts across the north eastern corner of the site.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	1713.72
Nearest bus stop	8566
Nearest bus stop distance (m)	176.15

Agricultural classification	
Grade	Percent
Grade 3	100

Crossfield Farm, LS28

Site Plan ref: n/a SHLAA ref: 4203

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Fails PT, partially meets other guidance		2
Access comments		
Access possible on to Woodhall Lane		5
Local network comments		
Junctions at either end of Woodhall Lane are problematic, site would be very car journey dominated due to location		2
Mitigation measures		Total score
		9
Highways site support		
No		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). The Red Beck forms the northern boundary and is a locally important ecological feature - it is culverted for approx. 100m and consideration given to reopening it as per saved UDP Policy N39B, on a different route to avoid impacts on roots of mature trees.	



Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Sieved out at Publication Draft stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Development here would be isolated within the Green Belt with no direct connection to the main urban area. The site performs an important role in safeguarding the countryside from encroachment, and has a high potential to lead to sprawl.

Site Details							
Easting	426463	Northing	432756	Site area ha	2.46	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Manufacturing and Wholesale	

Other land uses - None

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

Description	N5 site with minerals designation. No access possible within site, would need to be enlarged to connect to highway. Issues but within main urban area.
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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	72.03		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	72.24		
CC Shopping Quarter	0.00		
UDP 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 %		0.01
Nearest train station		Burley Park
Nearest train station distance (m)		2815.30
Nearest bus stop		4036
Nearest bus stop distance (m)		330.35
Agricultural classification		
Grade	Percent	
Urban	100	

Cliff Hill Quarry, Wortley

Site Plan ref: n/a SHLAA ref: 4204

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)
Meets CS standards		5
Access comments		
Site has no means of access		1
Local network comments		
Local network Ok		5
Mitigation measures		Total score
Needs a means of access		11
Highways site support		
Yes if a suitable access can be found		
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. On historic landfill within western section of site & along eastern boundary	

LCC	
Ecology support	Supported
Supported	

Cliff Hill Quarry, Wortley

Site Plan ref: n/a                      SHLAA ref: 4204

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

No access possible within site, would need to be enlarged to connect to highway. Designated as green space area in existing UDP and retained as Green Space in Site Allocations Plan.

Spring Lea Farm, Troydale, Pudsey

Site Plan ref: n/a SHLAA ref: 4210

Site Details							
Easting	423743	Northing	432728	Site area ha	7.93	SP7	Other Rural Extension
HMCA	Outer West				Ward	Pudsey	

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 use. Flat site with road frontage to south west. Set away from main urban area to the west. The site is adjacent to a small cluster of dwellings to the south and other farm buildings, one large farm building is on site. To the north and east the site is contained by trees.	

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	100.00	
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	Bramley
Nearest train station distance (m)	1701.70
Nearest bus stop	4300
Nearest bus stop distance (m)	164.06

Agricultural classification	
Grade	Percent
Grade 2	96.62
Grade 3	3.38

## Spring Lea Farm, Troydale, Pudsey

Site Plan ref: n/a

SHLAA ref: 4210

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

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
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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 does not connect to urban area and would result in an isolated development which would reduce the green belt gap and sprawl into the countryside. The site is well contained by trees to the east which would prevent further expansion.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Fails PT and Employment, part health and education

Rank (1-5)

2

Access comments

Access to Troydale Lane achievable

5

## Spring Lea Farm, Troydale, Pudsey

Site Plan ref: n/a

SHLAA ref: 4210

### Local network comments

local network ok

4

### 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
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### Network Rail

### Yorkshire Water

Treatment Works

### Environment Agency

Constraints

Eastern part in FZ3. See comments in our previous I&O consultation. Ordinary watercourse(Pudsey Beck running 20m parallel to eastern boundary), extended culvert (running through centre of the site). On historic landfill

### LCC

Ecology support	Supported with mitigation
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Supported with mitigation (Amber) to ensure impacts on adjacent habitat are addressed. Requires careful design to protect and adjacent beck and ancient woodland habitat. The Post Hill LNA an area of ancient woodland lies to the east of the Pudsey Beck which is adjacent to this proposed allocation. The allocation has retained a buffer zone of approximately 10m from the beck and LNA - this should be increased to 20 metres. The Pudsey Beck is an important part of the wildlife habitat network together with its ancient woodland - any development should maintain and enhance this corridor. Avoid public access to the beck corridor to reduce disturbance to wildlife. Troydale Wood which runs along the Pudsey Beck is ancient semi-natural woodland. Other blocks are ancient replanted. Use locally native species rich hedgerows around the margin and within the development. Use native trees within the landscaping. Include bat tubes and bird boxes within the development. Water vole and bats (Noctule/pipistrelle) have been recorded on the beck corridor. Avoid tree planting along the western bank of the beck. Minimise light spillage onto the woodland edge.

### Education comments

### Flood Risk

Site is located largely in Flood Zone 1. However, part of the site is in the Pudsey Beck flood plain and the Exception Test will need to be passed for any development in this flood zone (=3A). There is a surface water flood route through the site and this will need to be addressed within the FRA. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

Gas

Electric

Spring Lea Farm, Troydale, Pudsey

Site Plan ref: n/a                      SHLAA ref: 4210

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 does not connect to the urban area and would result in isolated development that would not relate to the settlement and would reduce the Green Belt gap between Pudsey and Farnley.	



Site Details							
Easting	423173	Northing	435852	Site area ha	0.56	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley and Stanningley	

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

Other land uses - None

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

Description	
Green belt site adjacent to main urban area. Road frontage runs along the southern boundary. Surrounded by residential development to east and south, good access to services. Canal to the north encloses the site. Heavily treed.	

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	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	Bramley
Nearest train station distance (m)	1633.49
Nearest bus stop	8942
Nearest bus stop distance (m)	129.42
Agricultural classification	
Grade	Percent
Urban	100

## Land at Rodley lane

Site Plan ref: HG2-59 SHLAA ref: 4213

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

### Greenbelt Assessment

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

Well contained site with strong connections to urban area. Would not harm green belt if developed.
--

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets CS standards	5
Access comments	
Access off Rodley Lane Ok	5

Local network comments		4
Local network 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	
FZ1 under 1ha. See comments in our previous I&O consultation. Canal runs north of site	

LCC	
Ecology support	Not supported
Red - Avoid development of any of this site, due to proximity to SSSI and important wildlife habitat network function. Poor site for development - this land lies adjacent to the south bank of the Leeds Liverpool Canal SSSI - the site is designated for it invertebrates and aquatic plant communities. The development risks contamination of the SSSI habitat and increase disturbance on the opposite side of the canal from the tow path. This site forms part of the River Aire and canal corridor wildlife habitat network - it supports a mixture of woodland, scrub and acid grassland. This site also contribute to wider habitat linked to Rodley Nature Reserves on the opposite side of the river. The canal and neighbouring scrub/woodland will be habitat used by otters and bats both European protected species recorded in this area.	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Land at Rodley lane

Site Plan ref: HG2-59      SHLAA ref: 4213

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Green belt site adjacent to main urban area. Road frontage runs along the southern boundary. Surrounded by residential development to east and south, good access to services. Canal to the north encloses the site.	

Site Details							
Easting	423082	Northing	435834	Site area ha	0.46	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics	
Site type	Brownfield
On-site land uses	Manufacturing and Wholesale
Neighbouring land uses	Dwellings

Other land uses - None

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

Description	Brownfield site. Current employment use set within the main urban area. No other constraints.
-------------	---

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	Bramley	
Nearest train station distance (m)	1663.37	
Nearest bus stop	6310	
Nearest bus stop distance (m)	60.77	
Agricultural classification		
Grade	Percent	
Urban	100	

Aire Valley Court, Leeds

Site Plan ref: n/a                      SHLAA ref: 4214

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets CS standards		5
Access comments		
Access off Rodley Lane, OK		5
Local network comments		
Local network OK		4
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	
FZ1 under 1ha. See comments in our previous I&O consultation	

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Retain as employment.

Whitehall Road, Farnley

Site Plan ref: n/a SHLAA ref: 4226

Site Details

Easting	424428	Northing	430666	Site area ha	1.27	SP7	Other Rural Extension
HMCA	Outer 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	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

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

Greenfield site. Well contained by roads on 3 sides and trees to the south. Residential dwellings to the north and some other over the main road to the east.

Spatial relationships

UDP Designations

N32 Greenbelt	97.92	% 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	Cottingley
Nearest train station distance (m)	3016.17
Nearest bus stop	5250
Nearest bus stop distance (m)	58.69

Agricultural classification	
Grade	Percent
Grade 3	94.65
Urban	5.35



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 Standards		5
Access comments		
Ghost Island access on to A58, surrounding roads poor		4
Local network comments		
OK		5
Mitigation measures		Total score
		14
Highways site support		
Yes		
Contingent on other sites		

Highways England	
Impact	No material impact
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)	

Whitehall Road, Farnley

Site Plan ref: n/a                      SHLAA ref: 4226

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. New Farnley is not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Development would be poorly related to the existing settlement and represent an incursion into the Green Belt to the south of New Farnley.

Leeds & Bradford Road, Bramley

Site Plan ref: n/a SHLAA ref: 4227

Site Details

Easting	425275	Northing	436118	Site area ha	14.12	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Waterways	

Other land uses - None

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

Description	Greenfield site. Set in urban area next to Bramley Fall Park. The site is heavily treed, slopes and borders the Leeds / Liverpool Canal to the north. Residential development is set to the south.
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Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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 %	97.85
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Nearest train station	Headingley
Nearest train station distance (m)	1554.87
Nearest bus stop	6734
Nearest bus stop distance (m)	168.03

Agricultural classification	
Grade	Percent
Grade 3	0.43
Urban	99.57

**Leeds & Bradford Road, Bramley**

Site Plan ref: n/a

SHLAA ref: 4227

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

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

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

**2. Prevent neighbouring towns from merging**

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

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

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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?	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?	Yes
Can development preserve this character?	Yes
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

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

The site is a corridor of green belt through the urban area alongside the canal. Strong links to the settlement and well contained site, but green belt area is small and would be eroded by development. Listed building to south of site, small woodland area separates this from the site.

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

Public transport accessibility comments	Rank (1-5)
Ok PT and Employment part education and health	4

Access comments	
Access ok on Leeds Bradford Road	5

Local network comments		
Congestion Bridge Road / Kirkstall		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
Assessment of cumulative impact with other sites needed			

Network Rail	

Yorkshire Water	
Treatment Works	
A sewage pumping station is located within the site boundary	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. On Historic landfill (east of the site)	

LCC	
Ecology support	Not supported
Red - Poor site, recommend that it is not allocated. This proposed site includes a long stretch of the southern bank of the Leeds Liverpool Canal SSSI - this is the opposite side from the tow path and is currently relatively undisturbed (the site is designated for its aquatic invertebrates and plant communities). The proposed allocation would also result in the loss of part of the Bramley Falls and Newlay Quarry LNA recently designated as a Local Wildlife Site (new name for SEGIs) for its woodland habitat with high density of native bluebell. The proposed site forms an important section of the wildlife habitat network which runs down the River Aire/ Leeds Liverpool Canal corridor. This site is important for Lowland Mixed Deciduous Woodland and Lowland Acid Grassland both UK BAP priority habitats. All areas of the site which include woodland, scrub and acid grassland communities should be excluded from the proposed site (the vast majority if not all of the site) - any development of the residual area (likely to be very small) should include mitigation to manage surrounding areas for biodiversity. The canal and neighbouring woodland/scrub supports otter and bats both European protected species. Water voles may also be present along the canal. Avoid damage to lying up sites for otters and feeding habitat. Avoid any measures which increase disturbance to these species in this area. The development of the Kirkstall Forge site on the opposite side of the canal/river makes it more important to minimise habitat loss on this 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	

Leeds & Bradford Road, Bramley

Site Plan ref: n/a                      SHLAA ref: 4227

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 a corridor of green belt through the urban area alongside the canal. Strong links to the settlement and well contained site, but green belt area is small and would be eroded by development.	

Stanningley Road, Leeds

Site Plan ref: HG2-200     SHLAA ref: 4249\_5010

Site Details

Easting	426913	Northing	433725	Site area ha	0.56	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

Site Characteristics

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

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

Vacant building
-----------------

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

Outdoor amenity and open space
--------------------------------

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

Vacant building
-----------------

Other land uses - None

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

Description	
Brownfield 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Burley Park
Nearest train station distance (m)	1756.04
Nearest bus stop	2726
Nearest bus stop distance (m)	76.87

Agricultural classification	
Grade	Percent
Urban	100

Stanningley Road, Leeds

Site Plan ref: HG2-200      SHLAA ref: 4249\_5010

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

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	



Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Brownfield site. Located adjacent to existing and permitted residential development.

Calverley Lane, Farsley

Site Plan ref: n/a SHLAA ref: 5004

Site Details							
Easting	421059	Northing	436270	Site area ha	5.51	SP7	Smaller Settlement Extension
HMCA	Outer West				Ward	Calverley and Farsley	

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	
Green belt site with agricultural use. Road frontage to east, some tree lined boundaries. Set away from 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
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Nearest train station	New Pudsey
Nearest train station distance (m)	1966.46
Nearest bus stop	13899
Nearest bus stop distance (m)	475.05

Agricultural classification	
Grade	Percent
Grade 3	100

## Calverley Lane, Farsley

Site Plan ref: n/a

SHLAA ref: 5004

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

### Greenbelt Assessment

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

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

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

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

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

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	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 which performs an important role in safeguarding the countryside from encroachment. Development would reduce the green belt gap between Calverley and Rodley and set a precedent for further sprawl into the Green Belt.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Small part meets PT, not rest

Rank (1-5)

1

Access comments

Visibility not achievable for speed limit

1

Calverley Lane, Farsley

Site Plan ref: n/a                      SHLAA ref: 5004

Local network comments		2
Ring Road congestion , remote country lane location		
Mitigation measures		Total score 4
Highways site support		
No		
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	Supported with mitigation
Supported with mitigation (Amber) This proposed allocation includes a significant north-south hedgerow a UK BAP priority habitat, and parkland type trees. Need to protect hedgerow and open grown trees within public open space - and not in private garden space. The open grown trees need to be checked for bat roosts and consideration given to commuitng/foraging routes.	

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. Road frontage to east. Isolated site deatched fom urban area which performs an important role in safeguarding the countryside from encroachment. Development would have significant impact on the green belt, reducing the gap between Calverley and Rodley and setting a precedent for further sprawl.	

Site Details							
Easting	422316	Northing	433049	Site area ha	0.39	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Pudsey	

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

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes
Description	Former residential care home within well established residential area.		

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	97.89
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Nearest train station	New Pudsey
Nearest train station distance (m)	1724.63
Nearest bus stop	10887
Nearest bus stop distance (m)	176.46

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 Core Standards		5
Access comments		
Access as existing use from Crawshaw Road		5
Local network comments		
OK given existintg use and scale of development		5
Mitigation measures		Total score
		15
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	
No constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Musgrave House Crawshaw Road Pudsey

Site Plan ref: HG2-75      SHLAA ref: 5135

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

Housing allocation

Submission Draft Plan Allocation Conclusion

Good brownfield housing site within an established residential area within walking distance of Pudsey Town Centre.



Land at Arthur Street Stanningley

Site Plan ref: n/a                      SHLAA ref: 5159

Site Details							
Easting	422456	Northing	434741	Site area ha	1.45	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Storage	
Manufacturing and Wholesale	
Neighbouring land uses	
Education	
Dwellings	
Manufacturing and Wholesale	
Storage	

Other land uses - None

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

Description	Brownfield site occupied by a number of different employment businesses, located within an area of mixed uses including a school to the east.
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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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships	
LCC ownership %	0.05
Nearest train station	New Pudsey
Nearest train station distance (m)	1391.84
Nearest bus stop	11193
Nearest bus stop distance (m)	140.72
Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input 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 Core Standards		5
Access comments		
Access via Arthur Street or direct acces on to Town Street		4
Local network comments		
Existing use, OK		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			
Environment Agency			
Constraints			
LCC			
Ecology support	Supported		
Supported - Green.			

Land at Arthur Street Stanningley

Site Plan ref: n/a                      SHLAA ref: 5159

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). 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

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
15/00088/OT	Outline application for residential development, Including demolition of existing buildings	W	100
12/04239/OT	Outline application for residential development	W	76

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site has a Natural Resources and Waste safeguarded site at its centre which cannot be allocated for housing. Removing this section from the site leaves an unsuitable remainder which can't be allocated.

Site Details							
Easting	419494	Northing	434625	Site area ha	3.49	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Outdoor sport facility (golf course)	
Mineral works and quarries	

Other land uses - None

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

Description	A flat site in agricultural use together with adjoining land to the south and immediate north and north east. The land to the north east is also understood to be a former railway line. A golf course and former minerals working are located to the east and at a further distance to the north, respectively. Land to the west beyond Woodhall Road is currently agricultural land, but allocated for employment in the Bradford UDP.
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Spatial relationships

UDP Designations

N32 Greenbelt	99.53	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	100.00	
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	New Pudsey
Nearest train station distance (m)	1671.42
Nearest bus stop	4736
Nearest bus stop distance (m)	353.90

Agricultural classification	
Grade	Percent
Grade 3	99.53

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	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	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

Development of the site would further decrease the gap between Leeds and Bradford. Woodhall Road currently creates a defensible Green Belt boundary. Whilst site 1201 to the south of 5169 is also on the east side of Woodall Road, it fills a gap in the existing built up area. 5169 lies beyond that gap and could potentially create urban sprawl.
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Summary of infrastructure provider comments

LCC Highways Comments

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

Access comments		
Access onto quarry access road achievable, but the access road is substandard beyond the site frontage to Gain Lane, dependant on site 1201 for improvement	2	
Local network comments		
Gain Lane / A647 junction and wider impact need to be mitigated	3	
Mitigation measures		Total score
Requires improvement of the quarry access road, realign away from Woodhall Road. Gain Lane junction with A647 and wider cumulative impact will need to be addressed		7
Highways site support		
yes with mitigation		
Contingent on other sites		
1201, 4047, 5170 and Bradford sites to provide a comprehensive solution.		

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	Supported with mitigation
An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided including a biodiversity buffer (not private garden space) along the north and east boundary to strengthen the Leeds Habitat Network.	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green belt site. Development of the site would further decrease the gap between Leeds and Bradford. Woodhall Road currently creates a defensible Green Belt boundary. Whilst site HG2-63 (1201) which is to the south of 5169 is also on the east side of Woodall Road, it fills a gap in the existing built up area. This site lies beyond that gap and could potentially create urban sprawl.	

Site Details							
Easting	419776	Northing	434244	Site area ha	1.41	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

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

Other land uses - None

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

Description	
The site forms part of a wider area laid out as playing pitches. A vacant building (former employment use) is located to the south and a residential area to the west.	

Spatial relationships

UDP Designations

N32 Greenbelt	86.45	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	70.79	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	13.55	% 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	100.00	
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	New Pudsey
Nearest train station distance (m)	1359.53
Nearest bus stop	3404
Nearest bus stop distance (m)	168.39

Agricultural classification	
Grade	Percent
Grade 3	60.35
Urban	39.65



## Land at Sunnybank Lane Pudsey

Site Plan ref: n/a

SHLAA ref: 5170

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 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?	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?	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

Development would not safeguard the countryside from encroachment and it has an indefensible green belt boundary.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Meets Core Strategy guidance

Rank (1-5)

5

Access comments

Access onto Sunnybank Lane achievable

4

Land at Sunnybank Lane Pudsey

Site Plan ref: n/a                      SHLAA ref: 5170

Local network comments	3
Gain Lane / A647 junction and wider impact need to be mitigated	
Mitigation measures	Total score 12
Requires improvement to Gain Lane / Sunnybank Lane/ A643 junctions and wider impact to be mitigated	
Highways site support	
yes with mitigation	
Contingent on other sites	
1201, 4047, 5169 and Bradford sites to provide a comprehensive solution.	

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported

Education comments

Flood Risk

Utilities	
Gas	

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	

Land at Sunnybank Lane Pudsey

Site Plan ref: n/a                      SHLAA ref: 5170

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green belt site. The site forms part of a wider area designated as Green Space in the Site Allocations Plan. Development would not safeguard the countryside from encroachment and the site has an indefensible green belt boundary.

Site Details							
Easting	423664	Northing	435873	Site area ha	4.56	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics	
Site type	80:20 green/brown
On-site land uses	
Manufacturing and Wholesale	
Grassland	
Neighbouring land uses	
Waterways	
Dwellings	

Other land uses - None

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

Description	
Site bounded by the canal to north, and slopes down from Rodley Lane. Southern part of site is brownfield, with former mill building in commercial use with a variety of businesses. Northern and eastern parts of site are grassland. Some significant trees along site frontage to Rodley Lane.	

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	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	Bramley
Nearest train station distance (m)	1484.52
Nearest bus stop	1811
Nearest bus stop distance (m)	187.37

Agricultural classification	
Grade	Percent
Grade 3	42.31
Urban	57.69

**Land at Ross Mill, Rodley Lane, Bramley**

Site Plan ref: n/a

SHLAA ref: 5271

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

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

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

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

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

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

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

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

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

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

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

Development would set precedent for unrestricted sprawl, as it is not well related to the settlement with the northern site boundary in particular creating a finger of development into the green belt.
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**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Access to PT, Local services, Health, Employment and Education in line with CS

Rank (1-5)

5

Access comments

Access is extremely difficult. At present there is a single vehicle width canal swing bridge. A permanent bridge with sufficient height above water and with sufficient maintenance access would be necessary. There appears to be insufficient space to resolve this. The kerb line would have to built out into Rodley Lane to achieve the necessary visibility splays.

4

Local network comments		
Cumulative impact on the network peak hours. Local congestion on Rodley Lane and Ring Road.		3
Mitigation measures		Total score
Resoloution of access issues.		12
Highways site support		
Yes with Mitigation		
Contingent on other sites		
If athe adjacent site became avaialable it may offer better options to resolve access.		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). Lies adjacent to the Leeds Liverpool Canal SSSI on the southern bank. This may have implications for increased shading for invertebrates and plants listed in the citation. The canal is an important part of the wetland Leeds Habitat Network for aquatic plants, invertebrates, otter, water vole and fish. Liaison with Natural England, EA and Canal Rivers Trust required - there may be remediation/enhancements requied along SSSI canal banks to address potential pollution issues resulting from previous use of land affecting the SSSI water quality. Site Requirement "Substantial biodiversity buffer along entire north boundary with canal, not to be transferred to private ownership. Ecological remediation/enhancement measures to be delivered to canal bank through liaison with NE, EA and CRT."	

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 set precedent for unrestricted sprawl, as it is not well related to the settlement with the northern site boundary in particular creating a finger of development into the green belt. Whilst part of site is brownfield, it is in active employment use and should be retained for employment purposes.	

Site Details							
Easting	423533	Northing	432753	Site area ha	2.12	SP7	Other Rural Extension
HMCA	Outer West				Ward	Pudsey	

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

Other land uses - None

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

Description	
Greenfield site, slopes in a southerly direction towards Troydale Lane. Public right of way runs north to south along the east 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 type="checkbox"/>

% overlap

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	100.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

% overlap

Other Spatial Relationships		
LCC ownership %		1.30
Nearest train station		Bramley
Nearest train station distance (m)		1715.62
Nearest bus stop		1253
Nearest bus stop distance (m)		120.70
Agricultural classification		
Grade	Percent	
Grade 2	100	



## North of Troydale Lane, Pudsey

Site Plan ref: n/a

SHLAA ref: 5283

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?	No

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging of settlements

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

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

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

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

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

Whilst the site has a defensible green belt boundary to the east, it would lead to significant incursion of development into the green belt in a manner that is poorly related to the settlement pattern.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Poorly served by buses - Valley Rd only provides 1/hr. Well below accessibility standards. Access to Primary and Secondary schools meets CS standards.

Rank (1-5)

2

Access comments

Direct access to Troydale Lane with appropriate visibility splays is achievable.

5

Local network comments		4
Cumulative impact on network peak hours.		
Mitigation measures		Total score 11
Local traffic management measures and PT improvements		
Highways site support		
Yes with mitigation		
Contingent on other sites		
No		

Highways England		
Impact		Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Whilst the site has a defensible green belt boundary to the east, it would lead to significant incursion of development into the green belt in a manner that is poorly related to the settlement pattern.

Site Details							
Easting	421335	Northing	434195	Site area ha	5.37	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Amenity land	
Neighbouring land uses	
Shops	
Terminals and Interchanges	
Manufacturing and Wholesale	

Other land uses - None

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

Description	
Greenfield site with significant tree cover in parts. Proposed greenspace in UDP (N5).	

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	98.54	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.47	
CC Shopping Quarter	0.00	
UDP 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.16
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Nearest train station	New Pudsey
Nearest train station distance (m)	228.41
Nearest bus stop	13115
Nearest bus stop distance (m)	286.08

Agricultural classification	
Grade	Percent
Urban	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments	The site is adjacent to Pudsey Rail Station and is within walking distance of frequent bus services. It also meets the CS criteria for travel distances to schools, health and local facilities. However, the site is disconnected and would need to be linked	5
Access comments	Site has a road frontage to the off-slip road leading to Owlcotes Centre. There are no footways and no obvious safe access solution.	2
Local network comments	Cumulative impact on the network peak hours. Local congestion on Ring Road and Bradford Road.	3
Mitigation measures	Would have to contribute to Ring Road improvements including Dawsons Corner and would have to provide a safe vehicular access and safe pedestrian route/s. However, there does not appear to be an obvious way of achieving this.	Total score 10
Highways site support	No	
Contingent on other sites	No	

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
	Supported with mitigation (Amber). Biodiversity buffers will be required to allow physical connectivity of the Leeds Habitat Network.

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	
Offers significant potential to help deliver improvements to parking and access to New Pudsey railway station. Whilst designated as N5 in the UDP, it has not been developed for use as green space. Ecological mitigation measures would be required.	

Site Details							
Easting	422289	Northing	435723	Site area ha	0.72	SP7	Main Urban Area Infill
HMCA	Outer West				Ward		

Site Characteristics	
Site type	70:30 green/brown
On-site land uses	
Childrens nursery	
Office	
Amenity land	
Neighbouring land uses	
Amenity land	
Office	

Other land uses - None

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

Description	Eastern part of site currently occupied by office and childrens nursery (with associated car parking). Office building to site frontage is single storey and of limited character. Steep bank to east of these buildings, with significant tree cover, up to eastern part of site which is N11 (Other protected open land).
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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	72.11	
CC Shopping Quarter	0.00	
UDP 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 type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
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	New Pudsey	
Nearest train station distance (m)	1829.12	
Nearest bus stop	13333	
Nearest bus stop distance (m)	60.06	
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 checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Access to PT, Local services, Health, Employment and Education in line with CS		5
Access comments		
Access would be direct from Bagley Lane. Visibility is ok.		5
Local network comments		
Cumulative impact on the network peak hours. Local congestion on Bagley Lane and adjacent highways. A number of traffic management measures have been introduced in the area but additional traffic management measures required.		4
Mitigation measures		Total score
Traffic management measures required.		14
Highways site support		
Yes with mitigation		
Contingent on other sites		
No		

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	Not Supported
Not supported (Red). Acid/neutral grassland and scattered scrub all within Leeds Habitat Network. Small area of land that is previously developed could be used but is only a small plot of land.	



Land to east of Bagley Lane, Farsley

Site Plan ref: n/a                      SHLAA ref: 5197

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	
Western part of site in flood zone and unsuitable for development. Eastern part of site would encroach into the open corridor of land to the east of Bagley Lane.	

Site Details							
Easting	423368	Northing	435798	Site area ha	1.73	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Grassland	
Neighbouring land uses	
Dwellings	
Grassland	
Manufacturing and Wholesale	

Other land uses - None

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

Description	Greenfield site. Southern part of site is flat with an open character, which is complemented by the open amenity land to the south of Rodley Lane. Provides long distance views. Site slopes steeply down to the canal to the north of the site, with significant tree cover on the slope.
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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	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	Bramley
Nearest train station distance (m)	1499.38
Nearest bus stop	12495
Nearest bus stop distance (m)	58.83

Agricultural classification	
Grade	Percent
Grade 3	17.98
Urban	82.02

**North of Rodley Lane, Bramley**

Site Plan ref: n/a

SHLAA ref: 5294

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

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

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

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

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

Site provides significant visual amenity along the road and canal corridor. Development would result in a linear incursion into the green belt, affecting the openness of the immediate and wider setting, with the site offering with long distance views across the wider green belt.

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

Public transport accessibility comments

Access to PT, Local services, Health, Employment and Education in line with CS

Rank (1-5)

5

Access comments

Direct access from Rodley Lane is achievable. However this may involve the removal of a number of trees to achieve the necessary visibility splays.

5

Local network comments		4
Cumulative impact on network peak hours.		
Mitigation measures		Total score 14
None identified at this stage.		
Highways site support		
Yes with Mitigation		
Contingent on other sites		
No		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). Lies adjacent to the Leeds Liverpool Canal SSSI on the southern bank. This may have implications for increased shading for invertebrates and plants listed in the citation. The canal is an important part of the wetland Leeds Habitat Network for aquatic plants, invertebrates, otter, water vole and fish. Liaison with Natural England and Canal Rivers Trust required. Site Requirement "Substantial biodiversity buffer along entire north boundary with canal, not to be transferred to private ownership."	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Green Belt site. Site provides significant visual amenity along the road and canal corridor. Development would result in a linear incursion into the green belt, affecting the openness of the immediate and wider setting, with the site offering with long distance views across the wider green belt.	

Land adjacent to Airedale Cliff, Pollard Lane, Bramley

Site Plan ref: n/a                      SHLAA ref: 5295

Site Details

Easting	424065	Northing	436405	Site area ha	0.25	SP7	Other Rural Extension
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

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

Other land uses - None

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

Description	Adjacent to a short row of terraced properties but detached from the main urban area. Stone wall bounds site to east and north. Site forms part of the wider woodland setting, with mature trees.
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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	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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	Bramley
Nearest train station distance (m)	1992.16
Nearest bus stop	13466
Nearest bus stop distance (m)	438.53

Agricultural classification	
Grade	Percent
Grade 3	100

**Land adjacent to Airedale Cliff, Pollard Lane, Bramley**

Site Plan ref: n/a

SHLAA ref: 5295

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

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

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	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	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	Site 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 within the green belt, not connection to the main urban area. Development would have high potential to lead to unrestricted sprawl.
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**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Access to PT, health, local services and primary schools is beyond acceptable CS limits. Access to secondary schools is met	2

Access comments	
Pollard Lane is narrow with a substandard nearside footway. There is insufficient site frontage to achieve the necessary visibility splays.	2

Land adjacent to Airedale Cliff, Pollard Lane, Bramley

Site Plan ref: n/a                      SHLAA ref: 5295

Local network comments		3
Cumulative impact on network peak hours.		
Mitigation measures		Total score 7
None identified at this stage.		
Highways site support		
No		
Contingent on other sites		
No		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not Supported
Not supported (Red). Whole site lowland mixed deciduous woodland UK BAP Priority Habitat. Adjacent to Bramley Falls and Newlay Quarry LWS - forms part of a contiguous woodland block.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	



Land adjacent to Airedale Cliff, Pollard Lane, Bramley

Site Plan ref: n/a                      SHLAA ref: 5295

Natural England

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

App Number	Proposal	Decision	% of site
14/02386/FU	Detached stable block	W	100
14/00602/TR	Proposed felling of 2 Horse Chestnut, 2 Ash, 1 Sycamore. Crown lift 4 Horse Chestnut and remove epicormic growth of 1 Horse Chestnut Tree.	A	100
14/00936/FU	Detached stable block		100
15/02265/FU	Detached single storey maintenance equipment building	R	100

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. Isolated site within the green belt, not connection to the main urban area. Development would have high potential to lead to unrestricted sprawl.

Site Details							
Easting	425663	Northing	432827	Site area ha	3.63	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics	
Site type	50:50 green/brown
On-site land uses	
Vacant building	
Vacant land	
Neighbouring land uses	
Amusement and show places	
Dwellings	
Manufacturing and Wholesale	
Allotment and city farm	

Other land uses - None

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

Description	
Brownfield site, with mill buildings and mill pond to north and open land to south.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	3.56	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	3.71	
CC Shopping Quarter	0.00	
UDP 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	0.72	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.94	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	2336.11
Nearest bus stop	2793
Nearest bus stop distance (m)	129.26

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Poorly served by PT. Access to Primary and Secondary schools met. Access to Heath and local facilities not met. Although an Aldi Store has planning permission within 800m of the site.		2
Access comments		
Access would have to be via a new arm off the Ring Road roundabout. The cost of these works would be significant. The onl other alternative would be a direct access off Stonebridge Lane but this would require removal of the listed buildings.		4
Local network comments		
Cumulative impact on the network peak hours. Local congestion on Ring Road.		3
Mitigation measures		Total score
PT bus improvements, footway improvements on Stonebridge Lane. Significant improvements to Ring Road roundabout. Poss capacity works on local highway, review of TRO's and traffic claming on Stonebridge Lane/Silver Royd Hill/Pipe and Nook Lane.		9
Highways site support		
Yes with mitigation		
Contingent on other sites		
No		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
	Supported with mitigation (Amber). Biodiversity buffers will be required to allow physical connectivity of the Leeds Habitat Network.

**Stonebridge Mills, Farnley****Site Plan ref: HG2-205     SHLAA ref: 5303****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
13/02175/COND	Consent, agreement or approval of conditions 1, 3, 4, 8 and 10 of Planning Application 11/00897/RM		66
11/02394/LI	Listed Building Application to demolish buildings adjacent to Listed Building	<b>A</b>	100
14/00074/COND	Consent, agreement or approval required by conditions 4, 5 and 6 of Planning Application 11/02394/LI	<b>A</b>	100
13/03050/COND	Consent, agreement or approval required by conditions 14 and 22 of Planning Application 07/07851/OT	<b>A</b>	100
13/05514/COND	Consent, agreement or approval required by condition 5 (opening hours) of Planning Application 11/00897/RM	<b>W</b>	66
13/02788/EXT	Extension of time period for planning permission 07/07851/OT to layout access and erect supermarket and new buildings/change of use of existing buildings for a mix of uses	<b>A</b>	100
11/00897/RM	Laying out of access road and erect supermarket, with car park	<b>A</b>	66
13/05643/RM	Variation of condition 6 of previous approval 11/00897/RM relating to hours of delivery	<b>R</b>	66
14/01649/COND	Consent, agreement or approval required by condition 7 of Planning Application 11/02394/LI	<b>INT</b>	100
11/03820/FU	Laying out of access road and erect retail foodstore, with service yard, covered and open car parking and landscaping	<b>R</b>	72

**Conclusions**

Stonebridge Mills, Farnley

Site Plan ref: HG2-205      SHLAA ref: 5303

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Well contained development site within the main urban area. Development should include the retention and conversion of existing mill buildings, along with new build development to the rear.

Hough Top Court, Hough Top, Pudsey

Site Plan ref: HG2-207      SHLAA ref: 5305

Site Details

Easting	423705	Northing	433650	Site area ha	2.52	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

Site type	20:80 green/brown
-----------	-------------------

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

Office
Outdoor amenity and open space

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

Dwellings
Outdoor sport facility

Other land uses - None

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

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

Majority of site occupied by buildings of former Hough Top High School (and associated car parking). Currently in use as Leeds City Council offices.

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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

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

Nearest train station	Bramley
Nearest train station distance (m)	804.87
Nearest bus stop	12082
Nearest bus stop distance (m)	137.12

Agricultural classification	
Grade	Percent
Urban	100

Hough Top Court, Hough Top, Pudsey

Site Plan ref: HG2-207      SHLAA ref: 5305

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Access to PT CS standards not quite fully met. Access to Primary School and Secondary Schools, health fully met.		5
Access comments		
Site has road frontages onto Hough Top and Harley Drive.		5
Local network comments		
Cumulative impact on network peak hours.		4
Mitigation measures		Total score
None identified at this stage		14
Highways site support		
Yes with mitigation		
Contingent on other sites		
No		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Hough Top Court, Hough Top, Pudsey

Site Plan ref: HG2-207     SHLAA ref: 5305

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

Majority of site occupied by buildings of former Hough Top High School (and associated car parking). Currently in use as Leeds City Council offices but expected to become surplus to requirements in future and suitable for redevelopment for residential purposes.



Farnley Rugby fields, off Tong Road, Farnley

Site Plan ref: n/a                      SHLAA ref: 5318

Site Details

Easting	424843	Northing	432738	Site area ha	5.85	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

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

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

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

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

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

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

Other land uses - None

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

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

Site occupied by 3 sports pitches which are at different levels. N1 Green Space in UDP with public right of way. Open and elevated site, set up from road with steep banking.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.96	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town 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 %	96.88
-----------------	-------

Nearest train station	Bramley
Nearest train station distance (m)	1900.38
Nearest bus stop	5850
Nearest bus stop distance (m)	161.47

Agricultural classification	
Grade	Percent
Grade 3	41.8
Urban	58.2

**Farnley Rugby fields, off Tong Road, Farnley**

Site Plan ref: n/a

SHLAA ref: 5318

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

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

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

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

**2. Prevent neighbouring towns from merging**

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

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

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

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

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

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

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

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

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

Development of site would lead to unrestricted urban sprawl, with poorly defined boundaries to the south and west. Used for open space, providing access to the countryside.
--

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

Public transport accessibility comments

Butt Lane bus services are just below accessibility standard at 3/hr. Access to primary, health and secondary schools meets CS requirements.
--

Rank (1-5)

4

Access comments

Acces would have to be from Hall Lane (not Tong Road). Nearside footway need sto be widened along full extent of Hall Lane frontage.
--

5

Farnley Rugby fields, off Tong Road, Farnley

Site Plan ref: n/a                      SHLAA ref: 5318

Local network comments		4
Cumulative impact on the network peak hours. Local congestion on Ring Road.		
Mitigation measures		Total score 13
Local traffic management measures, PT improvements and improvements to mitigate cumulative impact on Highway network including Ring Road.		
Highways site support		
Yes with mitigation		
Contingent on other sites		
No		

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	

Farnley Rugby fields, off Tong Road, Farnley

Site Plan ref: n/a                      SHLAA ref: 5318

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green belt site. Open and elevated. Development of site would lead to unrestricted urban sprawl, with poorly defined boundaries to the south and west. Used for open space, providing access to the countryside. Designated as green space in the SAP.

Site Details							
Easting	425984	Northing	433404	Site area ha	0.76	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

Site Characteristics	
Site type	80:20 green/brown
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Education	
Outdoor sport facility	

Other land uses - None

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

Description	
Part of former West Leeds High School. Flat with trees, particular along site boundaries. Identified as green space in West Leeeds Gateway SPD but fenced off and not in use for this purpose.	

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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationships

LCC ownership %	99.95
-----------------	-------

Nearest train station	Bramley
Nearest train station distance (m)	2270.73
Nearest bus stop	1816
Nearest bus stop distance (m)	213.98

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		Rank (1-5)
Public transport accessibility comments		
Access to PT, Local services, Health, Employment and Education in line with CS		5
Access comments		
Direct access from Heights Lane is possible but a number of trees would have to be removed to provide a 2m footway along the site frontage and to provide the appropriate visibility splays.		5
Local network comments		
Cumulative impact on network peak hours.		4
Mitigation measures		Total score
Nearside footway required - will affect trees. Review of TRO's and Traffic Management measures.		14
Highways site support		
Yes with mitigation		
Contingent on other sites		
No		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber)	

## Heights Lane, Armley

Site Plan ref: HG2-206 SHLAA ref: 5337

### 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
10/04110/COND	Consent, agreement or approval required by conditions 9, 13, 14, 18, 25, 33, 36 and 37 of Planning Application 06/06172/LA	SPL	100
09/03528/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 and 51 of Planning Application 07/07882/LA	SPL	100
09/03526/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Planning Application 07/07338/LA	SPL	100
10/04114/COND	Consent, agreement or approval required by conditions 3, 5, 7, 8, 10 and 11 of Planning Application 07/07338/LA	SPL	100

### Conclusions

#### Submission Draft Plan Allocation

#### Housing allocation

#### Submission Draft Plan Allocation Conclusion

Site forms part of the former West Leeds High School. Well related to existing development within the main urban area.

Site Details

Easting	425762	Northing	432537	Site area ha	1.63	SP7	
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

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

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

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

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

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

Transport tracks and ways
---------------------------

Unmanaged Forest
------------------

Other land uses - None

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

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

Existing employment site set adjacent to the ring road. Residential dwellings to south and west. Also assessed as site 3388.
--

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 %	0.26
-----------------	------

Nearest train station	Bramley
Nearest train station distance (m)	2610.00
Nearest bus stop	10333
Nearest bus stop distance (m)	101.15

Agricultural classification	
Grade	Percent
Urban	100



**Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ**

Site Plan ref: n/a

SHLAA ref: CFSM008

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

## Public transport accessibility comments

Rank (1-5)

Meets Core Strategy accessibility standards but lacking in local services.

5

## Access comments

Ring Road only access mitigation required.

4

## Local network comments

Possible cumulative impact but brownfield site mitigation possible.

4

## Mitigation measures

Signal junction but may not be justified.

Total score

13

## 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

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

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Largely Flood Zone 1, but lower parts of site shown to be at risk of flooding from Wortley 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
12/02166/FU	Retrospective application for electric fence within the perimeter fencing	A	99
11/04188/DEM	Determination for demolition of industrial buildings	NR	80

Conclusions
Submission Draft Plan Allocation
Not allocated for mixed use
Submission Draft Plan Allocation Conclusion
Mixed use submission. No uses specified. In existing employment use, adjoining main road. Site should be retained as employment.

83-89, Bradford Road, Pudsey, Leeds LS18 6AT

Site Plan ref: n/a SHLAA ref: CFMS016

Site Details

Easting	421591	Northing	434345	Site area ha	0.74	SP7	
HMCA	Outer West				Ward	Calverley and Farsley	

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	53.54	
CC Shopping Quarter	0.00	
UDP 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	100.00	
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	New Pudsey
Nearest train station distance (m)	458.08
Nearest bus stop	5977
Nearest bus stop distance (m)	62.98

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input 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		0
Access comments		0
Local network comments		0
Mitigation measures		Total score 0
Highways site support		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail
--------------

Yorkshire Water
Treatment Works

Environment Agency
Constraints
FZ1 - no constraints

LCC	
Ecology support	Supported
Supported	

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

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

Utilities
Gas

83-89, Bradford Road, Pudsey, Leeds LS18 6AT

Site Plan ref: n/a                      SHLAA ref: CFSM016

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
10/02881/EXT	Extension of time period for planning application 25/380/05/FU for laying out of access and erection of 92 flats in 3 blocks & 2 storey office block with car parking & landscaping	A	100

**Conclusions**

Submission Draft Plan Allocation	
Not allocated for mixed use	
Submission Draft Plan Allocation Conclusion	
Site has planning permission for residential development (identified site HG1-162), so not available for mixed use development.	

Former Belgrave Electrical Works Town Street, Stanningley, Pudsey, LS28 6HB

Site Plan ref: n/a SHLAA ref: CFSM029

Site Details

Easting	422382	Northing	434506	Site area ha	1.82	SP7	
HMCA	Outer West				Ward	Bramley and Stanningley	

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	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	100.00	
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	New Pudsey
Nearest train station distance (m)	1263.56
Nearest bus stop	12241
Nearest bus stop distance (m)	87.79

Agricultural classification	
Grade	Percent
Urban	100

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

Overlaps Public Right of Way	<input 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 checked="" type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets Core Strategy accessibility standards	5
Access comments	
Good Access required with mitigation	4
Local network comments	
possible cumulative impact on ring road	4
Mitigation measures	Total score
bus stop relcations and access imprvoemetns and pedestrian crossing	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
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Environment Agency

Constraints
FZ1 - no constraints

LCC

Ecology support	Supported
Supported	

Education comments

Flood Risk

Utilities

Gas
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**Former Belgrave Electrical Works Town Street, Stanningley, Pudsey, LS28 6HB**

Site Plan ref: n/a

SHLAA ref: CFSM029

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
13/02943/OT	Outline application for residential development and health centre with ancillary pharmacy, laying out of access road, associated car parking and public open space.	A	100
09/00596/RM	Reserved matters Application to layout access and erect residential comprising 24 houses and 54 flats in 3 three storey blocks and 3 detached B1 office/ light industrial units	R	100
10/00334/OT	Outline Application to layout access road and erect residential development and health centre with ancillary pharmacy, with associated car parking and public open space	A	100
12/03564/FU	Erection of a temporary boundary fence	A	100
12/03115/ADV	One non illuminated sign	A	100
14/00774/FU	Mixed use development comprising 9 units A1/A2/A3 uses; laying out of access road, car parking, landscaping and boundary treatments	A	100

**Conclusions**

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Site has planning permission for residential development (identified site HG1-164). Not available for mixed use development.