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	HMCA Outer West		Ward	Calverley a	nd Farsley		

Site Characteristics

Site type Brownfield

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.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

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

% 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

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance		1185.12
Nearest bus s	` '	13311
Nearest bus stop distance		259.68
ivearest bus stop distance i	(111)	239.00

Agricultural classification				
Grade	Percent			
Urban	100			

Red Lane - Edroyd House, Farsley SHLAA ref: 157 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility all round 5 Access comments Inadequate access to site for 5 houses 2 Local network comments Cumulative impact on ring road 4 Total score Mitigation measures Improvements to access junction and internal access road required 11 Highways site support Contingent on other sites **Highways England** Impact No material impact Network Status No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to

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

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

Red Lane - Edroyd House, Farsley

Site Plan ref: n/a SHLAA ref: 157

	_
LCC	
	4
Ecology support	5
Ecology support Supported	
	_
Education comments	1
Luucation comments	\perp
	_
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.

UtilitiesGas

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	А	69			
09/00558/FU	Conversion of 4 flats to single dwelling and addition of extension to side, to form double garage	Α	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

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Education

Shops

Other land uses - None

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

% overlap

Description

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
N34 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	✓	

Regeneration Areas

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

LCC ownership	26.38	
Nearest train station		Leeds City
Nearest train station distance (2434.11	
Nearest bus s	12061	
Nearest bus stop distance (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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility all round 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 Total score Mitigation measures Traffic calming on Oldfield Lane, possibly achievable through financial contributions from planning applications. 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 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 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. www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf

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.

Pollard Lane, LS13

Site Plan ref: n/a SHLAA ref: 306

Site Details

Easting	424139	Northing	436555	Site area ha	4.91	SP7	Main Urban Area Extension
HMCA	MCA Outer West		Ward	Bramley an	d 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

overlap
ó

Core Strategy

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

Regeneration Areas

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

LCC ownership	0.16	
Nearest train station		Bramley
Nearest train station distance	2146.41	
Nearest bus s	13466	
Nearest bus stop distance	555.43	

Agricultural classification		
Grade Percent		
Grade 3	74.36	
Urban	25.64	

2

2

Poor public transport / access to health services. Average primary and secondary school accessibility.

Access comments

Poor access along Pollard Lane.

Pollard Lane, LS13

Site Plan ref: n/a SHLAA ref: 306

Local network comme Cumulative impact on	ring road and kirkstall.	4
		-
Mitigation measures		Total score
Public transport and r	pad improvements required but unlikely to be achievable.	8
Highways site support		
No		
Contingent on other s	tes	
Highways England		
Impact No material	mpact Network Status No objection	
n/a	THOUTHOUTH OLD THE STATE OF THE	
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop	
	w level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop	High and Low
2020. Phasing is one represent a 10% or g developer wants to be	infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 t method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sit reater increase in population served by the works should take into account available sewerage and WwTW capaciting a site forward before YW have completed any planned improvements it may be possible for the developer to be determined by a developer funded feasibility study.	es which ty. If a
Environment Agen	cy	
Constraints		
FZ1 over 1 ha and on	historic landfill site. See comments in main text of our response.	
LCC		
Ecology support	Not supported	
Not supported (RED). site would result in the	All of the site is Bramley Fall and Newlay Quarry LNA, together with an additional area of woodland. Any develope loss of mature woodland and place additional disturbance on the remaining woodland and protected species in that all this site would meet Local Wildlife Site (SEGI) criteria - needs to he assessed.	
Education comments		
Flood Risk		
Please Note: any deve	I site susceptible to surface water flooding. Public (combined) sewer runs across the site. Plopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefo veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
Utilities		
Gas		
Electric		
Fire and Rescue		

Pollard Lane, LS13 Site Plan ref: n/a

Telecoms		
Other Heritage England		
Natural England		

SHLAA ref: 306

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.

Stony Royd - The Manor, Farsley

Site Plan ref: n/a SHLAA ref: 308

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

ODI 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	99.99	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

	1	
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	

LCC ownership	0.00	
Nearest train station	N	lew 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				

Public transport accessibility comments Poor public transport. Good acces to primary / secondary education and health services. Access comments Access not wide enough for carriageway and footways 2

Summary of infrastructure provider comments

LCC Highways Comments

Stony Royd - The Manor, Farsley

Site Plan ref: n/a SHLAA ref: 308

Local network comme	ents				
Likely cumulative impa	act on ring road				
					4
					Total seems
Mitigation measures	for any and all all all the for				Total score
Needs additional land	from cricket club to	or access			9
					_
Highways site support	i				
No					
Contingent on other s	ites				
Highways England					
Impact No material	impact	Network Status	No objection		
n/a					
Network Rail	1				
NCTWOIK Kan					
Yorkshire Water					
Treatment Works	Knostrop				
				ty for significant development at Knos	
				vith Yorkshire Water's Asset Manageme thcoming AMP(6) will run from April 20	
2020. Phasing is one	method used to ens	sure sites are brough	forward in line with YW's inv	estment. It is particularly important th	nat sites which
				ount available sewerage and WwTW c ents it may be possible for the develop	
			r funded feasibility study.	ints it may be possible for the develop	er to provide
Environment Agend	СУ				
Constraints	ommonts in main to	ovt of our response			
FZ1 over 1 ha. See co		ext of our response.			
LCC					
Ecology support	Supported				
Supported					
	_				
Education comments					
Flood Risk					
Flood Zone 1. Waterc	ourse runs around t	he bottom SW corne	of the site, and FRM have re	cords of flooding to the site from this	source.
Please Note: any deve	elopment has potent	tial to increase flood	sk elsewhere, particularly de	evelopment of 'greenfield' sites. LCC th	
the right to ask for de	eveloper contribution	ns for such sites, to i	tigate flood risk, elsewhere	in the catchment.	
Utilities	1				
Gas					
	7				
Electric					
Fire and Rescue					
Telecoms	1				
I CIECUIIIS					

Stony Royd - The Manor, Farsley

Site Plan ref: n/a SHLAA ref: 308

Other
Heritage England
Natural England
Naturai Erigianu

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	Α	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	HMCA Outer West			Ward	Pudsey		

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

% overlap

Description

Steep site, currently undeveloped. Set in urban area.

Spatial relationships

UDP Designations

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

Core Strategy

	_
Main Urban Area 100.00	% overlap
Major Settlement 0.00	O
Minor Settlement 0.00)
erlaps Urban Extension	_

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	

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance (1801.81
Nearest bus s	top	11431
Nearest bus stop distance (m)	32.97

Agricultural classification				
Grade	Percent			
Urban	100			

Station Street, Pudsey

Site Plan ref: HG2-74 SHL

-				
Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline	<u></u>	
Overlaps Listed Building		Overlaps Pot. Contamination	<u></u>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded	<u> </u>	
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m	<u></u>	
Greenbelt assessment not required				
Summary of infrastructure prov	ider 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
intigation measures				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 Knostrop				
Knostrop High and Low level are large wo level. Development that will connect to the ensure the necessary infrastructure and c 2020. Phasing is one method used to ensure represent a 10% or greater increase in production developer wants to bring a site forward by contributions. The amount would be determined to the contributions.	ne public sewer system capacity can be provi sure sites are brough opulation served by before YW have comp	em needs to be co-ordinated with York ided to serve the site. The forthcoming it forward in line with YW's investment the works should take into account avapleted any planned improvements it m	shire Water's Asset Management g AMP(6) will run from April 2015 . It is particularly important that ailable sewerage and WwTW capa	Plans (AMP) to to March sites which acity. If a
Environment Agency				
Constraints				
FZ1 under 1 ha and on historic landfill sit	e. 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	
Please Note: any deve	site at risk from surface water flooding. elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
High pressure pipeline	e 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.

Cita	Detai	ile

Eas	ting	423893	Northing	436861	Site area ha	0.64	SP7	Main Urban Area Extension
HN	HMCA Outer West			Ward	Bramley an	d 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

% overlap

Description

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

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

Agricultural classification				
Grade Percent				
Urban	100			

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

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

Newlay Bridge, off Pollard lane , Newlay LS13 Site Plan ref: n/a SHLAA ref: 1051

App Number

12/00497/CA

Proposal

Conservation Area Application to demolish structures, chimney and buildings

Greenbelt assessment not required						
Summary of in	frastructure provider comments					
Highways Engla	nd					
Impact	Network Status					
Provide						
Network Rail						
Yorkshire Water						
Treatment Works						
Environment Age	ency					
Constraints						
LCC						
Ecology support						
Education commen	ts					
Flood Risk						
Utilities						
Gas						
Electric						
Fire and Rescue						
Telecoms						
Other						
Heritage England						
Notinal Francisco						
Natural England						
Diamaia - I II-t	Applications since 4/4/0000 countries may show 500/ of the sit					
Planning History	Applications since 1/1/2009, covering more than 50% of the site					

Decision

Α

% of site

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 Plan ref: n/a SHLAA ref: 1053A

Site Details

Easting	423808	Northing	436454	Site area ha	1.51	SP7	Main Urban Area Extension
HMCA	HMCA Outer West		Ward	Bramley an	d 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

3		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	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	✓	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		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	

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

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5
Poor accessbility all round	1
Access comments	
Poor access along Pollard Lane	2

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

<u> </u>		
Local network comme		
Cumulative impact on	ring road and Kirkstali	4
		•
Mitigation maggires		Total sco
Mitigation measures Public transport and re	pad improvements required but unlikely to be achievable	
r abno transport and re	The improvement required but distinctly to be desired about	7
Highways site support		
No		
Contingent on other si	tes	
Highways England		
Impact	Network Status	
No objection		
Notare la Dail		
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agend	:у	
Constraints		
FZ1 over 1 ha. See co	omments in main text of our response.	
	1	
LCC		
Ecology support		
Education comments		
Education comments		
Flood Risk		
Potentially Flood Zone	e 1. Adjacent to River Aire, so topo survey needed confirm flood extents.	
the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefo veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
	· · · · · · · · · · · · · · · · · · ·	
Utilities		
Gas		
Electric]	
LICCUITC		
Fire and Rescue		
Telecoms		
TOTOGOTTIS		
Other	1	
Heritage England		
rioritago Erigiaria		

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

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 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. www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf

Planning History	ing 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	Α	96		
15/03189/COND	Consent, agreement or approval required by conditions 3, 5, 7, 8, 9, and 21 of Planning Application 12/03580/FU	Α	96		
15/06394/COND	Consent, agreement or approval required by condition 14 of Planning Application 12/03580/FU	Α	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 Plan ref: n/a SHLAA ref: 1053B

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

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	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		

Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments Poor accessbility all round Access comments Poor access along Pollard Lane 2

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

Local network comme	nts	
	ring road and kirkstall	
Cumulative impact on	Ting toda dna kirkstali	4
		•
Mitigation measures		Total score
Public transport and re	oad improvements required but unlikely to be achievable	_
		7
Highways site support		
No		
Contingent on other si	ites	
Highways England		
Impact	Network Status	
No objection		
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop	
Knostron High and Lo	w level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop	High and Low
	hat will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management P	
ensure the necessary	infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 t	o March
	method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sit	
	reater increase in population served by the works should take into account available sewerage and WwTW capaci	
	ring a site forward before YW have completed any planned improvements it may be possible for the developer to	provide
contributions. The an	nount would be determined by a developer funded feasibility study.	
Environment Agent		
Environment Agend	- y	
Constraints		
FZ1 over 1 ha. See co	omments in main text of our response.	
LCC		
Ecology support		
33 11		
	1	
Education comments		
Flood Risk		
	nown to be in Flood Zone 3A. Site is adjacent to river Aire, so topo survey needed to confirm flood extents. A nur	mber of public
sewers / rising mains		
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefo eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
the right to ask for de	veloper contributions for such sites, to mittigate flood risk, eisewhere in the catchinent.	
Utilities		
Gas		
Electric		
Fire and Rescue		

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

Telecoms			
Other			
Other Heritage England			
Natural England			

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
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	Α	100
15/03189/COND	Consent, agreement or approval required by conditions 3, 5, 7, 8, 9, and 21 of Planning Application 12/03580/FU	Α	100
15/06394/COND	Consent, agreement or approval required by condition 14 of Planning Application 12/03580/FU	Α	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.

Houghside Pudsey LS28

Site Plan ref: n/a SHLAA ref: 1060B

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	~	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Bramley
Nearest train station distance	1365.09	
Nearest bus s	6956	
Nearest bus stop distance	(m)	148.43

Agricultural classification		
Grade Percent		
Grade 3	100	

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

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 acess via site A	3

Houghside Pudsey LS28

Site Plan ref: n/a SHLAA ref: 1060B

Local network comme	nts	1					
	ing Road, excessive spec	eds on Hough Sid	Road				
_		_					3
Mitigation measures							Total score
Public transport impro traffic calming on Hou	ovements, footway impro igh Side Road	vements on Hou	h Side Road, possible	e capacity works o	n local highway, po	ossible	9
Highways site support	•						
Yes with mitigation	•						
Contingent on other s	ites						
Yes							
	_						
Highways England							
Impact	Netv	vork Status					
No objection							
Network Rail	1						
Network Raii							
Yorkshire Water							
Treatment Works	Knostrop						
	w level are large works v						
	at will connect to the pu infrastructure and capac						
2020. Phasing is one	method used to ensure s	sites are brought	orward in line with Y	W's investment. It	is particularly impo	ortant that site	s which
	reater increase in popula ring a site forward before						
	nount would be determine				be possible for the	developer to p	Jiovide
Environment Agend	Cy						
Constraints	somments in main tout	of our roopens					
FZT under Tha. See	comments in main text of	ou response.					
LCC							
Ecology support							
	_						
Education comments							
Flood Risk							
Flood Zone 1. Public (combined) sewer crosse	s part of site.					
	elopment has potential to					s. LCC therefor	e reserves
the right to ask for de	eveloper contributions for	such sites, to if	igate 11000 risk, eise	where in the catch	ment.		
Utilities							
Gas							
	1						
Fleetrie	1						
Electric							
Fire and Rescue							
Telecoms]						
1.010001113	1						

Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Not allocated for housing

Houghside Pudsey LS28

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	~	

% 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

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			

Site Plan ref: HG2-76 SHLAA	ref: 1060A_3377 <i>F</i>	A					
Overlaps SSSI		Overlaps	s Public Righ	nt of Way			
Overlaps SEGI			aps SFRA Flo				
Overlaps LNA			erlaps EA Flo				
Overlaps LNR		Overla	ps HSE Majo	r Hazard			
Overlaps Conservation Area		Overla	aps HSE Gas	Pipeline			
Overlaps Listed Building		Overlap	s Pot. Conta	mination	✓		
Overlaps N37 SLA			Minerals Safe	_			
Overlaps Strat. Employment buffer	Overla	aps Mineral	s Safeguard	ed 100m			
Greenbelt Assessment							
1. Check the unrestricted sprawl of la				٦			
Would development lead to/constitute ribbo	on development?	No					
Would development result in an isolated de	velopment?	No					
Is the site well connected to the built up are	ea?	Yes					
Would development round off the settlement	nt?	Partial					
Is there a good existing barrier between the and the undeveloped land?	e existing urban area	No					
Unrestricted Sprawl Conclusion Low poter	ntial to lead to unrestrict	ed sprawl					
2. Prevent neighbouring towns from now would development lead to physical connect Do features provide boundaries to contain to Coalescence Conclusion No merging of se	ction of settlements? the development?	No No		=			
no merging or se							
3. Assist in safeguarding the countrys	ide from encroachme	ent					
Strong defensible boundary between site ar	nd urban area	No					
Does the site provide access to the country:	side	No					
Does the site include local/national nature o	conservation areas?	No					
Areas of protected/unprotected woodland/t	rees/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 pu	rposes?	No					
Encroachment Conclusion Site does not pe	erform an important role	in safegua	arding from (encroachm	nent		
4. Preserve the setting and special ch			1		1		
Site within/adjacent to conservation area/lis	sted building/historical fo	eatures?	No				
Can development preserve this character?		6111					
Character Conclusion No effect on the sett	ing and special characte	er of histori	c features				
Overall Conclusion from assessment a characteristics of openness and perma		of green	belt and e	ssential			
Site has strong links to the settlement and	is well contained as it is	s surround	ed by trees of	on the sout	thern bounda	ry. Low poten	tial for further sprawl.

Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Poor PT, Good health and primary, poor secondary 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 comme	nts	
Local congestion on R	ng Road, excessive speeds on Hough Side Road	
		3
Mitigation measures		Total score
PT bus improvements,	footway improvements on Hough Side Road, poss capacity works on local highway, possible traffic claming	10
on Hough Side Road		10
Highways site support		
Yes with mitigation		
Contingent on other si	tes	
No		
Highways England		
Impact No material i	mpact Network Status No objection, no mitigation required	
Network Rail		
Network Raii		
Yorkshire Water		
Treatment Works		
Environment Agend	:у	
Constraints		
LCC		
Ecology support	Supported	
Supported (Green)		
Education comments		
Flood Risk		
	water flood route through the SW 'corner' of the site.	
121. I otential sarrace	water noor route through the 5W comer of the site.	
Utilities		
Gas		
Electric		
Fire and Decay:		
Fire and Rescue	<u> </u>	
Telecoms		
<u> </u>		
Other		
Heritage England		

Hough Side Road Pudsey

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

Cita	Deta	ilc
JILE:	Deta	

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

% overlap

Description

Greenfield site in agricultural use

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	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

ain Urban Area 100.00 %	6 overlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	

% 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

LCC ownership	0.01	
Nearest train station	N	lew Pudsey
Nearest train station distance (451.60	
Nearest bus s	11611	
Nearest bus stop distance (248.03	

Agricultural classification					
Grade Percent					
Urban	100				

Owlcotes Farm, Pudsey

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

Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
Cump many of infrastructure provider comments	
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	
Needs 107 5/1 land 101 decess	3
Local network comments Local capacity, congestion in pudsey	4
	4
Mitigation measures	Total score
Access improvements may be required	12
Highways site support	
Only suitable if 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	
Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at K level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Managensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from Apr 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important represent a 10% or greater increase in population served by the works should take into account available sewerage and WwT developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the development of the dev	gement Plans (AMP) to ril 2015 to March nt that sites which W capacity. If a
Environment Agency	
Constraints	

Owlcotes Farm, Pudsey

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

Submission Draft Plan Allocation Conclusion

Isolated site and part is steeply sloping. Highways concerns re access.

				_
LCC				
Ecology support	Supported			
Supported				
	4			_
Education comments				_
Flood Risk				
Flood Zone 1. Adj to N Please Note: any deve the right to ask for de	W service reservoir elopment has potential to increase flood risk elsewhere, par veloper contributions for such sites, to mitigate flood risk, or	ticularly development elsewhere in the catch	of 'greenfield' sites. LCC therefore reserves nment.	
Utilities				
Gas				
				٦
F1 t! -]			_
Electric				\neg
				_
Fire and Rescue				
Telecoms				
				_
Other				
Heritage England				
Natural England				
Tatarar Englana				٦
				_
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 house				

Owlcotes Farm/Owlcotes Gardens Pudsey

Site Plan ref: HG2-67 SHLAA ref: 1073A_3440

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.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	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	✓	

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	

LCC ownership	% (0.00
Negreet train station	lovy Dudoov	
Nearest train station		lew Pudsey
Nearest train station distance	` '	585.14
Nearest bus s	- '	11611
Nearest bus stop distance	(m)	111.39

Agricultural classification		
Grade Percent		
Urban	100	

Owlcotes Farm/Owlcotes Gardens Pudsey

Site Plan ref: HG2-67 SHLAA ref: 1073A_3440

Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area		Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure prov	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Good accessibility all round				
				5
Access comments				
Adequate frontages with the adopted high	nway			
	,			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				
Contingent on other sites				
Highways England				
Impact No material impact	Network Status	No objection, no mitigation required		
National Pail				
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
LCC				
LCC Summerted				
Ecology support Supported				
Supported				

Owlcotes Farm/Owlcotes Gardens Pudsey

Site Plan ref: HG2-67 SHLAA ref: 1073A_3440

Education comments				
Flood Risk				
FZ1. The site is not a	at significant risk from surface water flooding.			
	_			
Utilities				
Gas				
Floatrio				
Electric				
Fire and Rescue				
- .				
Telecoms				
Other				
Heritage England				
Natural England				
3				
Planning History	Applications since 1/1/2009, covering more than 50% of the	e site		
App Number	Proposal	Decision	% of site	
11/02798/DAG	Agricultural Determination application for replacement storage building	ANR	63	
Complusions				
Conclusions				
Submission Draft Pla	n Allocation			
Housing allocation	'			
	n Allocation Conclusion			
INVALL related to settle	ment with existing residential development to western and	I nart of eastern and so	uthern houndaries	

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

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Outdoor sport facility

Education

Other land uses - None

Topograph	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.

Spatial relationships

UDP Designations

our besignations		
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	✓	

Regeneration Areas

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

LCC ownership %		0.06
Nearest train station	lew Pudsey	
Nearest train station distance (m)		1844.79
Nearest bus stop		12021
Nearest bus stop distance (m)		126.76

Agricultural classific	cation
Grade	Percent
Urban	100

Site Plan ref: n/a SHLAA ref: 1085 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility 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 Total score Mitigation measures Need to provide access onto Coal Hill Drive 9 Highways site support Contingent on other sites **Highways England** Impact No material impact Network Status No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

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

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.
	1
Education comments	
Flood Risk	
Please Note: any deve	al run-off from hillside. Hopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

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.

Rodley (land at), Leeds LS13

Site Plan ref: HG3-14 SHLAA ref: 1110

Site Details

Easting	421821	Northing	436222	Site area ha	1.56	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley ar	nd 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.

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 0.00 S2S6 Town Centre 0.00 Proposed Local Centre Sch. Ancient Mon. 0.00

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership %	1.60

Nearest train station	rest 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		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer	. 📙	Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure prov	vider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Average accessbility all round				3
Access comments				
Frontage with ring road not suitable for o	levelopment			
	· 			2
Local network comments				
Capacity issues on ring road				3
Mitigation measures				Total score
Public transport bus improvements, link values off connection to site directly from		tway works, improvements to highways	and ring road connections,	8
Highways site support				
No				
Contingent on other sites				
Need to combine with 1114 and 2121				
Highways England		1		
Impact No material impact	Network Status	No objection		
n/a				
Network Rail				
Yorkshire Water Treatment Works Knostrop				
Knostrop High and Low level are large we level. Development that will connect to the ensure the necessary infrastructure and construction of 2020. Phasing is one method used to ensure represent a 10% or greater increase in possible developer wants to bring a site forward to contributions. The amount would be determined.	he public sewer syst capacity can be prov sure sites are brough opulation served by pefore YW have com	em needs to be co-ordinated with York rided to serve the site. The forthcoming ht forward in line with YW's investment the works should take into account ava apleted any planned improvements it m	shire Water's Asset Management g AMP(6) will run from April 201 It is particularly important that ailable sewerage and WwTW cap	Flans (AMP) to 5 to March sites which acity. If a
Environment Agency				1
Constraints				
FZ1 over 1 ha. See comments in main to	ext 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 boundry. 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 Decemb
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 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. 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				
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

0.00	% overlap
99.28	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	99.28 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Core Strategy

Main Urban Area	0.03	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership	0.01	
Nearest train station	N	lew Pudsey
Nearest train station distance	1842.26	
Nearest bus s	5717	
Mearest hus ston distance	368 36	

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

Site Plan ref: HG3-15 SHLAA ref: 1114 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Average public transport. Poor health services accessibility. Good primary / secondary schoold 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 Total score Mitigation measures Public transport bus improvements, link with other sites, footway works, improvements to highways and ring road connections 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

Kirklees Knowl (land at), Bagley Lane, Bagley

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 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. 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					
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 a	nd 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	~	
	•	

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	lew Pudsey	
Nearest train station distance	3096.02	
Nearest bus s	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? 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? 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? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns

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

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

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 performining an important role in safeguarding the countryside from encroachment.

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Good accessbility all round	5
	3

Calverley (land east and west of)

Site Plan ref: n/a SHLAA ref: 1117

Access comments		
	Carr Road for part of site but requires works, no access available for other part of site due to ransom strip	
		3
Local network comme	nts	
Cumulative impact int	o Bradford, congestion on Rodley roundabout	
		3
Mitigation measures		Total score
Link through, access v	vorks onto Carr Road, footway improvements on Carr Road, by-way improved	11
Highways site support		
	f land accessed through ransom strip not in council control	
, ,	ŭ '	
Contingent on other s	ites	
	need to be linked and byway needs to be owned by council	
Highways England		
Impact No material		
n/a	The objection	
Network Rail		
	1	
Yorkshire Water		
Treatment Works	Knostrop	
	w level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop Iat will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management P	
ensure the necessary	infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015	to March
	method used to ensure sites are brought forward in line with YW's investment. It is particularly important that si reater increase in population served by the works should take into account available sewerage and WwTW capac	
developer wants to br	ing a site forward before YW have completed any planned improvements it may be possible for the developer to	
contributions. The ar	nount would be determined by a developer funded feasibility study.	
Environment Agen		
Constraints		
	omments in main text of our response.	
	<u> </u>	
LCC		
Ecology support	Supported with mitigation	
	ation to protect and enhance wildlife corridor function across the site - extending woodland cover to link with adj	acent
Calverley Wood Comp	olex LNA. Bats to consider.	
Education comments		
Zudodnom dominionto		
Flood Risk		
Flood Zone 1.	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC theref	nra rasarvas
	eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	010 10301 103
Utilities		
Gas		
Flectric		

Calverley (land east and west of)

Site Plan ref: n/a SHLAA ref: 1117

Fire and Rescue				
Telecoms				
Other Heritage England				
Natural England				
J				

Planning History	ng 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 safeguaring 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 Plan ref: n/a SHLAA ref: 1123A

Site Details

Easting	420586	Northing	436431	Site area ha	4.53	SP7	Smaller Settlement Extension
HMCA	HMCA Outer West		Ward	Calverley a	nd 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	✓	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance	2195.21	
Nearest bus s	4781	
Nearest bus stop distance	(m)	121.94

Agricultural classification				
Grade Percent				
Grade 3	16.68			
Urban	83.32			

Summary of infrastructure provider comments	
Public transport accessibility comments	Rank (1-5
Poor public transport, good health and primary / secondary school accessibility.	2
Access comments Adequate frontage with Woodhall Road but requires speed limit reductions, possible access onto Foxhole Lane	4

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

		=									
Local network comme		ling Dood									
Local congestion on A	A647, Rodley Lane and R	ang Road									2
Mitigation measures										-	Total score
	mprovements, footway o	on Woodhall Road	ad, speed li	imit reduction	ons, impr	ovemen	ts in local	capacity			_
											8
		_									
Highways site suppor	t										
No											
Contingent on other s	ites										
Highways England											
Impact	Net	work Status									
No objection											
Network Rail											
Yorkshire Water											
Treatment Works	Knostrop										
Knostrop High and Lo	ow level are large works	which serve the I	bulk of Le	eds. There i	is capacity	y for sig	nificant de	evelopme	nt at Knos	strop Hig	gh and Low
level. Development the	nat will connect to the purinfrastructure and capac	ublic sewer system	em needs t	o be co-ord	linated wi	ith Yorks	shire Wate	r's Asset	Managem	ent Plar	is (AMP) to
2020. Phasing is one	method used to ensure	sites are brought	nt forward i	in line with	YW's inve	estment.	It is parti	cularly in	oni Aprii 2 nportant th	hat sites	which
represent a 10% or g	reater increase in popul	ation served by the	the works	should take	into acco	ount ava	ilable sew	erage and	d WwTW o	capacity.	. If a
developer wants to b	ring a site forward befor	re YW have comp	pleted any	planned im	provemer	nts it ma	ay be poss	ible for th	he develop	per to pr	ovide
contributions. The ar	mount would be determi	ined by a develop	per funded	I feasibility s	study.						
Environment Agen	су										
Constraints											
FZ1 over 1 ha. See c	comments in main text or	f our response.									
LCC											
Ecology support											
Education comments											
Flood Risk											
Flood Zone 1.											
	elopment has potential t eveloper contributions fo							enfield' si	tes. LCC th	herefore	reserves
the right to ask for de	eveloper contributions re	or such sites, to fi	miligate no	ou risk, eis	sewnere ir	n the cat	terment.				
Utilities											
Gas											
Electric											
Fire and Rescue											
3 43 1103040											
Telecoms											

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. www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf

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 Plan ref: n/a SHLAA ref: 1123B

Site Details

Ea	sting	420682	Northing	436333	Site area ha	6.62	SP7	Smaller Settlement Extension
Н	MCA	Outer West				Ward	Calverley a	nd 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

4		
% overlap	100.00	N32 Greenbelt
	0.00	N34 PAS
	0.00	RL1 Rural Land
	0.00	N1 Greenspace
	0.00	N1A Allotments
	0.00	N5 Open Space
	0.00	N6 Playing Pitch
	0.00	N8 Urban Green Corridor
	0.00	CC Shopping Quarter
	0.00	UDP City Centre
	0.00	S2S6 Town Centre
	0.00	Proposed Local Centre
	0.00	Sch. Ancient Mon.

Core Strategy

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

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance	2077.95	
Nearest bus s	4781	
Nearest bus stop distance	(m)	258.18

Agricultural classification				
Grade	Percent			
Grade 3	65.42			
Urban	34.58			

Summary of infrastructure provider comments		
LCC Highways Comments Public transport accessibility comments	R	ank (1-5)
Poor public transport, good health and primary / secondary school accessibility.		2
Access comments Adequate frontage with Woodhall Road but requires speed limit reductions, possible access onto Foxhole Lane		4

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1
Poor public transport, good health and primary / secondary school accessibility.	2
Access comments	
Adequate frontage with Woodhall Road but requires speed limit reductions, possible access onto Foxhole Lane	4

safeguarding the countryside from encroachment. Development would impact on openness of countryside.

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

<u> </u>	1										
Local network comme		اء ،									
Local congestion on F	A647, Rodley Lane and Ring Roa	ad									2
											_
N distinct the control of the contro											Total scor
Mitigation measures Public transport bus in	mprovements, footway on Wood	dhall Road	ad sneed	Llimit redu	ctions im	nnroveme	ants in loca	al canacity	,		
T dbile transport bus i	inprovements, rootway on wood	diai Noad	ай, зреси	i iii iii i caa	ctions, in	nproverne		псарасту	,		8
Highways site suppor	t										
No											
Contingent on other s	ites										
Highways England											
Impact	Network St	tatus									
No objection											
Network Rail											
Network Kall											
Yorkshire Water											
Treatment Works	Knostrop										
	ow level are large works which s										
level. Development the	nat will connect to the public sev	wer syster	em needs	to be co-	ordinated	with Yor	kshire Wa	ter's Asse	t Managen	nent Plan	s (AMP) to
ensure the necessary	infrastructure and capacity can	be provid	ided to se	erve the sit	e. The fo	orthcomir	ng AMP(6)	will run f	rom April	2015 to N	/larch
	method used to ensure sites are greater increase in population se										
	ring a site forward before YW h										
	mount would be determined by									. ро. то р.	
Environment Agen	CV										
Constraints											
	comments in main text of our re	esnonse									
721 0001 1110. 000 0		.эропэс.									
LCC											
Ecology support											
Education comments											
Flood Risk											
Flood Zone 1.											
	elopment has potential to increa							eenfield' s	sites. LCC	therefore	reserves
the right to ask for de	eveloper contributions for such s	sites, to m	mitigate i	flood risk,	eisewner	e in the c	atcnment.				
Utilities											
Gas											
- 20											
Electric											
Fire and Rescue											
THE GIRL NESCUE											
Telecoms											

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Foxhole Lane (land off), Calverley

SHLAA ref: 1123B

Site Plan ref: n/a

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	HMCA Outer West				Ward	Calverley a	nd 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

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	
Proposed Local Centre	0.00	

Core Strategy

Main Urban Area 0.	.00	% overlap
Major Settlement 0.	.00	
Minor Settlement 0.	.01	
Overlaps Urban Extension		

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance	2468.62	
Nearest bus s	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

Local network comme								
Local capacity, cumula	itive impact onto ring ro	ad and A647					4	
Mitigation measures							Total s	score
ivitigation measures							11	i
Highways site support								
No due to poor public	transport							
Contingent on other si	tes							
Highways England								
Impact No material i	mpact Netv	ork Status	No objection					
n/a								
Network Rail								
	1							
Yorkshire Water	Knostron							
Treatment Works	Knostrop w level are large works v	which corve the h	oulk of Loods Th	oro is capacit	y for significant	dovolonment at	Vnostron High and	Low
2020. Phasing is one represent a 10% or green developer wants to br	infrastructure and capac method used to ensure s reater increase in popula ing a site forward before nount would be determin	ites are brought tion served by the YW have compl	forward in line the works should leted any planned	with YW's inve take into acco d improvemen	estment. It is pa ount available se	rticularly importa ewerage and Ww	ant that sites which TW capacity. If a	I
Environment Agend	;y							
Constraints								
FZ1 under 1 ha. See	comments in main text of	f our response.						
LCC								
Ecology support	Supported							
Supported	Заррогтей							
Сирроптои								
Education comments								
Flood Risk								
Flood Zone 1. Please Note: any deve	elopment has potential to veloper contributions for						.CC therefore reserv	/es
Utilities								
Gas								
Electric								
Fire and Rescue								
	1							
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. 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. 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 Deta	Site Details							
Easting	424185	Northing	432135	Site area ha	1.21	SP7	Other Rural Extension	
HMCA	MCA Outer West				Ward	Farnley and	Wortley	
Cita Oba								
Site Cha	racteristic	CS						
Site type	Greenfield							
On-site land	On-site land uses - None							
Adjacent la	Adjacent land uses - None							
Other land uses - None								
Topography					Landscape			
Boundarie	S				Road front	No		

Spatial relationships

Description

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 Strate	ду

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

Regeneration Areas

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

LCC ownership S	0.00
Nearest train station	Bramley
Nearest train station distance (m	1) 2293.14
Nearest bus sto	p 9661
Nearest bus stop distance (m	1) 86.46

Agricultural classification					
Grade	Percent				
Grade 3	100				

Ove

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

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

Site Plan ref: n/a SHLAA ref: 1129

Greenbelt asses	ssment not required	
Summary of in	nfrastructure provider comments	
Highways Engla		
Impact	Network Status	
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Ag	gency	
Constraints		
LCC		
Ecology support		
Education comme	ents	
Flood Risk		
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		
Other Heritage England		
. Torrago Erigiaria		
Natural England		
Conclusions		
Submission Draft	Plan Allocation	
Not allocated for I		

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

Site Plan ref: n/a SHLAA ref: 1129

Submission Draft Plan Allocation Conclusion

Green Belt. Site sieved out. Not within settlement hierarchy

Town Street (land off), Stanningley LS28

Site Plan ref: n/a SHLAA ref: 1150

Site Details

Easting	422256	Northing	434328	Site area ha	3.5	SP7	Main Urban Area Infill
HMCA	CA Outer West			Ward	Calverley a	nd 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.

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

ain Urban Area 100.00 %	6 overlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	

% 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

LCC ownership %		0.00
Nearest train station N		lew 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	

Site Plan ref: n/a SHLAA ref: 1150 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **✓** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** 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 Total score Mitigation measures Access requires third party land take 10 Highways site support 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 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

Town Street (land off), Stanningley LS28

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

Town Street (land off), Stanningley LS28 Site Plan ref: n/a SHLAA ref: 1150 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.

Whitehall Road (south of) - Harpers Farm

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

Site Details

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

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

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

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

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

Agricultural classification					
Grade	Percent				
Grade 3	100				

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

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

Whitehall Road (south of) - Harpers Farm

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

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

Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Whitehall Road (south of) - Harpers Farm

SHLAA ref: 1171A

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

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

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

0.00

0.00

N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00

Core Strategy

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

% overlap

Regeneration Areas

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

Other Spatial Relationships

Proposed Local Centre

Sch. Ancient Mon.

LCC ownership 9	6 0.00
Nearest train station	Bramley
Nearest train station distance (m) 2057.42
Nearest bus sto	p 12512
Nearest hus ston distance (m	145.68

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

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.

CC Highways Comments		
ublic transport accessibility comments		Rank (1-5
oor public transport. Good health and primary scho-	ol accessibility, average secondary school accessibility.	
		3
access comments		

Turkey Hill (land at), Pudsey LS28

Site Plan ref: n/a SHLAA ref: 1183

Local naturals commo	nto						
Local network comme Congestion in Pudsey	nts						
oongestion in radacy							3
Mitigation measures							Total score
Public transport bus in	nprovements, access	and footway impro	ovements on Ken	t Road, possible l	ocal traffic claming		
							8
Highways site support							7
INO							
Contingent on other s	itos						_
Contingent on other s	tes						7
Highways England]						
Impact No material	mpact N	Network Status	No objection				
n/a	mpact I	vetwork Status	No objection				
Network Rail							
VI	1						
Yorkshire Water	Vnootron						
Treatment Works Knostrop High and Lo	Knostrop	eks which corve the	bulk of Loods T	aoro is canacity fo	ar cignificant dovolo	nmont at Knostro	n High and Low
level. Development th							
ensure the necessary	infrastructure and ca	pacity can be provi	ided to serve the	site. The forthco	ming AMP(6) will rເ	ın from April 2015	5 to March
2020. Phasing is one							
represent a 10% or g							
developer wants to br contributions. The an					it may be possible t	for the developer i	to provide
	_						
Environment Agend	у						
Constraints							
FZ1 under 1 ha and o	n historic landfill site.	. See comments in	main text of our	response.			
LCC]						
Ecology support	Supported						
Supported	Supported						
Supported							
Education comments]						
	4						
	 1						
Flood Risk	<u> </u>						
Flood Zone 1. Minor v Please Note: any deve						d'sites I.C.C. there	efore reserves
the right to ask for de						u 0.1001 200 1.101	
Utilities							
Gas							
Electric]						
2.000110							
Fire and Rescue							
Telecoms	1						
TOIGUUIIS							

Turkey Hill (land at), Pudsey LS28 Site Plan ref: n/a SHLAA ref: 1183

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.

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

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

4		
% overlap	99.98	N32 Greenbelt
	0.00	N34 PAS
	0.00	RL1 Rural Land
	0.00	N1 Greenspace
	0.00	N1A Allotments
	0.00	N5 Open Space
	0.00	N6 Playing Pitch
	0.00	N8 Urban Green Corridor
	0.00	CC Shopping Quarter
	0.00	UDP City Centre
	0.00	S2S6 Town Centre
	0.00	Proposed Local Centre
	0.00	Sch. Ancient Mon.

Core Strategy

Main Urban Area	0.02	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

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	

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

Agricultural classification		
Grade Percent		
Grade 2	88.54	
Urban	11.46	

Site Plan ref: HG2-80 SHLAA ref: 1184_	3050	
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer	Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded	
Greenbelt Assessment		
1. Check the unrestricted sprawl of large built up a	ireas	
Would development lead to/constitute ribbon developmen	t? 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 urbar and the undeveloped land?	n area No	
Unrestricted Sprawl Conclusion High potential to lead to	unrestricted sprawl	
Prevent neighbouring towns from merging Would development lead to physical connection of settlem Do features provide boundaries to contain the development	110	
Coalescence Conclusion No merging of settlements		
3. Assist in safeguarding the countryside from encountryside from encountryside from encountryside boundary between site and urban area Does the site provide access to the countryside Does the site include local/national nature conservation are Areas of protected/unprotected woodland/trees/hedgerow	No Yes eas? No	
Site includes Grade 1, Grade 2 or Grade 3a agricultural lar	nd? Yes	
Does the site contain buildings	Yes	
Are these buildings used for agricultural purposes?	Yes	
Encroachment Conclusion Site performs an important role	e in safeguarding from encroachment	
4. Preserve the setting and special character of his Site within/adjacent to conservation area/listed building/h		
Can development preserve this character?	Yes	
Character Conclusion Marginal effect on the setting & spe	ecial 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 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

Summary of infrastructure provider comments		
LCC Highways Comments		
Public transport accessibility comments	R	ank (1-5)
Poor PT, Good health and primary and secondary		3

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

Access comments		
Good frontage onto adopted highway from two sides	5	
	Э	
Local Congestion on Outer Ring Road and Pudsey		l
Local congestion on outer king road and radiosy	3	
]
Mitigation measures	Total sco	re
PT bus improvements, poss capacity works on local highway	144	
	11	
	J	_
Highways site support Partial Yes with mitigation and improvements in PT	٦	
a du les war magation and improvements in i		
Contingent on other sites		
Contingent on other sites	7	
Highways England		
Impact No material impact Network Status No objection, no mitigation required		
The material impact.		_
Network Rail		
Yorkshire Water		
Treatment Works		
Treatment works		_
Environment Agency		
Constraints		
LCC Compared to		_
Ecology support Supported		
Supported (Green)		
Education comments		
Education community		_
Flood Risk		
FZ1. The site is not at significant risk from surface water flooding.		
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		

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

Other
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.

Rodley Fold Farm (land at), Rodley LS13

Site Plan ref: n/a SHLAA ref: 1187

Site Details

Easting	422637	Northing	436681	Site area ha	31.54	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	d 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

100.00	0/
	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
100.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 100.00 0.00 0.

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership	%	0.00
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 **V** Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **V** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **V ~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area Yes and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? Yes Coalescence Conclusion No merging but would significantly reduce the green belt gap 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside Nο Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings Yes Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Yes Can development preserve this character? Character Conclusion | 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 spawl Summary of infrastructure provider comments

Public transport accessibility comments Public transport offer not in walking distance to half of site and distant from employment education health. Access comments Access difficult to achieve 1

Rodley Fold Farm (land at), Rodley LS13

Site Plan ref: n/a SHLAA ref: 1187

h								
Local network comme								
Unsuitable local netwo	ork and mitigation di	ifficult to achieve					_	2
Mitigation measures								Total score
								5
Highways site support								
No								
Contingent on other si Yes	ites							
Highways England								
Impact No material i	mpact	Network Status	No objection					
Network Rail]							
THE COUNTY NAME OF THE PARTY N								
	1							
Yorkshire Water	Vnostron							
Treatment Works Knostrop High and Lovel. Development the								
ensure the necessary								
2020. Phasing is one	method used to ensi	ure sites are brought	t forward in lir	e with YW's inv	estment. It is p	particularly impo	ortant that si	ites which
represent a 10% or gradeveloper wants to br								
contributions. The an								
Environment Agend	су							
Constraints								
Large areas of this site	e are in FZ3b (functi	ional flood plain) and	d FZ2. See co	mments in the	main text of ou	ır reply		
LCC								
Ecology support	Not supported							
Not supported (RED). Aire/Leeds Liverpool (neart of the R	River
Education comments								
Flood Dist]							
Flood Risk Site is largely in Flood	70nes 2 and 3							
Please Note: any deve the right to ask for de	elopment has potent						s. LCC theref	ore reserves
Utilities	1							
Gas								
	1							
Electric	1							
Liocuito								
Fire and Deserve	1							
Fire and Rescue								

Site Plan ref: n/a SHLAA ref: 1187 Telecoms Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Rodley Fold Farm (land at), Rodley LS13

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 spawl.

Green Top (land adjoining), Pudsey LS28

Site Plan ref: n/a SHLAA ref: 1192

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

4		
% overlap	99.89	N32 Greenbelt
	0.00	N34 PAS
	0.00	RL1 Rural Land
	0.00	N1 Greenspace
	0.00	N1A Allotments
	0.00	N5 Open Space
	0.00	N6 Playing Pitch
	0.00	N8 Urban Green Corridor
	0.00	CC Shopping Quarter
	0.00	UDP City Centre
	0.00	S2S6 Town Centre
	0.00	Proposed Local Centre
	0.00	Sch. Ancient Mon.

Core Strategy

0.11	% overlap
0.00	
0.00	
✓	
	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	

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance		1872.13
Nearest bus s	4606	
Nearest bus stop distance	171.84	

Agricultural classification				
Grade Percent				
Grade 3	90.58			
Urban	9.42			

Green Top (land adjoining), Pudsey LS28

Green Top (land adjoining), Pudsey LS28

Site Plan ref: n/a SHLAA ref: 1192

Land makerank assume	, m t o						
Local network comme							
Local capacity, conge	stion in Puasey.						4
Mitigation massures							Total score
Mitigation measures							
							8
Highways site suppor	t						
No							
Contingent on other s	sites						
_ · · · · · · · · · · · · · · · · · · ·							
Lliaburovo England							
Highways England			N le ! 4!				
Impact No material	Impact	Network Status	No objection				
n/a							
Network Rail							
Yorkshire Water							
Treatment Works	Knostrop						
Knostrop High and Lo	ow level are large wo	orks which serve the	bulk of Leeds. Ther	e is capacity fo	r significant deve	elopment at Knos	trop High and Low
level. Development th							
ensure the necessary							
2020. Phasing is one							
represent a 10% or g developer wants to b							
contributions. The ar					t may be possibl	e for the develop	er to provide
				,			
Environment Agen	су						
Constraints							
FZ1 under 1 ha. See	comments in main	text of our response.					
LCC							
Ecology support	Supported with mi	itigation					
Supported with mitigate	ation to ensure that	a wildlife corridor be	tween Leeds and B	adford is retain	ned. Ridge and F	urrow and semi-i	improved grassland
to consider.							
Education comments							
Flood Risk							
Flood Zone 1							
Please Note: any dev	elopment has poten	tial to increase flood	risk elsewhere, par	ticularly develo	pment of 'greenf	ield' sites. LCC th	nerefore reserves
the right to ask for de	eveloper contribution	ns for such sites, to	nitigate flood risk, e	elsewhere in the	e catchment.		
Utilities							
Gas							
Floctric	1						
Electric							
Fire and Rescue							

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 Top (land adjoining), Pudsey LS28

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	✓	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	lew Pudsey	
Nearest train station distance	2227.52	
Nearest bus s	4078	
Nearest bus stop distance	221.35	

Agricultural classification				
Grade	Percent			
Grade 3	21.71			
Urban	78.29			

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

Access comments

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

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

Local network comme	nte	1								
Direct impact on Rodle										
										2
Mitigation measures										Total score
Capacity improvement	ts to ring road required,	footways on adte	topted highwa	ay required	l, significa	ant access	works red	quired		9
Highways site support]								
Yes but only with capa		<u>I</u>								
Contingent on other si	ites									
	=									
Highways England										
Impact	Netv	work Status								
Network Rail										
Wetwork Run										
Yorkshire Water										
Treatment Works	Knostrop									
	w level are large works v									
	at will connect to the pu infrastructure and capac									
2020. Phasing is one	method used to ensure s	sites are brought	t forward in li	ne with YW	V's invest	ment. It is	s particula	ly importa	ant that sit	es which
represent a 10% or gi	reater increase in popula	ation served by th	he works sho	uld take in	to accour	nt availabl	e sewerag	e and Ww	TW capaci	ty. If a
	ing a site forward before nount would be determine					s it may be	e possible	ror the dev	veloper to	provide
Environment Agend	cy									
Constraints										
FZ1 over 1 ha. See co	omments in main text of	our response.								
LCC										
Ecology support	Supported									
35 - 171										
Education comments										
Flood Risk										
Flood Zone 1										
Please Note: any deve	elopment has potential to							ld' sites. Lo	CC therefo	ore reserves
the right to ask for de	veloper contributions for	r such sites, to m	nitigate flood	risk, elsew	vhere in t	the catchm	ient.			
Utilities										
Gas										
	7									
Electric										
Fire and Rescue										
	+									
T-1	1									
Telecoms										

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation
Housing allocation

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

SHLAA ref: 1193A

Site Plan ref: HG2-56

Submission Draft Plan Allocation Conclusion

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

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

Site Details

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

% overlap

Description

Greenfield land set between Calverley and Rodley.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		lew Pudsey
Nearest train station distance (2253.37	
Nearest bus s	5157	
Nearest bus stop distance ((m)	319.87

Agricultural classification		
Grade	Percent	
Grade 3	72.71	
Urban	27.29	

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	

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

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

Land makeranti annone	to		
Local network comme Direct impact on Rodl			
Direct impact on Roui	ey roundabout		2
Mitigation measures			Total score
	ts to ring road required	footways on adtopted highway required, significant access works required	
Supusity improvement	to to ring road roquirou,	round on autopiou ingrinaj roganou, organiou it accesso nomo roganou	9
Highways site suppor	t		
Yes but only with cap			
Contingent on other s	ites		
gent en euler e			
Highways England			
		1.01.1	
Impact	Net	vork Status	
No objection			
Network Rail			
Yorkshire Water			
Treatment Works	Knostrop		
Knostrop High and Lo	w level are large works	which serve the bulk of Leeds. There is capacity for significant development	at Knostrop High and Low
level. Development th	nat will connect to the pu	blic sewer system needs to be co-ordinated with Yorkshire Water's Asset Ma	anagement Plans (AMP) to
ensure the necessary	infrastructure and capac	ity can be provided to serve the site. The forthcoming AMP(6) will run from	April 2015 to March
		ites are brought forward in line with YW's investment. It is particularly importion served by the works should take into account available sewerage and V	
developer wants to be	ring a site forward befor	e YW have completed any planned improvements it may be possible for the	developer to provide
		ned by a developer funded feasibility study.	actoroper to provide
Farring and Agen			
Environment Agen	Cy		
Constraints			
FZT over Tha. See c	omments in main text of	our response.	
LCC			
Ecology support			
Ecology support			
Education comments			
Education comments			
Flood Risk			
Flood Zone 1			
		increase flood risk elsewhere, particularly development of 'greenfield' sites	. LCC therefore reserves
the right to ask for de	eveloper contributions fo	such sites, to mitigate flood risk, elsewhere in the catchment.	
Harrier -			
Utilities			
Gas			
Electric			
Fire and Rescue			
Tologopes			
Telecoms			

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

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

SHLAA ref: 1193B

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

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

		1
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

0.01	% overlap
0.00	
0.00	
✓	
	0.00

% 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

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance	(m)	1028.13
Nearest bus s	top	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

Local capacity conge	ents stion in Pudsey and A647	
Local capacity, conges	Stion in Fuusey and A047	3
Mitigation massures		Total score
Mitigation measures	dley Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on	
	capacity improvements may be required.	13
Highways site suppor	t	
Yes with mitigation	·	
Ü		
Contingent on other s	ites	
Contingent on other 3	nics —	
Highways England		
Impact No material	impact Network Status No objection	
n/a		
Natural Dail		
Network Rail		
Yorkshire Water	1	
	Vnoctron	
Treatment Works	Knostrop	High and Law
	ow level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop nat will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management F	
	infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015	
2020. Phasing is one	method used to ensure sites are brought forward in line with YW's investment. It is particularly important that s	tes which
	preater increase in population served by the works should take into account available sewerage and WwTW capac	
	ring a site forward before YW have completed any planned improvements it may be possible for the developer to	provide
contributions. The ar	mount would be determined by a developer funded feasibility study.	
Environment Agen	CV	
Constraints		
	omments in main text of our response.	
121 Over 111a. See C	omments in main text of our response.	
LCC		
Ecology support	Supported with mitigation	
03 11	1	orls)
Supported with mitiga	ation (amber) provided that a biodiversity buffer is provided along the south-west boundary (Leeds Habitat Netw	OFK).
Education community		
Education comments		
Flood Risk		
Flood Zone 1		
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC theref	ore reserves
the right to ask for de	eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Utilities		
Gas		
	7	
Electric		
Fire and Rescue		
ine and nescue		
Telecoms		

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Waterloo Road (land at), Pudsey LS28

SHLAA ref: 1195

Site Plan ref: HG2-68

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	HMCA Outer West		Ward	Calverley ar	nd 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	✓	

% 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

LCC ownership	0.00
Nearest train station	lew Pudsey
Nearest train station distance	1573.83
Nearest bus s	4736
Nearest bus stop distance	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 Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline ~ Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **V Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? 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? 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? 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

Summary of infrastructure provider 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 comme Congestion on the A64													1
Congestion on the Ab	+ /											3	
Mitigation measures											Tota	al sco	ore
Local capacity improve	ements required. Foo	tway improvement	s on Gain I	Lane								1 1	
												11	
115-1			-										
Highways site support Yes													
103													
Contingent on other s	ites												
J													
Highways England													
Impact No material	mpact	Network Status	No object	ction									
n/a													
Network Rail]												
Network Kan													
Yorkshire Water													
Treatment Works	Knostrop												
Knostrop High and Lo													
level. Development the ensure the necessary													10
2020. Phasing is one	method used to ensu	ire sites are brough	t forward i	in line wit	h YW's in	ivestmei	nt. It is pa	articularly	importa	ant that si	tes wh	ich	
represent a 10% or g developer wants to br													
contributions. The an											<u> </u>		
Environment Agend	~V												
Constraints													
Historic Landfill on to	p of	SE1957534395											\dashv
'													
LCC													
Ecology support	Supported with miti												
Supported with mitigation north-south corridor t			orridor bet	ween Leed	ds and Br	adford i	is retained	through	providin	ng an unde	evelope	ed	
north south comaci t	nat also retains the p	rona in the south.											
Education comments													
Flood Risk													
Flood Zone 1													
Please Note: any deve									sites. LO	CC therefo	ore res	erves	.
the right to ask for de	veloper contributions	for such sites, to r	nitigate fic	ood risk, e	eisewnere	e in the o	catchmen	τ					
Utilities	1												
Gas													
Medium pressure mai	n in footway may nee	ed lowering if the s	ite access	is to cross	s the foot	way.							
Floatsia	1												
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 an	d Stanningley			

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	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

3		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	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	
Sch. Ancient Mon.	0.00	

Core Strategy

<u> </u>		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

% overlap

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	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			

2

Access comments

Poor access along Pollard Lane

Pollard Lane (land at), Bramley LS13

Site Plan ref: n/a SHLAA ref: 1212

Local network comme		
cumulative impact on	ring road and Kirkstall.	4
Mitigation measures		Total score
	pad improvements required but unlikely to be achievable	
		10
Highways site support		
No		
Contingent on other si	ites	
Highways England	No objection	
Impact No material i	mpact Network Status No objection	
II/a		
Network Rail		
Vaulahina Matan		
Yorkshire Water	Knostrop	
Treatment Works	w level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop	High and Low
ensure the necessary 2020. Phasing is one represent a 10% or go developer wants to br	at will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management F infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 method used to ensure sites are brought forward in line with YW's investment. It is particularly important that si reater increase in population served by the works should take into account available sewerage and WwTW capacing a site forward before YW have completed any planned improvements it may be possible for the developer to mount would be determined by a developer funded feasibility study.	to March ites which city. If a
Environment Agend	cy .	
Constraints		
FZ1 over 1 ha. See co	omments in main text of our response.	
1.00		
Ecology support	Supported	
Supported	эмррогей	
очерения		
Education comments		
Flood Risk		
Flood Zone 1. Two nu Please Note: any deve	 Imber YW Rising mains cross the site. elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC theref veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
Utilities		
Gas		
Floatsia	1	
Electric		
Fire and Rescue		
Telecoms		

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Pollard Lane (land at), Bramley LS13

SHLAA ref: 1212

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 carrriageway 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

3		
N32 Greenbelt	99.95	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

0.05	% overlap
0.00	
0.00	
	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	

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

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

Site Plan ref: n/a SHLAA ref: 1213

Local network comments	ad and Divide an		
Local Congestion on Outer Ring Roa	id and Pudsey		3
			Total score
Mitigation measures Public transport bus improvements,	footway improvements or	n Hough Side Road, possible capacity works on local highway.	8
Highways site support No			
Contingent on other sites			
Contingent on other sites Yes with 1060 and 3048			
Highways England			
Impact No material impact	Network Status	No objection	
n/a	Network Status	No objection	
Network Rail			
Yorkshire Water			
Treatment Works Knostrop		bulk of Leeds. There is capacity for significant development at Knos	
ensure the necessary infrastructure 2020. Phasing is one method used represent a 10% or greater increase	and capacity can be provi to ensure sites are brough e in population served by t vard before YW have com	em needs to be co-ordinated with Yorkshire Water's Asset Manageme ided to serve the site. The forthcoming AMP(6) will run from April 20 at forward in line with YW's investment. It is particularly important the the works should take into account available sewerage and WwTW of pleted any planned improvements it may be possible for the develop per funded feasibility study.	015 to March nat sites which capacity. If a
Environment Agency Constraints			
FZ1 over 1 ha and on historic landfi	Il site See comments in r	main text of our response	
121 over 1 Ha and en Historie landin		Thail tox of our response.	
LCC			
Ecology support Not supporte	ed		
Not supported (RED). No site-based Hill LNA in the east. Bats and Water		s areas of semi-improved grassland, ponds, scrub, hedgerows and is	adjacent to Post
Education comments			
Flood Risk			
Please Note: any development has	potential to increase flood	ential surface water flood route through the site. I risk elsewhere, particularly development of 'greenfield' sites. LCC th mitigate flood risk, elsewhere in the catchment.	ierefore reserves
Utilities			
Gas			
Electric			
Electric			
Fire and Rescue			

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

Site Plan ref: n/a SHLAA ref: 1213 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.

Elmfield Way (Unit 1), Bramley

Site Plan ref: n/a SHLAA ref: 1250

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

% overlap

Description

Existing employment site in urban area.

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	100.00	%
		70
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

overlap

% 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

LCC ownership	0.00	
Nearest train station		Bramley
Nearest train station distance	894.05	
Nearest bus s	6369	
Nearest bus stop distance ((m)	148.90

Agricultural classification		
Grade Percent		
Urban	100	

Elmfield Way (Unit 1), Bramley SHLAA ref: 1250 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility all round 5 Access comments Good frontage with multiple adtoped highways 5 Local network comments Congestion on Stanningley Road 4 Total score Mitigation measures Footway required on Back Lane 14 Highways site support Yes

Highways England

Contingent on other sites

9	ngintays 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	Α	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

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 ar	nd 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

		1
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

0.00	% overlap
0.00	
0.00	
✓	
	0.00

Regeneration Areas

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

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

Rodley Fold Farm (land adjoining), Rodley LS13

Site Plan ref: n/a SHLAA ref: 1253

Local network comme		
Cumulative or direct in	mpact onto Ring Road	3
Mitigation measures		Total score
Access over river requ	uired and land take	_
		5
Highways site support	t	
110		
Contingent on other si	sites	
genningen en emer ei		
Highways England		
Impact No material i	impact Network Status No objection	
n/a		
Network Rail		
rectwork Run		
Yorkshire Water		
Treatment Works	Knostrop	
	ow level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop nat will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management P	
ensure the necessary	infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015	to March
	method used to ensure sites are brought forward in line with YW's investment. It is particularly important that si preater increase in population served by the works should take into account available sewerage and WwTW capac	
developer wants to br	ring a site forward before YW have completed any planned improvements it may be possible for the developer to	
contributions. The an	mount would be determined by a developer funded feasibility study.	
Environment Agend	су	
Constraints		
Parts of this site are F	FZ3b - functional flood plain alongside Bagley Beck (main river). See comments in main text of our response.	
LCC		
Ecology support	Not supported	ما اما اما
	. No site-specific designations but forms an important wildlife corridor between the River Aire and the canal that ed species including Otters will use the land between the water courses, and Water Voles and bats will benefit fr	
	on. Rodley Fold Farm, immediately to the north of this site, already increases disturbance to this area. Lack of de er other nearby wildlife sites such as Rodley Nature Reserve to the east.	evelopment
will help protect/burie	of other hearby whome sites such as routey nature reserve to the east.	
Education comments		
Flood Risk	1	
	│ Yone 3A. Source is Bagley Beck. There is a combined sewer outfall within the site and a culverted watercourse. Bo	oth discharge
into Bagley Beck.		_
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefeveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	ore reserves
Utilities		
Gas		
Electric		

Rodley Fold Farm (land adjoining), Rodley LS13

SHLAA ref: 1253

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Green Belt site. The 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

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

obi booignations		
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	
22711101011111111111	0.00	

Core Strategy

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

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Bramley
Nearest train station distance	2984.03	
Nearest bus s	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 Public Right of Way Overlaps SSSI **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Total score Mitigation measures 12 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 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.

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

Conclusions

Natural England

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

New Farnley (land north and west of)

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 mutiple 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 an	d 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	✓	

overlap

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	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 **V** Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessbility 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 Total score Mitigation measures Local capacity works possible, suitable bridge constructed, footway works 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

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 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. www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf

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

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	~	

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	

LCC ownership	%	0.00
Nearest train station		Bramley
Nearest train station distance (m)	2479.40
Nearest bus st	ор	4953
Nearest bus stop distance (m)	138.63

Agricultural classification			
Grade Percent			
Grade 2	100		

1

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

Site Plan ref: n/a SHLAA ref: 1328 Local network comments Congestion in Pudsey 3 **Total score** Mitigation measures 6 Highways site support Contingent on other sites **Highways England** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC **Ecology support** Supported Supported **Education comments** Flood Risk Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment. **Utilities** Gas Electric Fire and Rescue Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

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

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	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

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

Core Strategy

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

Regeneration Areas

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

LCC ownership	% (5	.92
Nagagat tugin atation		Dl a D	باسم

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

Agricultural classific	cation
Grade	Percent
Urban	100

Tong Road, Farnley - adj to Whingate Primary School Site Plan ref: n/a SHLAA ref: 1341 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 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 Total score Mitigation measures Improvements to accesss radii and traffic calming on Albany Street, possibly funded through financial contributions from cumulative 14 planning applications. Highways site support Yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection n/a **Network Rail** Yorkshire Water

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.

Treatment Works

Knostrop

Environment Agenc	у
Constraints	
FZ1 under 1 ha. See o	omments 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.

I latitation
Utilities Gas
Gus
Floatria
Electric
Fire and Rescue
Telecoms
L

Heritage England	

Other

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	Α	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	V	

Regeneration Areas

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

LCC ownership	58.60	
Nearest train station		Burley Park
Nearest train station distance	2301.63	
Nearest bus s	2769	
Nearest bus stop distance	73.12	

Agricultural classification				
Grade	Percent			
Urban	100			

Kilburn Road, Farnley

Constraints

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

Site Plan ref: n/a SHLAA ref: 1342 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility all round 5 Access comments Good frontage with multiple adtoped highways. 5 Local network comments Local network capacity, likely cumulative impact on Inner Ring Road and Outer Ring Road. 4 Total score Mitigation measures Footway required on Thornhill Road and Kilburn Road, possible cumulative fund required. 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 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**

Kilburn Road, Farnley

Site Plan ref: n/a SHLAA ref: 1342

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

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 0RD

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

	4
0.03	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership	%	0.00
Nearest train station	N	lew Pudsey
Nearest train station distance	(m)	2884.26
Nearest bus s	top	6663
Nearest bus stop distance	(m)	240.58

Agricultural classification		
Grade	Percent	
Grade 3	rade 3 56.44	
Urban	42.75	

Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD Site Plan ref: HG2-73 SHLAA ref: 1343A Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Poor accessbility 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 Total score Mitigation measures Public transport improvements, may need local capacity improvements, footway improvements on Tyersal Lane. 10 Highways site support Partial Yes but only with public transport improvements Contingent on other sites **Highways England** Network Status Impact No objection - Potential impact on M606 - needs looking at in relation to Bradford Holme Wood proposals. **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to

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

Environment Agence	у
Constraints	
FZ1 over 1 ha. See co	mments in main text of our response.

Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD

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

LCC	
Ecology support	Supported
Supported	
	-
Education comments	
Flood Risk	
Flood Zone 1.	
the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
3	
Utilities	
Gas	
Electric	
Licetiie	
	-
Fire and Rescue	
Telecoms	
Other	
Heritage England	

Planning History	anning 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	Α	81	
14/06808/FU	Residential development of 272 houses with associated roads and infrastructure	R	81	

Conclusions

Natural England

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 0RD

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

72.95	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0

Core Strategy

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

% overlap

Regeneration Areas

Inner South RA	0.00
LB Corridor RA	74.40
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

LCC ownership	0.00
Nearest train station	lew Pudsey
Nearest train station distance	2687.62
Nearest bus s	6663
Nearest bus stop distance	496.36

Agricultural classification					
Grade Percent					
Grade 3	74.36				

Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD Site Plan ref: n/a SHLAA ref: 1343B Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline ~ Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? No Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence 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	Rank (1-5
Poor accessbility all round.	1	
Access comments		
Good frontage onto Tyersal Lane.	5	

Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD

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

Local network comme	nts				
Spare local capacity, f	urther network impacts n	nore likely in Bradford.			
					4
					Total score
Mitigation measures	woments, may need less	canacity improvements foots	way improvements on	Tuorcal Lano	Total score
Public transport impre	vernents, may need local	capacity improvements, foot	way improvements on	i yeisai Lane	10
Highways site support					
	ith public transport impro	vements			
,					
Contingent on other s	tes				
- U					
Highways England					
Impact	Netw	ork Status			
No objection - Potent	al impact on M606 - need	ls looking at in relation to Bra	dford Holme Wood pro	posals.	
Network Rail]				
Network Raii					
Yorkshire Water	1				
Treatment Works	Knostrop				
		hich serve the bulk of Leeds.			
		lic sewer system needs to be by can be provided to serve th			
2020. Phasing is one	method used to ensure si	tes are brought forward in lin	e with YW's investment	t. It is particularly important t	that sites which
		ion served by the works shou YW have completed any plan			
		ed by a developer funded feas		lay be possible for the develo	per to provide
Environment Agen	y				
Constraints					
FZT over T na. See C	omments in main text of	our response.			
LCC					
Ecology support					
G5 11					
Education comments					
Flood Risk					
Flood Zone 1.					
		increase flood risk elsewhere such sites, to mitigate flood r			herefore reserves
	1				
Utilities					
Gas					
Electric					
	1				
F: 15	 1				
Fire and Rescue					
Telecoms					
	а				

Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Site Plan ref: n/a

Submission Draft Plan Allocation Conclusion

Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD

SHLAA ref: 1343B

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.

Farnley Hall, Farnley LS12

Site Plan ref: n/a SHLAA ref: 2076

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

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %	99.98
Nearest train station	Bramley
Nearest train station distance (m)	,
Nearest bus stop	9661
Nearest bus stop distance (m)	308.51

Agricultural classification		
Grade Percent		
Grade 3	100	

Farnley Hall, Farnley LS12

Site Plan ref: n/a SHLAA ref: 2076

Overlaps SSSI		Overlaps Public Right of Way	✓	
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA	V	Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
		3		
Greenbelt assessment not required				
Summary of infrastructure prov	ider comments	i		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets guidance for education, fails other,	1 h n h			
streets gardanes for cadeditori, rais other,				2
Access comments				
Access from Hall Lane, requires earthwork	ks and removal of r	etaining wall		4
				4
Local network comments				
Cumulative impact on local network and A	A6110 Ring Road			
				3
Mitigation measures				Total score
				9
Highways site support				
Yes with mitigation				
Contingent on other sites				
ostituingoni on other sites				
Highways England				
	Network Status			
·				
Network Rail				
Yorkshire Water				
Treatment Works				
·				
Environment Agency				
Constraints				
LCC				
	tigation			
Ecology support Supported with mi	a and authorized in	anto of the cite warming would continue	do the complete of the third one of the	£ 41 11-

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.

Farnley Hall, Farnley LS12

SHLAA ref: 2076

Site Plan ref: n/a

Education comments
Flood Risk
Utilities
Gas
Electric
Fire and Rescue
Telecoms
Other
Heritage England
Natural England
Conclusions
Colombarian Deeff Diag Allegation
Submission Draft Plan Allocation Not allocated for housing
Not allocated for nousing
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 couyntryside 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

Cita	Deta	ilc
JILE:	Deta	

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

Topogra	phy Flat	Landscape	Limited Tree Cover
Bounda	ies Existing well defined	Road front	Yes

Description

Vacant land sandwiched between residential development.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
N34 PAS	100.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	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	~	

% overlap

Regeneration Areas

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

LCC ownership	%	0.00
Nearest train station	Nev	w Pudsey
Nearest train station distance (m)	570.23
Nearest bus st	ор	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		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	<u>✓</u>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Good accessibility all round.				_
				5
Access comments				
Adequate frontage with adopted highway,	may need access in	nprovement works as local close to jur	nctions on B6154.	
				4
Local network comments				
Local capacity, congestion in Pudsey.				5
Mitigation measures				Total score
Access improvement works may be requir	ed.			14
				14
I Balancia al Angelonia and				
Highways site support Yes with mitigation.				
res with mitigation.				
				_
Contingent on other sites				7
				_
Highways England				
Impact No material impact	Network Status	No objection		
n/a				
Network Rail				
Railway tunnels under site				
namely tarmers and one				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low level are large wo	rks which serve the	bulk of Leeds. There is capacity for significant	anificant development at Knostro	p High and Low
level. Development that will connect to th	e public sewer syste	em needs to be co-ordinated with York	shire Water's Asset Management	Plans (AMP) to
ensure the necessary infrastructure and c				
2020. Phasing is one method used to ensure represent a 10% or greater increase in po				
developer wants to bring a site forward b	efore YW have com	oleted any planned improvements it m		
contributions. The amount would be determined to the contributions.				
Environment Assessed				
Environment Agency	-6-11-			
Constraints Pylon in the middle				
FZ1 over 1 ha. See comments in main tex	xt of our response.			

Hill Foot Farm, Pudsey

Site Plan ref: HG2-66 SHLAA ref: 2120

Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Please Note: any devel	lic (combined) sewers within the site. lopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Ods	
Electric	
Fire and Rescue	
Telecoms	
Telegonis	
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.

Low Moor Side, New Farnley

Site Plan ref: HG3-17 SHLAA ref: 2123

Site Details

Ea	asting	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

3		
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	V	

Regeneration Areas

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

LCC ownership	9.46	
Nearest train station	Cottingley	
Nearest train station distance	2949.07	
Nearest bus s	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		Overlaps Public Right of Way	✓	
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
or composit assessment not required				
Summary of infrastructure prov	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Poor				
				2
Access comments				
Access achievable, better to use Low Moo	r Sdie Lane than Wa	alsh Lane		4
Local network comments A58 congestion				
A30 congestion				3
Mitigation measures				Total score
imitigation measures				
				9
Highways site support				7
Yes				
				_
Contingent on other sites				7
				J
Highways England				
T. C. C.	Network Status			
Comments Awaited				
Network Rail				
100000000000000000000000000000000000000				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low level are large wo level. Development that will connect to the ensure the necessary infrastructure and c 2020. Phasing is one method used to ens represent a 10% or greater increase in podeveloper wants to bring a site forward b contributions. The amount would be determined to the contribution of the con	ne public sewer syst apacity can be provure sites are brough opulation served by before YW have com	em needs to be co-ordinated with York rided to serve the site. The forthcoming ht forward in line with YW's investment the works should take into account ava apleted any planned improvements it man	shire Water's Asset Management g AMP(6) will run from April 2015 . It is particularly important that ailable sewerage and WwTW capa	Plans (AMP) to to March sites which acity. If a
Environment Agency				
Constraints				

Low Moor Side, New Farnley

LCC

Site Plan ref: HG3-17 SHLAA ref: 2123

Ecology support	Supported with mitigation
Supported with mitigathe POS.	tion (amber) provided that outgrown hedges/lines of trees through the centre of the site are retained and incorporated into
Education comments	
Flood Risk	
Please Note: any deve	combined) sewer located inside NW boundary. Culvert located in Northern tip of the site. elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

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	~	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Cottingley
Nearest train station distance	(m)	1964.12
Nearest bus s	top	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but would significantly reduce the green belt gap 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Nο Does the site provide access to the countryside Nο Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? No Does the site contain buildings Yes Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence Isolated site that relates poorly to the built up area. Development would reduce separation between settlements. High potential for further sprawl. Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments

Public transport accessibility comments Good accessibility for employment and health but very poor accessibility for secondary and primary education Access comments 1171 site required for access 3

Whitehall Road, Craven Park, Farnley

Site Plan ref: n/a SHLAA ref: 2159

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

I and make and a commands		1							
Local network comments Congestion on Outer Ring Roa	ad and M621								
Congestion on Outer King Ko	au ariu ivioz i								3
Mitigation measures		7							Total score
Singalisation of access junctic	on and Ring Road	d roundabout, po	oss mit	igation for	M621				
,	3			5					9
Highways site support									
Partial Yes - with mitigation a	and combine with	า 1171							
Contingent on other sites									
Combine with 1171									
Public transport accessibility of	comments								Rank (1-5)
Good accessibility for employ	ment and health	but very poor a	accessib	oility for sec	ondary and	d primary	education		
									3
Access comments									
1171 site required for access									3
									3
		7							
Local network comments									
A58 congestion									3
Mitigation measures		7							Total score
combine with 1171A									
									9
Highways site support									
no									
Contingent on other sites									
1171A									
Highways England									
Impact No material impact	Net	work Status	No o	bjection					
n/a									
Network Rail									
Yorkshire Water									
Treatment Works Knostr	nn								
Knostrop High and Low level	•	which serve the	e hulk o	floods Th	oro is cana	city for sic	nificant deve	lonment at Kn	ostron High and Low
level. Development that will o	connect to the pu	ublic sewer syste	tem nee	ds to be co	-ordinated	with Yorks	shire Water's	Asset Manage	ment Plans (AMP) to
ensure the necessary infrastr	ucture and capac	city can be provi	ided to	serve the s	ite. The fo	orthcoming	AMP(6) will	run from Apri	2015 to March
2020. Phasing is one method represent a 10% or greater in									
developer wants to bring a si	te forward befor	e YW have com	npleted	any planned	d improvem				
contributions. The amount w	ould be determi	ned by a develop	oper fun	ided feasibi	lity study.				
Environment Agency									
Living inficint Agency									

Whitehall Road, Craven Park, Farnley

Site Plan ref: n/a SHLAA ref: 2159

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Flood Zone 1 Please Note: any deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric]
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	✓	

% overlap

Regeneration Areas

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

LCC ownershi	0.00	
Magraet train station		Cottingley

Nearest train station	Nearest train station		
Nearest train station distance (m)	3168.05	
Nearest bus st	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 Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA **~** Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** ~ Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area Yes and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? 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? 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	R	ank (1-5)
Access point makes site remote from most facilities.		
		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 comme	nts								
A58 congestion									3
									T-1-1
Mitigation measures									Total score
									6
Highways site support									
No									
Contingent on other si	itas								
oontingent on other si	1103								
	1								
Highways England Impact No material i		Network Status	No objectio	n					
Impact No material i	Пірасі	Network Status	ivo objectio	11					
Network Rail]								
Yorkshire Water	1								
Treatment Works	Knostrop								
Knostrop High and Lo		orks which serve the	bulk of Leed	s. There is can	pacity for si	anificant dev	elopment at	t Knostrop	High and Low
level. Development th									
ensure the necessary	infrastructure and ca	apacity can be provid	ded to serve	the site. The	forthcomin	g AMP(6) wi	ll run from <i>P</i>	April 2015 t	to March
2020. Phasing is one									
represent a 10% or gradeveloper wants to br									
contributions. The an						iay be possik	ne for the de	evelopel to	provide
Environment Agend	су								
Constraints									
FZ1 over 1 ha. See co	omments in main te	xt of our response.							
LCC									
Ecology support	Supported with mit	tigation							
Supported with mitiga	ation. The southern I	boundary of this prop	posed allocat	ion lies along	the Farnley	/ Wood Beck	. This is an i	important v	wildlife
corridor and UK BAP pare a number of hedg				ced by providir	ng a minim	um buffer fr	om developr	ment of 20	metres. There
]								
Education comments									
Flood Risk]								
Flood Zone 1. Farnley	Wood Beck runs ald	ong Southern bounda	ary. Known fl	ooding proble	ems downst	ream			
Please Note: any deve	elopment has potent	ial to increase flood	risk elsewhe	re, particularly	y developm	ent of 'green	field' sites. I	LCC therefo	ore reserves
the right to ask for de	veloper contribution	is for such sites, to r	mitigate flood	i risk, eisewne	ere in the ca	itcnment.			
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		
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	Α	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 Plan ref: HG2-69 SHLAA ref: 3011_4044

Site	Detail	s

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

Site Characteristics

Site type 80:20 green/brown

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

ODI 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	~	

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	

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance	1942.75	
Nearest bus s	4242	
Nearest bus stop distance	162.38	

Agricultural classification				
Grade	Percent			
Grade 3	69.63			

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

Urban 30.37					
Overlaps SSSI		Overlaps F	Public Right o	of Way	
Overlaps SEGI	Overlaps SFRA Flood Zone				
Overlaps LNA		Overlaps EA Flood Zone			
Overlaps LNR		Overlaps HSE Major Hazard			
Overlaps Conservation Area	Overlaps HSE Gas Pipeline				
Overlaps Listed Building		Overlaps Pot. Contamination Overlaps Minerals Safeguarded			
Overlans Strat, Employment buffer					
Overlaps Strat. Employment buffer	Overiar	ps Minerais :	Safeguarded	TUUM	
Greenbelt Assessment					
1. Check the unrestricted sprawl of la	rge built up areas				
Would development lead to/constitute ribb	on development?	No			
Would development result in an isolated de	evelopment?	No			
Is the site well connected to the built up ar	ea?	Yes			
Would development round off the settleme	nt?	Partial			
Is there a good existing barrier between th and the undeveloped land?	e existing urban area	Yes			
Unrestricted Sprawl Conclusion Low poter	ntial to lead to unrestricte	ed sprawl	,		
					J
2. Prevent neighbouring towns from r	merging				
Would development lead to physical conne	ction of settlements?	No			
Do features provide boundaries to contain the development?					
Coalescence Conclusion No merging of se	ettlements				
3. Assist in safeguarding the countrys	side from encroachmer	nt			
Strong defensible boundary between site a	nd urban area	Yes			
Does the site provide access to the country	/side	No			
Does the site include local/national nature		No			
Areas of protected/unprotected woodland/i	trees/hedgerows?	No			
Site includes Grade 1, Grade 2 or Grade 3a		No			
Does the site contain buildings	Ü	Yes			
Are these buildings used for agricultural pu	irposes?	No			
Encroachment Conclusion Site does not pe	erform an important role i	in safeguard	ding from en	croachm	ent
4. Preserve the setting and special ch	aracter of historic tow	/ns			
Site within/adjacent to conservation area/li			No		
Can development preserve this character?			110		
	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 with existing do to east will help to contain development a			. Site is well	containe	d by railway line to south, and sloping landform

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comme	nts	Rank (1-5)
Average PT, Good Health, Primary a	nd Secondary	4
		-

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
	4
Mitigation measures	Total score
access works, poss PT improvements, pos capacity contributions	
	12
Highways site support	7
Yes	
	_
Contingent on other sites	7
Highways England	
Impact No material impact Network Status No objection, no mitigation required	
Network Rail	
THE TWO IN INC.	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support Supported with mitigation	o Habitat
The young woodland and grassland adjacent to the railway needs to be removed - most of the site is part of the updated 2014 Leed Network. A substantial buffer is required alongside the railway to continue providing this function - see drawing RM/3011.	s Habitat
Education comments	
Flood Risk	
FZ1. The site is not at significant risk from surface water flooding.	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telescone	
Telecoms	

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

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 Plan ref: n/a SHLAA ref: 3039

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

7	Городгарһу	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.

Spatial relationships

UDP Designations

-		
% overlap	99.12	N32 Greenbelt
	0.00	N34 PAS
	0.00	RL1 Rural Land
	0.00	N1 Greenspace
	0.00	N1A Allotments
	0.00	N5 Open Space
	0.00	N6 Playing Pitch
	0.00	N8 Urban Green Corridor
	0.00	CC Shopping Quarter
	0.00	UDP City Centre
	0.00	S2S6 Town Centre
	0.00	Proposed Local Centre
	0.00	Sch. Ancient Mon.

Core Strategy

0.88	% overlap
0.00	
0.00	
✓	
	0.00

% 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

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance	(m)	971.01
Nearest bus s	11093	
Nearest bus stop distance	166.12	

Agricultural classification				
Grade	Percent			
Grade 3	91.66			
Urban	8.34			

Site Plan ref: n/a SHLAA	ref: 3039				
Overlaps SSSI		Overland	s Public Right of Way		
Overlaps SEGI			aps SFRA Flood Zone	<u> </u>	
Overlaps LNA			erlaps EA Flood Zone	✓	
Overlaps LNR			os HSE Major Hazard		
Overlaps Conservation Area		Overla	aps HSE Gas Pipeline		
Overlaps Listed Building			s Pot. Contamination	✓	
Overlaps N37 SLA		· · · · · · · · · · · · · · · · · · ·	Minerals Safeguarded		
Overlaps Strat. Employment buffer	Ove	erlaps Mineral	s Safeguarded 100m		
Greenbelt Assessment					
Check the unrestricted sprawl of la	rge built up areas				
Would development lead to/constitute ribbo		No			
Would development result in an isolated de	evelopment?	No			
Is the site well connected to the built up ar	ea?	No			
Would development round off the settleme	nt?	No			
Is there a good existing barrier between the	e existing urban area				
and the undeveloped land?					
Unrestricted Sprawl Conclusion High pote	ential to lead to unrest	tricted sprawl			
2. Prevent neighbouring towns from r	merging				
Would development lead to physical connection		NI-			
Do features provide boundaries to contain		140			
	·	No			
Coalescence Conclusion No merging but t	nere is no derensible	bouridary			
3. Assist in safeguarding the countrys		ment			
Strong defensible boundary between site a		No			
Does the site provide access to the country		No			
Does the site include local/national nature (No			
Areas of protected/unprotected woodland/t		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 pu	-	No			
Encroachment Conclusion Site does not pe	erform an important r	role in safegua	rding from encroachm	nent	
4. Preserve the setting and special ch	aracter of historic	towns		1	
Site within/adjacent to conservation area/li	sted building/historic	al features?	No		
Can development preserve this character?					
Character Conclusion No effect on the set	ting and special chara	acter of histori	c features		
Overall Conclusion from assessment a characteristics of openness and permanent		ses of green	belt and essential		
Relates poorly to settlement, high potentia	al for further sprawl i	nto the green	belt.		
Summary of infrastructure provide	der comments				
Summary of infrastructure provide	ier comments				
LCC Highways Comments					D 1 (4 E)
Public transport accessibility comments				9.00	Rank (1-5)
Good public transport connections, access	to health services an	id primary edu	cation. Average access	sibility to secondary education.	4
Access comments		-			
Requires 1195 and 3124 to come forward.					1
					2

Site Plan ref: n/a SHLAA ref: 3039

Local network comme	ents	1							
Local capacity, conges	stion in pudsey and A647								
									3
		1							Tatal assura
Mitigation measures			1.11						Total score
	dley Lane and access to V capacity improvements m		udiic transport d	ous stop impro	ovements, fo	ootway impi	rovements	s on	10
Highways site suppor	t								
Yes with mitigation.									
Contingent on other s	ites								
1195 and 3124									
	_								
Highways England									
Impact No material	impact Netw	vork Status	No objection						
n/a									
Network Rail	1								
Network Kaii									
Yorkshire Water									
Treatment Works	Knostrop								
	w level are large works v								
	nat will connect to the pul infrastructure and capaci								
2020. Phasing is one	method used to ensure s	sites are brought f	forward in line v	vith YW's inve	estment. It is	s particularl	y importa	nt that site	s which
	reater increase in populating a site forward before								
	mount would be determing				into it may bi	e possible i	or the dev	elopei to p	iovide
Environment Agen	су								
Constraints									
FZT over T na. See c	omments in main text of	our response.							
LCC]								
Ecology support	Supported with mitigation	ion							
05 11	nitigation to protect and e	enhance hedgerov	v connectivity ir	the north ar	ea which wil	l be used by	y commut	ing bats fro	om a nearby
roost.									
Education comments	1								
Eddcation comments									
Flood Risk									
	olic (combined) sewer cro elopment has potential to			articularly de	velonment o	f 'areenfield	t sitas I C	`C therefore	a rasarvas
_	eveloper contributions for			,		0	J Sites. Le	o therefore	C 1 C3C1 VC3
	-								
Utilities									
Gas									
Electric	1								
	1								
Fire and Rescue									

Site Plan ref: n/a SHLAA ref: 3039

Telecoms			
Other			
Other Heritage England			
Natural England			

Planning History	Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
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 Gibralter 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

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	~	

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	

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance	(m)	1239.16
Nearest bus s	11093	
Nearest bus stop distance	(m)	281.93

Agricultural classification		
Grade Percent		
Grade 3 100		

Tyersal Beck, North of Gibralter Mill, Pudsey Site Plan ref: n/a SHLAA ref: 3040 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **V** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Yes Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area Yes and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? Yes Site includes Grade 1, Grade 2 or Grade 3a agricultural land? No Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? 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. Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) Public transport accessibility comments Good public transport connections. Good access to health services and primary education. Average accessibility to secondary

education

Access comments

Requires 1195 and 3124 to come forward.

4

Tyersal Beck, North of Gibralter Mill, Pudsey

Site Plan ref: n/a SHLAA ref: 3040

Local network comme		- — — — — — — — — — — — — — — — — — — —
Local capacity, conges	stion in pudsey and A647.	3
		3
		-
Mitigation measures		Total score
	dley Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on	10
Waterloo Road, local o	capacity improvements may be required.	10
Highways site support	t	
Yes with mitigation		
Contingent on other s	ites	
1195 and 3124		7
Highways England		
Impact No material	impact Network Status No objection	
n/a		
Network Rail		
Mantalata Matan	1	
Yorkshire Water		
Treatment Works	Knostrop	
	bw level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostro	
	nat will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015	
	method used to ensure sites are brought forward in line with YW's investment. It is particularly important that	
represent a 10% or g	reater increase in population served by the works should take into account available sewerage and WwTW capa	acity. If a
	ring a site forward before YW have completed any planned improvements it may be possible for the developer mount would be determined by a developer funded feasibility study.	to provide
continuations. The an	Tiount would be determined by a developer funded reasibility study.	
Environment Agend	су	
Constraints		
	omments in main text of our response.	
121 Over 111a. See co	offiliterits in main text of our response.	
LCC		
Ecology support	Not supported	
	. No site-specific designations but Tyersall Beck and well wooded strip and scrub, UK BAP Priority Habitat (pote	ntial Loads
	The sale-specific designations but Tyersail beck and well wooded strip and scrub, ok but Priority Habitat (pote If be valuable to protected species such as bats.	illiai Leeus
	· · · · · · · · · · · · · · · · · · ·	
Education comments		
Flood Risk		
	. Tyersall beck runs along Eastern boundary.	
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC there eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	erore reserves
o right to dak for de	2. Sept. Servingarions for Sacrification to minigate need tisk, elsewhere III the edicilitetic.	
Utilities		
Gas		
Cus		
Electric		
Fire and Rescue		

Site Plan ref: n/a SHLAA ref: 3040 Telecoms Other Heritage England Natural England Conclusions

Submission Draft Plan Allocation Conclusion

Submission Draft Plan Allocation
Not allocated for housing

Tyersal Beck, North of Gibralter Mill, Pudsey

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.

Bradley Lane and Gibralter Lane, Pudsey

Site Plan ref: n/a SHLAA ref: 3041

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.

Spatial relationships

UDP Designations

3		
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	✓	

Regeneration Areas

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

LCC ownership	0.08	
Nearest train station	N	lew Pudsey
Nearest train station distance		1170.17
Nearest bus s	7443	
Nearest bus stop distance	(m)	204.85

Agricultural classification			
Grade	Percent		
Grade 3	59.05		
Urban	40.95		

Bradley Lane and Gibralter Lane, Pudsey Site Plan ref: n/a SHLAA ref: 3041 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **V** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Yes Would development result in an isolated development? Nο Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but 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? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence 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. Access comments Requires 1195 and 3124 to come forward, unsuitable to have access on private road of Gibraltar Road. 3

Bradley Lane and Gibralter Lane, Pudsey

Site Plan ref: n/a SHLAA ref: 3041

Local network comm					
Local capacity, conge	estion in pudsey and	d A647.		3	
Mitigation measures				Total score	
Improvements to Bra			I, public transport bus stop improvements, footway improvements on s on Gibraltar Road required, local capacity improvements may be	10	
Highways site suppo	rt				
Yes with mitigation		,			
Contingent on other	sites			¬	
1195 and 3124					
Highways England	t				
Impact No material	impact	Network Status	No objection		
n/a					
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
represent a 10% or developer wants to be	greater increase in poring a site forward imount would be de	population served by before YW have con	the forward in line with YW's investment. It is particularly important that the works should take into account available sewerage and WwTW cap impleted any planned improvements it may be possible for the developer oper funded feasibility study.	acity. If a	
Constraints					
FZ1 over 1 ha. See	comments in main t	ext of our response.			
LCC					
Ecology support	Not supported				
Not supported (RED) valuable willdife corr		esignations but acidi	c grassland or other semi-improved grassland present and also scrub when	nich provides a	
Education comments					
Flood Risk					
Please Note: any dev	elopment has poter	ntial to increase floo	 Numerous public sewers within the site. Indicate the disconnection of the control of	efore reserves	
Utilities					
Gas					
Electric					
Fire and Rescue					

Site Plan ref: n/a SHLAA ref: 3041 Telecoms Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Bradley Lane and Gibralter Lane, Pudsey

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.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	99.50
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City 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	✓	

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	

LCC ownership	0.00	
Nearest train station	Bramley	
Nearest train station distance	1454.53	
Nearest bus s	6956	
Nearest bus stop distance	(m)	249.91

Agricultural classification					
Grade	Percent				
Grade 3	96.72				
Urban	3.28				

2

Land to rear of Kent Close, Pudsey

Other

Heritage England

Site Plan ref: n/a SHLAA ref: 3048 Local network comments Local congestion on Outer Ring Road and Pudsey. 3 Total score Mitigation measures Public transport bus improvements, footway improvements on Hough Side Road, possible capacity works on local highway. 8 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 Not supported Ecology support Not supported (red) - all of the site falls within the Leeds Habitat Network. **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms

Site Plan ref: n/a	SHLAA ref: 3048	
Natural England		
Conclusions		
Submission Draft Plan Alloca	tion	
Not allocated for housing		

Green Belt Site. Development of site would lead to unrestricted urban sprawl into the Green Belt. No frontage onto adopted highway.

Land to rear of Kent Close, Pudsey

Submission Draft Plan Allocation Conclusion

Tyresal Lane, Tyersal

Site Plan ref: HG2-70 SHLAA ref: 3121

Site	Deta	ils

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

0.05	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Core Strategy

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

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	

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance (1845.78	
Nearest bus s	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Poor public transport and health service connection. Good access to primary / secondary education. 3 Access comments Access onto Tyersal Close acheivable but requires footway works. 4 Local network comments Local spare capacity, cumulative congestion likely on A647. 4 Total score Mitigation measures Footway works. 11 Highways site support No due to poor 15 min public transport and health accessbility. 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.

Tyresal Lane, Tyersal

Site Plan ref: HG2-70 SHLAA ref: 3121

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Flood Zone 1	
Please Note: any deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
	1
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
3	
Conclusions	
Submission Draft Plan	Allocation
Housing allocation	, moduloti
Submission Draft Plan	
The site is an area of v	vacant land within the settlement, not within the Green Belt.

Tyersal Beck East, Pudsey

Site Plan ref: n/a SHLAA ref: 3124

Site	Deta	ils

Ea	sting	420631	Northing	433304	Site area ha	3.57	SP7	Main Urban Area Extension
Н	MCA	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

% overlap

Description

Steep sloping site.

Spatial relationships

UDP Designations

N32 Greenbelt	99.92
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City 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	V	

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	

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance (1120.16	
Nearest bus s	11093	
Nearest bus stop distance ((m)	162.13

Agricultural classification		
Grade Percent		
Grade 3	86.06	
Urban	13.94	

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	Ran	ık (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

Tyersal Beck East, Pudsey

Site Plan ref: n/a SHLAA ref: 3124

Local network commer	ds.	
	on in pudsey and A647.	
zoca: sapasity, congec	on in passory and no m	3
Mitigation massures	Tota	al score
Mitigation measures	ey Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on	
	pacity improvements may be required.	10
,		
Highways site support		
Highways site support Yes with mitigation		
l se min minganen		
0		
Contingent on other sind 1195		
1175		
Highways England		
Impact No material in	npact Network Status No objection	
n/a		
Network Rail		
TOWORK Run		
Yorkshire Water		
Treatment Works	Knostrop	
Knostrop High and Lov	level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High ar	nd Low
level. Development that	t will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (A	MP) to
	offrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to Marc	
	ethod used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites whi eater increase in population served by the works should take into account available sewerage and WwTW capacity. If a	
	ng a site forward before YW have completed any planned improvements it may be possible for the developer to provid	
contributions. The am	ount would be determined by a developer funded feasibility study.	
Environment Agence		
Constraints		
	e. Tyersal beck runs to east of site. On top of historic landfill. See comments in main text of our response.	
1 25 Charoaches into si	- Typisal beak rans to east of site. On top of historic fandini. See comments in main text of our response.	
LCC		
Ecology support	Supported with mitigation	
Supported with mitiga	ion to protect and enhance the Tyersal Beck to the south west - providing a 20 metre buffer to the beck.	
Education comments		
Flood Risk		
	Surrel heal runs along Western houndary. Flood modelling required to determine output of flood plain within the site	V/M/
	yersal beck runs along Western boundary. Flood modelling required to determine extent of flood plain within the site. er runs parallel to the beck, and within the site.	1 VV
	opment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore rese	erves
tne right to ask for de	eloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Litilities		
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

% overlap

Description

Heavily treed. No links to urban area.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

% overlap

LCC ownership %	0.12
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	

Site Plan ref: n/a	SHLAA ref: 3377B			
Overlaps	1222	Overlans	s Public Right of Way	✓
Overlaps			aps SFRA Flood Zone	
Overlap			erlaps EA Flood Zone	
Overlap		Overlaps HSE Major Hazard		<u> </u>
Overlaps Conservation	n Area	Overla	aps HSE Gas Pipeline	
Overlaps Listed Bu	uilding	Overlap	s Pot. Contamination	
Overlaps N3	7 SLA	Overlaps N	Minerals Safeguarded	
Overlaps Strat. Employment	ouffer Ov	erlaps Mineral	s Safeguarded 100m	
Greenbelt Assessment				
1. Check the unrestricted spra	wl of large built up areas			
Would development lead to/constit	tute ribbon development?	No		
Would development result in an iso	plated development?	Yes		
Is the site well connected to the bu	uilt up area?	No		
Would development round off the	settlement?	No		
Is there a good existing barrier bet and the undeveloped land?	ween the existing urban area	No		
	ligh potential to lead to unres	tricted sprawl	l.	
2. Prevent neighbouring town:	s from merging			
Would development lead to physic	al connection of settlements?	No		
Do features provide boundaries to	contain the development?	No		
Coalescence Conclusion No merg	ing but would significantly red	duce the gree	n belt gap	
3. Assist in safeguarding the c	ountryside from encroach	ment		
Strong defensible boundary between	en site and urban area	No		
Does the site provide access to the	countryside	No		
Does the site include local/national		Yes		
Areas of protected/unprotected wo	oodland/trees/hedgerows?	Yes		
Site includes Grade 1, Grade 2 or 0		No		
Does the site contain buildings		No		
Are these buildings used for agricu	Iltural purposes?	No		
Encroachment Conclusion Site per	· · ·		om encroachment	
4. Preserve the setting and sp	ocial character of historic	towns		
Site within/adjacent to conservation			No	
Can development preserve this cha	<u>~</u>	Jan Toutures.	INO	
Character Conclusion No effect or		acter of histori	c features	
Overall Conclusion from assess characteristics of openness an		ses of green	belt and essential	I
Heavily wooded. Relates poorly to encroachment and development of				portant role in safeguarding countryside from
Summary of infrastructure	nrovider comments			
Summary of infrastructure	provider comments			

LCC Highways Comments Public transport accessibility comments No public transport or local services within walking distance. Access comments Needs 3377A for access. 3

Hough Side Road

Site Plan ref: n/a	SHLAA ref: 3377B

Local network comments	
possible cumulative impact in local area.	4
Mitigation measures	Total score
none	
	8
Highways site support	_
no	
Contingent on other sites	_
no	
	J
Highways England	
Impact Network Status	
Comments Awaited	
Network Rail	
Variabin Water	
Yorkshire Water Treetment Works Knoctron	
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 level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management	
ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015	
2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that	
represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capa	acity. If a
developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to	o 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	
3 11	
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 wa	ater flood
routing across the site. YW public (combined) sewers within the site.	ator noou
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC there the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	fore reserves
Utilities	
Gas	
UG3	
Electric	
Fire and Rescue	
I II C di la Noscac	

Hough Side Road Site Plan ref: n/a

Telecoms		
Other		
Other Heritage England		
Natural England		

SHLAA ref: 3377B

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.

Butterbowl Works, Ring Road, Leeds, LS12 5AJ

Site Plan ref: n/a SHLAA ref: 3388

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

% overlap

Description

Existing employment site.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 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 Total score Mitigation measures Signal junction but may not be justified. 12 Highways site support yes with mitigation Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water **Treatment Works** Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

contributions. The amount would be determined by a developer funded feasibility study.

Small encroachments of fz2/3. See comments in main text of our response

Environment Agency

Constraints

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	Α	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	Detail	s

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.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance	2015.63	
Nearest bus s	4606	
Nearest bus stop distance	(m)	172.15

Agricultural classification					
Grade Percent					
Urban	100				

Site Plan ref: n/a	SHLAA ref: 3403			
Overlaps	1222	Overlans	Public Right of Way	
Overlaps		· ·	aps SFRA Flood Zone	
Overlaps			erlaps EA Flood Zone	
Overlaps			os HSE Major Hazard	
Overlaps Conservation			nps HSE Gas Pipeline	
Overlaps Listed Bu		Overlaps	Pot. Contamination	
Overlaps N3			linerals Safeguarded	
Overlaps Strat. Employment b	ouffer (Overlaps Minerals	s Safeguarded 100m	✓
Greenbelt Assessment		_		
1. Check the unrestricted spray				
Would development lead to/constit	<u>-</u>	No		
Would development result in an iso	•	No		
Is the site well connected to the bu	·	Yes		
Would development round off the s		No		
Is there a good existing barrier beta and the undeveloped land?				
Unrestricted Sprawl Conclusion H	igh potential to lead to unr	estricted sprawl		
2. Prevent neighbouring towns	s from merging			
Would development lead to physica	al connection of settlement	s? No		
Do features provide boundaries to	contain the development?	No		
Coalescence Conclusion No mergi	ing but there is no defensib	ole boundary		
2. Assist in asfamusuding the		-1		
3. Assist in safeguarding the co Strong defensible boundary between				
Does the site provide access to the		No		
Does the site include local/national		No No		
Areas of protected/unprotected wo		110		
Site includes Grade 1, Grade 2 or G		No		
Does the site contain buildings	ande sa agricultural lariu:	No		
Are these buildings used for agricul	Itural nurnacas?	No		
0 0		No et role in sefegue	rding from oncroachn	nont
Encroachment Conclusion Site doe	es not perform an importan	it role ili saregua	raing from encroachin	ient
4. Preserve the setting and spe	ecial character of histor	ic towns		-
Site within/adjacent to conservation	n area/listed building/histo	rical features?	No	
Can development preserve this cha	racter?			
Character Conclusion No effect on	the setting and special cha	aracter of historic	c features	
Overall Conclusion from assess characteristics of openness and	•	ooses of green	belt and essential	
Northern section well connected to south giving high potential for fur		but southern sect	tion extends beyond s	settlement boundary. No defined boundary to
Summary of infrastructure	provider comments			
LCC Highways Comments				

Public transport accessibility comments

No public transport or local services within walking distance.

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

Rank (1-5)

1

Bankhouse Lane

Site Plan ref: n/a SHLAA ref: 3403

		===							
Local network comme									
Possible cumulative in	npact in local area.								4
									4
									Total score
Mitigation measures									TOTAL SCORE
N/A									9
High ways aits a company									
Highways site support									
110									
0 11 1 11									
Contingent on other s	ites								
INO									
	╗								
Highways England									
Impact No material	impact Ne	etwork Status	No objection	on					
National D. II									
Network Rail									
Yorkshire Water	1								
	Vnostron								
Treatment Works	Knostrop		ا عمال مطا	a Thanaia		alamaifia anat a			بنيما المصماليين
	w level are large work nat will connect to the p								
ensure the necessary	infrastructure and cap	public sewel syste vacity can be provid	ded to serve	the site T	he forthcom	ing AMD(6)	will run from	April 2015 to	alis (Alvir) to
	method used to ensure								
	reater increase in popu								
	ring a site forward befo								
contributions. The ar	mount would be detern	mined by a develop	oer funded fe	easibility stu	ıdy.				
Environment Agen	CV								
Constraints	-9								
	omments in main text	of our response							
rzi over i na. see d	Jillilents III main text	of our response.							
LCC									
Ecology support	Supported								
	Supported								
Supported									
Education comments	7								
Education comments									
Flood Risk									
Flood Zone 1	1								
Please Note: any deve	elopment has potential						enfield' sites.	LCC therefo	re reserves
the right to ask for de	eveloper contributions	for such sites, to n	nitigate floo	d risk, elsev	where in the	catchment.			
	7								
Utilities									
Gas									
Floatrio	7								
Electric									
Fire and Rescue									
i ii e anu nescue									
Telecoms									
	1								

_		

Bankhouse Lane

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 an	d 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

% overlap

Description

Brownfield site adjacent to Bramley town centre.

Spatial relationships

UDP Designations

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
1.00
0.00
0.00

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership %	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

Constraints

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

Site Plan ref: MX2-5 SHLAA ref: 3412 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 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 Total score Mitigation measures Access improvements. 14 Highways site support Yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water **Treatment Works** Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency**

Waterloo Lane, Leeds

Site Plan ref: MX2-5 SHLAA ref: 3412

Submission Draft Plan Allocation Conclusion

offices. No employment

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Flood Zone 1	
Please Note: any deve	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
the right to ask for de	veloper contributions for such sites, to mitigate nood risk, elsewhere in the catchinent.
Utilities	
Gas	
Electric	
LIECTIC	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
0	
Conclusions	
Submission Draft Plan	Allocation
Mixed use allocation	

Site preferred for retail use as an extension to Bramley Town Centre; upper floor residential would be appropriate and this is preferred over

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	d 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.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership	%	0.00
Nearest train station		Horsforth
Nearest train station distance ((m)	2357.26
Nearest bus s	10892	
Nearest bus stop distance	(m)	417.73

Agricultural classification		
Grade Percent		
Urban	100	

Land east of Pollard Lane, Newlay SHLAA ref: 3446 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Yes Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area Yes and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? Yes Coalescence Conclusion No merging of settlements 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside No Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? No Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site 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 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 comme		
cummulative impact of	n ring road and kirkstall	4
		4
Mitigation measures		Total score
		9
Highways site support		
No		
Contingent on other s	tes	
goninigoni on onion o		
Highways England		
Impact	Network Status	
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agen	cy	
Constraints		
LCC		
Ecology support	Not supported	
	all of the site falls within the Leeds Habitat Network.	
	and the site sale main the 2000 habitat notifiers	
Education comments		
Luucation comments		
Flood Risk		
Utilities	1	
Gas		
Electric		
Liouno		
Fire and Rescue		
Telecoms		
<u> </u>		
Other		
Heritage England		
Tioritage 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.

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	rd 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.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

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		

Site Plan ref: HG3-16 SHLA	A ref: 3455A					
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer		O	Overlaps Public Right Overlaps SFRA Flo Overlaps EA Flo Overlaps HSE Major Overlaps HSE Gas Overlaps Pot. Contar verlaps Minerals Safe Minerals Safeguarde	ood Zone ood Zone r Hazard Pipeline mination eguarded		
Greenbelt Assessment						
1. Check the unrestricted sprawl of la	arge built up are	eas				
Would development lead to/constitute ribl			No]		
Would development result in an isolated d	<u> </u>		No			
Is the site well connected to the built up a	<u>.</u>		Yes			
Would development round off the settlem			Partial			
Is there a good existing barrier between the and the undeveloped land?		area	No			
	ential to lead to un	restricted	sprawl	I		
2. Prevent neighbouring towns from Would development lead to physical connection of features provide boundaries to contain	ection of settlemen the development?)	No No			
Coalescence Conclusion No merging but	there is no defens	ible boun	dary			
3. Assist in safeguarding the country Strong defensible boundary between site a Does the site provide access to the country Does the site include local/national nature Areas of protected/unprotected woodland. Site includes Grade 1, Grade 2 or Grade 3. Does the site contain buildings	and urban area yside conservation area /trees/hedgerows? a agricultural land?	is?	No Yes No No No			
Are these buildings used for agricultural p	•		No			
4. Preserve the setting and special c Site within/adjacent to conservation area/ Can development preserve this character? Character Conclusion No effect on the se	haracter of histo listed building/hist	oric town	tures? No	ment		
Overall Conclusion from assessment characteristics of openness and pern	•	rposes of	f green belt and es	ssential		
Strong links to urban area. Would not lea	ad to merging of ne	eighbouri	ng settlements, thou	gh there is	s not a strong defensible boundary.	
Summary of infrastructure provided LCC Highways Comments Public transport accessibility comments	ider comments	5				Rank (1-
i done transport accessionity comments						ralik (1-

-5) No public Ttansport or local services within walking distance. Access comments Narrow country road no footways/lighting and trees/stone walling each side, new direct access onto Tong Road required. 3

Site Plan ref: HG3-16 SHLAA ref: 3455A

Local network comme							
Congestion Ring Road	Farnley						3
Mitigation measures							Total score
n/a							
., .							7
Highways site support							
no							
Contingent on other si	ites						
no							
Highways England							
Impact	N	letwork Status					
Comments Awaited							
Network Rail							
Yorkshire Water							
Treatment Works	Knostrop						
ensure the necessary 2020. Phasing is one represent a 10% or g developer wants to br contributions. The an	method used to ensur reater increase in pop ring a site forward bet	re sites are brought bulation served by the fore YW have completed.	forward in line with e works should take eted any planned in	YW's investment into account avalents it m	t. It is particularl ailable sewerage	y important that s and WwTW capa	ites which city. If a
Environment Agend	су						
Constraints							
FZ1 over 1 ha. See co	omments in main text	of our response.					
LCC]						
Ecology support							
05 11							
Education comments	1						
Education comments							
Flood Risk]						
Flood Zone 1 Please Note: any deve						d' sites. LCC there	fore reserves
Utilities]						
Gas	_						
	1						
Electric							
Fire and Rescue							
Telecoms]						
TEIECOTTS							

Site Plan ref: HG3-16 SHLAA ref: 3455A

Other
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.

Site Plan ref: HG3-29 SHLAA ref: 3455B

Site		

Easting	424545	Northing	432888	Site area ha	7.6	SP7	Main Urban Area Extension
HMCA	HMCA Outer West Ward Farnley and Wortley		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.

% overlap

Spatial relationships

UDP Designations

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

Core	Strategy

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

% overlap

Regeneration Areas

Inner South RA	0.00
LB Corridor RA	99.60
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

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

Site Plan ref: HG3-29 SHLAA ref: 3455B		
Sile Figure 1. 1103-27 SileA Tel. 3433b		
Overlaps SSSI	Overlaps Public Right of Way	
Overlaps SEGI	Overlaps SFRA Flood Zone	
Overlaps LNA	Overlaps EA Flood Zone	
Overlaps LNR Overlaps Conservation Area	Overlaps HSE Major Hazard	
Overlaps Conservation Area	Overlaps HSE Gas Pipeline	
Overlaps Listed Building	Overlaps Pot. Contamination	
Overlaps N37 SLA Overlaps Strat. Employment buffer Overlaps Strat. Over	Overlaps Minerals Safeguarded rlaps Minerals Safeguarded 100m	
Overlaps Strat. Employment buffer Over	Taps Millerais Salegualded 100111	
Greenbelt Assessment		
Check the unrestricted sprawl of large built up areas		
Would development lead to/constitute ribbon development?	No	
Would development result in an isolated development?	No	
Is the site well connected to the built up area?	Yes	
Would development round off the settlement?	No	
Is there a good existing barrier between the existing urban area and the undeveloped land?	No	
Unrestricted Sprawl Conclusion Low potential to lead to unrestrict	cted sprawl	
2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?	No No	
	No No	
Coalescence Conclusion No merging of settlements		
3. Assist in safeguarding the countryside from encroachm	nent	
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 No	
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No No	
Does the site contain buildings	No Van	
Are these buildings used for agricultural purposes?	Yes	
3	Yes	
Encroachment Conclusion Site performs an important role in safe	eguarding from encroachment	
4. Preserve the setting and special character of historic to	owns	
Site within/adjacent to conservation area/listed building/historical	I features? Yes	
Can development preserve this character?	Yes	
Character Conclusion Marginal effect on the setting & special cha	aracter, could be mitigated against through appropriate detailed design	
Overall Conclusion from assessment against all 4 purpose characteristics of openness and permanence	es of green belt and essential	
Site is contained by roads eliminating potential for further spraw	/I. Well connected to urban area.	
3		
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

Narrow country road no footways/lighting and trees/stone walling each side , new direct access onto Tong Road required.

Land off Gamble Lane

Site Plan ref: HG3-29 SHLAA ref: 3455B

Local network common Congestion Ring Road					3
Mitigation measures n/a					Total score
Highways site suppor	+				
no					
Contingent on other s	sites				
no					
Highways England					
Impact Comments Awaited	<u> </u>	Network Status			
Comments Awarted					
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
ensure the necessary 2020. Phasing is one represent a 10% or of developer wants to be	ninfrastructure and ca method used to ensugreater increase in poping a site forward be	apacity can be providure sites are brought pulation served by the fore YW have comp	ed to serve the site. The forward in line with YW's in works should take into a	orthcoming AMP(6) will ru nvestment. It is particularl ccount available sewerage	sset Management Plans (AMP) to in from April 2015 to March ly important that sites which and WwTW capacity. If a or the developer to provide
Environment Ager	псу				
Constraints	<u> </u>				
FZ1 over 1 ha. See o	comments in main tex	at of our response.			
LCC					
Ecology support	Supported with miti				
of this site are remove		area and used as pa			cal value within the northern part B. This would form a good buffer
Education comments					
Flood Risk					
Please Note: any dev	elopment has potenti	al to increase flood	and flooding gardens of pask elsewhere, particularly tigate flood risk, elsewher	development of 'greenfield	d' sites. LCC therefore reserves
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 agricutural use. Site can be accessed from Wood Lane. Farm buildings, including barns and a residential property, can be found within the southern section of the site.

Spatial relationships

UDP Designations

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

Core Strategy

0.00	% overlap
0.00	
0.00	
✓	
	0.00

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Cottingley
Nearest train station distance	2373.40	
Nearest bus s	4685	
Nearest bus stop distance	276.54	

Agricultural classification					
Grade Percent					
Grade 3	100				

Wood End Farm, South of Whitehall Road, Farnley

Supported (Green)

Site Plan ref: n/a SHLAA ref: 3458 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets core strategy guidelines 5 Access comments Access from A58 Whitehall Road. 5 Local network comments Cumulative impact on A58 and A6110 Ring Road 3 Total score Mitigation measures 13 Highways site support Yes with mitigation Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Supported

Wood End Farm, South of Whitehall Road, Farnley

Site Plan ref: n/a SHLAA ref: 3458 **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Not allocated for housing Submission Draft Plan Allocation Conclusion Not within Core Strategy settlement hierarchy and therefore the location does not align with the spatial development strategy. Any development would lead to a high potential of urban sprawl to the east, west and south of the site.

Land off Tyersal Court, Tyersal

Site Plan ref: HG2-72 SHLAA ref: 3464

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.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		low Dudsov
	lew Pudsey	
Nearest train station distance	2350.75	
Nearest bus s	11771	
Nearest bus stop distance	(m)	277.46

Agricultural classification			
Grade Percent			
Grade 3	100		

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 comme								
Thornbury gyratory co	ongestion.							3
Mitigation measures								Total score
n/a								
								5
Highways site support	t							
no								
Contingent on other s	ites							
no								
Highwaya England	1							
Highways England Impact No material		letwork Status	No objectio	n				
impact No material	mpact 14	etwork Status	ive objectio					
Network Rail								
Yorkshire Water								
Treatment Works	Knostrop							
level. Development the ensure the necessary 2020. Phasing is one represent a 10% or g developer wants to be	w level are large work nat will connect to the infrastructure and cap method used to ensur reater increase in pop ring a site forward bef mount would be detern	public sewer system pacity can be provided re sites are brought pulation served by the fore YW have comp	m needs to be ded to serve t forward in I he works sho deted any pla	oe co-ordinat the site. The ine with YW' ould take into anned improv	ted with York e forthcomin 's investment o account avovements it m	shire Water's g AMP(6) will to It is particu ailable sewera	Asset Managem run from April 2 larly important t age and WwTW	nent Plans (AMP) to 2015 to March that sites which capacity. If a
Environment Agen				· · · · · · · · · · · · · · · · · · ·	,			
Constraints	-y							
	omments in main text	of our response.						
LCC								
Ecology support	Supported							
Supported								
Education comments								
El I Di-I]							
Flood Risk	olic (combined) course	runs inside Northe	rn houndary	of the cite				
Please Note: any deve	olic (combined) sewer elopment has potentia eveloper contributions	al to increase flood	risk elsewhe	re, particular			ield' sites. LCC t	therefore reserves
Utilities	1							
Gas								
	1							
Fleetwie	1							
Electric								
Fire and Rescue								
Telecoms								
	1							

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Land off Tyersal Court, Tyersal

SHLAA ref: 3464

Site Plan ref: HG2-72

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.

Wortley High School

Site Plan ref: HG2-82 SHLAA ref: 4007

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

ain Urban Area 100.00 %	6 overlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	

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	

LCC ownership %	99.95
Nearest train station	Bramley
Nearest train station distance (m)	2669.26
. ,	10333
Nearest bus stop	
Nearest bus stop distance (m)	272.44

Agricultural classification		
Grade Percent		
Urban	100	

Wortley High School

Constraints

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

Site Plan ref: HG2-82 SHLAA	ef: 4007	
Overlaps SSSI	Overlaps Public Right of Way	
Overlaps SEGI	Overlaps SFRA Flood Zone	
Overlaps LNA	Overlaps EA Flood Zone	
Overlaps LNR	Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline	
Overlaps Conservation Area	Overlaps HSE Gas Pipeline	
Overlaps Listed Building Overlaps N37 SLA	Overlaps Pot. Contamination Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer	Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required		
Summary of infrastructure provid	r comments	
LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets Core Strategy accessibility standards	ut lacking in local services.	4
Access comments	7	
Possible access Blue Hill Way, possible grad	ent issue.	4
Local network comments		
Local congestion issues.		3
Mitigation measures	1	Total score
Access improvements		11
Highways site support]	
Yes with mitigation		
Contingent on other sites		
No		
Highways England Impact No material impact N	twork Status No objection	
Impact No material impact	NO OBJECTION	
Network Rail		
Yorkshire Water		
Treatment Works Knostrop		
Knostrop High and Low level are large work level. Development that will connect to the ensure the necessary infrastructure and cap 2020. Phasing is one method used to ensur represent a 10% or greater increase in pop	which serve the bulk of Leeds. There is capacity for significant ublic sewer system needs to be co-ordinated with Yorkshire Wacity can be provided to serve the site. The forthcoming AMP(6 sites are brought forward in line with YW's investment. It is paration served by the works should take into account available serve YW have completed any planned improvements it may be portable.	ater's Asset Management Plans (AMP) to) will run from April 2015 to March irticularly important that sites which ewerage and WwTW capacity. If a
contributions. The amount would be determined to the contributions.	ined by a developer funded feasibility study.	

Wortley High School

Site Plan ref: HG2-82 SHLAA ref: 4007

Submission Draft Plan Allocation Conclusion

LCC	
Ecology support	Not supported
Not supported (RED) is a mixture of acid of	. 0.34ha of the south western corner of this proposed allocation lies over Farnley Reservoir and Silver Royd Hill LNA. The area grassland and scrub and contributes toward the overall wildlife corridor.
Education comments	
Flood Risk	
	relopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Tologoma	
Other	
Heritage England	
Natural England	
Conclusions	
Submission Draft Pla	n Allocation
Housing allocation	

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

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

our besignations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.01	
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	✓	

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	

LCC ownership	99.92	
Nearest train station	Burley Park	
Nearest train station distance (2475.32	
Nearest bus s	8092	
Nearest bus stop distance (47.98	

Agricultural classification			
Grade Percent			
Urban	100		

Site Plan ref: HG2-83 SHLAA ref: 4036 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 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 Total score Mitigation measures 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** 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

Upper Wortley Road, Thornhill Road, Wortley

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
Supported	
Education comments	

Flood Risk

Flood Zone 1. Part of site suceptible 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.

UtilitiesGas

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 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. 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			
12/00544/DEM	Determination for demolition of former care home	Α	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

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	No

% overlap

Description

Currently used as amenity space.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
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	V	

% 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	60.86

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

Constraints

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

Site Plan ref: n/a SHLAA ref: 4038 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Distance to public transport. employment, health and education good. 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 Total score Mitigation measures 13 Highways site support Yes with mitigation Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water **Treatment Works** Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency**

Heights Drive, Bramley

Site Plan ref: n/a SHLAA ref: 4038

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Please Note: any devel	ic surface water sewer crosses the site. Culverted watercourse shown within the site. opment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
2.000.10	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	
Conclusions	
Submission Draft Plan A	Allocation
Not allocated for housing	ng
Submission Draft Plan A	Allocation Conclusion
	as Green Space in the Site Allocations Plan. Highways concerns regarding access (no road frontage).

Regina House, Ring Road Bramley

Site Plan ref: HG2-77 SHLAA ref: 4039

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.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

	_
Main Urban Area 100.00	% overlap
Major Settlement 0.00	O
Minor Settlement 0.00)
erlaps Urban Extension	_

overlap

Regeneration Areas

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

LCC ownership %	8.68
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 Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 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 Total score Mitigation measures None 14 Highways site support Yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water **Treatment Works** Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March

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

Environment Agency	
Constraints	
FZ1 over 1 ha. See comi	ments 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	
EL LOUL]
Flood Risk	
through the site VW	al for surface water flooding. Flooding incidents recorded relating to a blockage in the culverted watercourse which runs bublic (combined) sewers located within the site.
Please Note: any deve	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves
the right to ask for de	veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
	1
Utilities	
Gas	
Electric	
Licetiie	
Fire and Rescue	
T.	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Housing allocation	
Submission Draft Dlan	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.

Wyther Park Hill, Bramley

Site Plan ref: n/a SHLAA ref: 4041

Site	Detail	s

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

3		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

LCC ownership	0.01	
Nearest train station		Headingley
Nearest train station distance	1540.07	
Nearest bus s	12125	
Nearest bus stop distance	188.91	

Agricultural classification		
Grade Percent		
Urban	100	

Constraints

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

Wyther Park Hill, Bramley				
Site Plan ref: n/a SHLA	A ref: 4041			
Overlaps SSSI		Overlaps Public Right of Way	✓	
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA		Overlans Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	ider comme	ents		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
-	ent, health and	I secondary education. Good access to prima	arv education.] []
	,	, , , , ,	,	2
Access comments				
Access potential from a number of existin	g routes.			
				5
Local network comments				
Ok for level of development				7
				5
Mitigation measures				Total score
Local Traffic Management measures may	be necessary			
				12
Highways site support				
Yes with mitigation				
Contingent on other sites				_
No				
				_
Highways England				
Impact No material impact	Network Statu	s No objection		
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
level. Development that will connect to the ensure the necessary infrastructure and c 2020. Phasing is one method used to ens represent a 10% or greater increase in podeveloper wants to bring a site forward b	e public sewer apacity can be ure sites are bropulation serve efore YW have	the bulk of Leeds. There is capacity for significant system needs to be co-ordinated with York provided to serve the site. The forthcoming rought forward in line with YW's investment d by the works should take into account available completed any planned improvements it means to be completed any planned improvements it means to be completed any planned improvements it means to be supported by the service of	shire Water's Asset Management g AMP(6) will run from April 2015 . It is particularly important that ailable sewerage and WwTW capa	Plans (AMP) to 5 to March sites which acity. If a
contributions. The amount would be dete	imined by a d	eveloper runded reasibility study.		
Environment Agency				

Wyther Park Hill, Bramley

Site Plan ref: n/a SHLAA ref: 4041

The site is designated as green space on the Site Allocations Plan.

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Please Note: any deve	lic (foul and surface water) sewers within the site. Slopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
1124, 1123A, 1110, 1 protected site. The ef	322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 114, 212, 4041, 255, 638, 254, 4036 and employment allocations CFSM051 and CFSE005 are all within 2km of this nationall fects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly d not be progressed. www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf
Conclusions	
Submission Draft Plan	Allocation
Not allocated for hous	
Submission Draft Plan	Allocation Conclusion

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

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

% overlap

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

3	
N32 Greenbelt	0.00
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	✓	

Regeneration Areas

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

LCC ownership	99.92	
Nearest train station		Headingley
Nearest train station distance (m)	1395.95
Nearest bus s	top	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 Overlaps Public Right of Way	
Overlaps SEGI Overlaps SFRA Flood Zone	
Overlaps LNA	
Overlaps Conservation Area Overlaps HSE Gas Pipeline	
Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps N37 SLA Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Partly meets PT, No Secondary Education, otherwise OK	
and thousand the cooling of the cool	3
Access comments	
Various oportunities, Raynville Road should have main access	
	5
Local network comments	
OK	
	<u></u> 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		
Education comments		
Flood Risk		
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		
Other		
Heritage England		
Natural England		
Conclusions		
Code and a state of Durantity of Alliana tions		

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

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

% overlap

Description

Greenspace site with a piece of vacant cleared land.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
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	✓	

% overlap

Regeneration Areas

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

LCC ownership	97.76	
Nearest train station	Headingley	
Nearest train station distance (1549.75	
Nearest bus s	5829	
Nearest bus stop distance (105.48	

Agricultural classification					
Grade Percent					
Urban	100				

Raynville Road/Raynville Crescent, Bramley (West)

Ecology support

Supported

Supported

Site Plan ref: n/a SHLAA ref: 4042B Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Small part of site meets PT, Small part meets Secondary education, otherwise OK 2 Access comments Various oportunities, Raynville Road should have main access 5 Local network comments OK 5 Total score Mitigation measures 12 Highways site support Yes Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC

Raynville Road/Raynville Crescent, Bramley (West)

Site is designated as green space on the Site Allocations Plan.

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

Daleside Road, Thornbury, South

Site Plan ref: n/a SHLAA ref: 4045

Site	Dai	tail	c
Jite	טכ	Lai	ıs

Easting	419829	Northing	433399	Site area ha	10.73	SP7	Main Urban Area Extension
HMCA Outer West		Ward	Calverley a	nd Farsley			

Site Characteristics

Site type Greenfield

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

Spatial relationships

UDP Designations

		J
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	✓	

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	

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance	1589.11	
Nearest bus s	9298	
Nearest bus stop distance	(m)	399.65

Agricultural classification				
Grade Percent				
Grade 3	98.74			
Urban	1.26			

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.

CC Highways Comments		
Public transport accessibility comments		Rank (1-5)
oor access to public transport, employment	ent and secondary education. Good access to primary education and health.	
		2
access comments		

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				
Contingent on other sites Yes				
Highways England Impact No material impact	Network Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
ensure the necessary infrastruction 2020. Phasing is one method use represent a 10% or greater increase.	ure and capacity can be proved to ensure sites are brough ease in population served by orward before YW have com	ided to serve the site. The fo nt forward in line with YW's in the works should take into ac upleted any planned improven	with Yorkshire Water's Asset Manage orthcoming AMP(6) will run from Aprinvestment. It is particularly important acount available sewerage and WwTV nents it may be possible for the devel	I 2015 to March t that sites which V capacity. If a
Environment Agency Constraints				
FZ1 over 1 ha and on historic lar	ndfill site. See comments in	main text of our response.		
		<u>·</u>		
LCC				
Ecology support Not supported (RED). This land Tyersal Beck as well as semi-imp	ies at a pinch point in the w		en Leeds and Bradford. The site includes, feeding.	des a section of the
Education comments				
Flood Risk	al book rups along Southern	coundary and incide NE of cit	e. CSO outfall pipe also runs through	SW corpor of the cite
	as potential to increase flood	d risk elsewhere, particularly o	development of 'greenfield' sites. LCC	
Utilities				
Gas				
Electric				
Fire and Rescue				

Daleside Road, Thornbury, South

Site Plan ref: n/a SHLAA ref: 4045

Telecoms			
Other	1		
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	Α	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	✓	

Regeneration Areas

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

LCC ownership %		0.12
Nearest train station	N	lew Pudsey
Nearest train station distance ((m)	1384.66
Nearest bus s	top	3248
Nearest bus stop distance ((m)	347.60

Agricultural classification			
Grade	Percent		
Grade 3	51.37		
Urban	48.63		

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Good access to health and primary education of	nly, 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 comme	nts								
Local congestion issue	2S.								
_									3
Mitigation measures									Total score
Local traffic managem	nent measures may b	e necessary.							
g	, .	- · · · · · · · · · · · · · · · · · · ·							10
Highways site support	<u> </u>								
Yes with mitigation.	•								
Ŭ.									
Contingent on other s	itos								
No.	iles								
140.									
Highways England									
Impact No material	impact r	Network Status	No obje	ction					
	1								
Network Rail									
	1								
Yorkshire Water									
Treatment Works	Knostrop								
Knostrop High and Lo									
level. Development the ensure the necessary									
2020. Phasing is one									
represent a 10% or g									
developer wants to br	ing a site forward be	efore YW have comp	npleted any	planned impr	ovements it r				
contributions. The ar	nount would be deter	rmined by a develop	per funded	d feasibility stu	ıdy.				
Environment Agen	01/								
Constraints									
FZ1 over 1 ha. See co	omments in main tex	it of our response.							
1.00									
LCC									
Ecology support	Not supported								
Not supported (RED). Tyersal Beck as well a	This land lies at a pi as semi-imporved gra	inch point in the will assland and scrub.	ildlife habit	tat network be	tween Leeds	and Bradford	d. The site ir	ncludes a sec	tion of the
Education as remain	1								
Education comments									
Flood Risk	1								
Flood Zone 1	1								
Please Note: any deve							nfield' sites.	LCC therefor	e reserves
the right to ask for de	eveloper contributions	s for such sites, to r	mitigate fl	ood risk, elsev	where in the o	atchment.			
	1								
Utilities	1								
Gas									
Floatric	1								
Electric									
Fire and Rescue	1								
5 44 1105040									

Daleside Road, Thornbury, North

Site Plan ref: HG2-65 SHLAA ref: 4046

Telecoms			
Othor			
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	Α	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.

Bradford Road, Sunnybank Lane, Pudsey

Site Plan ref: HG2-64 SHLAA ref: 4047

Site Details

E	asting	419804	Northing	434127	Site area ha	0.6	SP7	Main Urban Area Infill
H	HMCA Outer West					Ward	Calverley a	nd 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

% overlap

Description

Brownfield site occupied by vacant building.

Spatial relationships

UDP Designations

00 00 00
00
00
\sim
00
00
00
00
00
00
00
00
00

Core Strategy

ain Urban Area 100.00 %	6 overlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	

% 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

0.00
New Pudsey
1342.38
3404
47.78

Agricultural classification					
Grade	Percent				
Urban	100				

Site Plan ref: HG2-64 SHLAA ref: 4047 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good access to public transport, employment, heath and education. 5 Access comments Access is achievable from Sunnybank Lane only. 5 Local network comments Local congestion issues. 3 Total score Mitigation measures Local Traffic Management measures may be necessary. 13 Highways site support Yes with mitigation. Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water **Treatment Works** Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Bradford Road, Sunnybank Lane, Pudsey

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

Bradford Road, Sunnybank Lane, Pudsey Site Plan ref: HG2-64 SHLAA ref: 4047

Submission Draft Plan Allocation

Submission Draft Plan Allocation Conclusion

Housing allocation

from Sunnybank Lane.

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Flood Zone 1 Please Note: any detection to ask for one	velopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves 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	

Currently unoccupied brownfield employment site in a residential area. Suitable in principle for residential development. Access is achievable

Priesthorpe Road, Farsley

Site Plan ref: n/a SHLAA ref: 4048

Site Details

Easting	421608	Northing	435512	Site area ha	0.65	SP7	Main Urban Area Infill
HMCA	HMCA Outer West				Ward	Calverley a	nd 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

~~	
.00	
.00	

% 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

LCC ownership	%	0.00
Nearest train station	N	lew Pudsey
Nearest train station distance (1296.46
Nearest bus s	` ′	13311
Nearest bus stop distance (204.30
ricarest bus stop distance ((111)	204.30

Agricultural classifi	gricultural classification		
Grade Percent			
Urban	100		

Priesthorpe Road, Farsley Site Plan ref: n/a SHLAA ref: 4048 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination

Greenbelt assessment not required

Overlaps Strat. Employment buffer

Overlaps N37 SLA

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	Total score
None with level of development.	11
Highways site support	
No.	
Contingent on other sites	
Yes.	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

Highways England

_	3		
Impact	No material impact	Network Status	No objection
		*	

Network Rail

Yorkshire Water

Treatment Works Knostrop

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

Environment Agency

Constraints

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

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 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.
the right to ask for developer contributions for such sites, to fitting the nood risk, elsewhere in the editerment.
Utilities
Gas
Electric
Fire and Rescue
Telecoms
Other
Heritage England
Natural England

Planning History	istory 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	Α	94			
14/03267/FU	New door in existing opening	Α	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.

Calverley Lane, Calverley

Site Plan ref: HG2-55 SHLAA ref: 4049

Site Details

Easting	421196	Northing	436614	Site area ha	0.59	SP7	Smaller Settlement Extension
HMCA	Outer West				Ward	Calverley a	nd 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

% overlap

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

Core Strategy

0.00	% overlap
0.00	
0.00	
✓	
	0.00

Regeneration Areas

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

LCC ownership	0.00				
Nearest train station New Puds					
Nearest train station distance (m)	2310.01			
Nearest bus st	ор	5157			
Nearest bus stop distance (m)	147.60			

Agricultural classification					
Grade	Percent				
Urban	100				

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	he mitigated against

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	
Summary of infrastructure provider comments	

Summary of infrastructure provider comments	
Public transport accessibility comments	Rank (1-5
Good access to bus public transport. No rail. Good access to local services and primary school. Access to secondary schools beyond acceptable limits.	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

		7							
Local network comme Local congestion issue									
Local congestion issue	<i>5</i> 5.								3
Mitigation measures									Total score
None									
									6
Highways site support	t								
No									
Contingent on other s	ites								
No									
Highways England									
Impact No material	impact Net	work Status	No objection						
Network Rail									
Network Kaii									
Yorkshire Water	Ī								
Treatment Works	Knostrop								
	w level are large works								
	nat will connect to the p								
ensure the necessary	infrastructure and capa method used to ensure	city can be provid	ded to serve th t forward in lir	ne site. The ne with YW's	e forthcomir s investmen	ng AMP(6) w it . It is nartic	Ill run from A	April 2015 t tant that si	to March tes which
	reater increase in popul								
developer wants to be	ring a site forward befor	re YW have comp	oleted any plar	nned improv	ements it m				
contributions. The ar	mount would be determine	ined by a develop	per funded fea	sibility study	у.				
Environment Agen	CV								
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	1								
Please Note: any deve	elopment has potential t						nfield' sites.	LCC therefo	ore reserves
the right to ask for de	eveloper contributions for	or such sites, to r	nitigate flood	risk, elsewh	ere in the c	atchment.			
I IA: II:A: a a									
Utilities									
Gas									
Electric									
	-								
Fire and Rescue									
Telecoms									

Calverley Lane, Calverley

Site Plan ref: HG2-55 SHLAA ref: 4049

Other
Other Heritage England
Natural England
- C

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.

Holly Park Mills, Calverley

Site Plan ref: n/a SHLAA ref: 4050

Site Details

Easting	420291	Northing	436530	Site area ha	0.25	SP7	Smaller Settlement Infill
HMCA Outer West		Ward	Calverley a	nd 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 0.0	0 % overlap
Major Settlement 0.0	0
Minor Settlement 99.9	9
verlaps Urban Extension	_

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	Ν	lew Pudsey
Nearest train station distance	(m)	2379.52
Nearest bus s	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site is 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 1 narrow private access at the end of the turning head. Local network comments Ok for level of development. 5 Total score Mitigation measures None 8 Highways site support Contingent on other sites **Highways England** Impact No material impact Network Status No objection

Network Rail

Yorkshire Water

Treatment Works Knostrop

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

Environment Agency

Constraints

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 deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England]
-	
Conclusions	
Submission Droft Disc	Allocation
Submission Draft Plan Not allocated for house	
Tot anotated for flour	····ʊ
	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

Detai	

Easting	425916	Northing	433766	Site area ha	0.79	SP7	Main Urban Area Infill
HMCA	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

% overlap

Description

Greenfield site in informal outdoor recreational use.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
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	~	

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	

LCC ownership	%	0.00
Nearest train station		Bramley
Nearest train station distance (m)		2069.36
Nearest bus sto	8500	
Nearest bus stop distance (m)		60.30

Agricultural classification		
Grade Percent		
Urban 100		

Hill Top Moor

Site Plan ref: n/a SHLA	A ref: 4051			
1222 analysis		Overland Dublic Dight of Way		
Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure prov	ider commen	nts		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Good access to public transport, employm	nent, health and	education.		5
Access comments				
Mature trees on frontage, crest of a hill, b	ous shelter reloca	ation and junction spacing difficult but pos	sible access on to Hill Top Road	4
				4
Local network comments				
Ok for level of development.				
				5
Mitigation measures				Total score
None				
				14
Highways site support				
Highways site support Yes				
163				
Contingent on other sites				
Highways England				
Impact No material impact	Network Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
level. Development that will connect to the ensure the necessary infrastructure and c 2020. Phasing is one method used to ensure the necessary infrastructure and c 2020. Phasing is one method used to ensure the necessary in part of the necessary	ne public sewer s capacity can be pi cure sites are broup pulation served pefore YW have c	the bulk of Leeds. There is capacity for signstem needs to be co-ordinated with York rovided to serve the site. The forthcoming ught forward in line with YW's investment by the works should take into account avacompleted any planned improvements it mixeloper funded feasibility study.	shire Water's Asset Management F g AMP(6) will run from April 2015 . It is particularly important that si ailable sewerage and WwTW capac	Plans (AMP) to to March ites which city. If a
		<u>.</u>		
Environment Agency Constraints				
COLISTIALLE				

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

Hill Top Moor

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.

Site Plan ref: n/a	a SHLAA ref: 4051
LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Flood Zone 1	
Please Note: any deve the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	
Submission Draft Plan	Allocation

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

% overlap

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

99.97
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

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

Regeneration Areas

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

% overlap

LCC ownership	0.00	
Nearest train station	lew Pudsey	
Nearest train station distance (3634.04	
Nearest bus s	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 Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone **V ~** Overlaps LNA Overlaps EA Flood Zone **V** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? Nο Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area Yes and the undeveloped land? Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging 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? 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	Rank (1-
Poor PT, average secondary, poor primary and health	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 comme	ents	1											
	d, cummulative impact i	nto Leeds											
	·											4	
Mitigation measures											1	Total so	core
Access works												11	
I Balanca and a second		7											
Highways site support Yes													
103													
Contingent on other si	itos	7											
Contingent on other s	1103												
Highways England													
Impact No material		work Status	No obje	ection									
impact No material	mpaot Net	Work Status	i to obje										
Network Rail													
Yorkshire Water	1												
Treatment Works	Knostrop												
	w level are large works	which serve the	hulk of L	aads Th	ere is c	anacity f	or signific	rant dev	alonman	nt at Knos	tron Hio	h and I	0\\\
	nat will connect to the pu												
ensure the necessary	infrastructure and capac	city can be provi	ided to se	erve the s	site. Th	e forthco	oming AM	IP(6) wil	l run fro	m April 2	015 to N	/larch	
	method used to ensure												
	reater increase in popula												
	ring a site forward befor mount would be determi						п тау б	e possib	ie ioi tri	e develop	er to pro	ovide	
		<u> </u>											
Environment Agend	су												
Constraints													
FZ2 & FZ3 runs through	gh north east corner of s	site. See comme	nents in m	ain text	of our re	esponse.							
LCC	1												
Ecology support	Not supported												
05 11	 lies immediately south 	h of the Leads Li	ivernool (anal SE	31 which	h would	roquiro a	minimu	m 20 ma	atro Biodi	varsity F	luffor a	ınd
	Calverley Woods (ancien												
	quire an appropriate buf												N
	olicy G2) and informal p nat runs through the site		e provisio	n for the	potenti	ial reside	ential dev	elopmer	t Ref.13	37 - there	e is also	а	
administra sinaidinay ii	at rans the bagn the one												
Education comments													
Flood Risk	1												
	but NW corner of site is	s shown to be at	ıt hiah risk	c of surfa	nce wate	er floodir	าต						
Please Note: any deve	elopment has potential t	o increase flood	d risk elsev	where, p	articulaı	rly devel	opment c		field' site	es. LCC th	nerefore	reserve	eS.
the right to ask for de	eveloper contributions fo	or such sites, to r	mitigate f	flood risk	, elsewl	here in tl	he catchn	nent.					
11111111	1												
Utilities													
Gas													
Electric													
Fire and Decer	 1												
Fire and Rescue													

Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge

Site Plan ref: HG2-53 SHLAA ref: 4097

Telecoms	
Other Heritage England	
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. 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, Apperley 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.

Palmer Nursery, Caverley

Site Plan ref: n/a SHLAA ref: 4168

Site Details

Easting	421560	Northing	436170	Site area ha	4.81	SP7	Main Urban Area Extension
HMCA Outer West			Ward	Calverley as	nd Farsley		
Tilvica Outer west			vvara	ourroriog ai	id i di sioj		

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

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

Core Strategy

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

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	lew Pudsey	
Nearest train station distance	1912.37	
Nearest bus s	4078	
Nearest bus stop distance	(m)	483.05

Agricultural classification				
Grade Percent				
Grade 3	100			

Site Plan ref: n/a SHLAA re	f: 4168		
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer	Ov Over	erlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone verlaps HSE Major Hazard Overlaps HSE Gas Pipeline erlaps Pot. Contamination aps Minerals Safeguarded inerals Safeguarded 100m	
Greenbelt Assessment			
1. Check the unrestricted sprawl of large	built up areas		
Would development lead to/constitute ribbon d	levelopment? No)	
Would development result in an isolated development	opment?	es .	
Is the site well connected to the built up area?	Ne)	
Would development round off the settlement?	Ne)	
Is there a good existing barrier between the ex and the undeveloped land?			
Unrestricted Sprawl Conclusion High potentia	I to lead to unrestricted s	orawl	
2. Prevent neighbouring towns from mer Would development lead to physical connection Do features provide boundaries to contain the	n of settlements?		
Coalescence Conclusion No merging but there	e is no defensible bounda	у	
3. Assist in safeguarding the countryside	from encroachment		
Strong defensible boundary between site and u		28	
Does the site provide access to the countryside	No)	
Does the site include local/national nature cons	144)	
Areas of protected/unprotected woodland/trees)	
Site includes Grade 1, Grade 2 or Grade 3a agr	icultural land? No)	
Does the site contain buildings	Ye		
Are these buildings used for agricultural purpos			aont .
Encroachment Conclusion Site does not perfor	m an important role in sa	reguarding from encroachin	ient
4. Preserve the setting and special chara	cter of historic towns		
Site within/adjacent to conservation area/listed	l building/historical featur	es? No]
Can development preserve this character?			
Character Conclusion No effect on the setting	and special character of h	istoric features	
Overall Conclusion from assessment agai characteristics of openness and permane		reen belt and essential	
Isolated site detached from built up area by the Development on this site would have high potential.		9	S .

Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments PT, Employment not met, OK Education and health Access comments Access can be gained from Calverley Lane, ORR barrier to pedestrian movement to school and Farsley 3

Palmer Nursery, Caverley

Site Plan ref: n/a SHLAA ref: 4168

Local network comments	
Congestion on Outer Ring Road, left in left out onto ring Road raises safety concern	
g,	3
Mitigation measures	Total score
Alteration to ORR junction to deter right turn	
This did not be detained in the detain high turn	9
Highways site support	
Yes with mitigation	7
Tes with mitigation	
	_
Contingent on other sites	7
	_
Highways England	
Impact No material impact Network Status No objection, no mitigation required	
The indicate in past in the indicate in a superior in the superior in the indicate in a contract in the indicate in	
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) - 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 star	iding water.
Education comments	
Education comments	
Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC there	efore reserves
the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Utilities	
Gas	
Electric	
Fire and Rescue	
I II e allu nescue	
Telecoms	

Site Plan ref: n/a SHLAA ref: 4168 Other Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Palmer Nursery, Caverley

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.

Land off Tyersal Road, Pudsey

Site Plan ref: HG2-71 SHLAA ref: 4169

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	✓	

% 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

LCC ownership	0.00	
Nearest train station		lew Pudsey
Nearest train station distance	1814.39	
Nearest bus s	1014.39	
	137.66	
Nearest bus stop distance	(111)	137.00

Agricultural classification					
Grade Percent					
Grade 3	100				

Land off Tyersal Road, Pudsey Site Plan ref: HG2-71 SHLAA ref: 4169 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? No Is the site well connected to the built up area? Yes Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area No Does the site provide access to the countryside Nο Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? No Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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.

Summary of infrastructure provider comments	
Public transport accessibility comments	Rank (1-
PT, Employment and health not met, OK Education	2
Access comments Access from Tyersal Road, requires footways on site frontage and improvement to west	
Access from Tyersal Road, requires footways on site frontage and improvement to west	4

Land off Tyersal Road, Pudsey

Site Plan ref: HG2-71 SHLAA ref: 4169

Local network comme Access onto Dick Lane		to					
Access offic bick Larie	, in bradioid,, smail si	te					4
Mitigation measures							Total score
Footway improvement	ts.						10
							10
Highways site support							7
Yes with mitigation							
		_					1
Contingent on other s	tes						1
							1
	1						
Highways England							
Impact No material	mpact N	etwork Status	No objection, n	o mitigation requ	uired		
Network Rail							
	4						
Yorkshire Water							
Treatment Works							
Environment Agend	Э						
Constraints			. 64	IIE!II			
FZ1 over 1ha. See cor	nments in our previou	is 1&O consultation	n. Site on historic	iandiii.			
LCC	1						
Ecology support	Supported						
Supported							
Education comments							
Flood Dick	1						
Flood Risk Flood Zone 1							
Please Note: any deve	elopment has potentia	l to increase flood	risk elsewhere, p	articularly devel	opment of 'greenfie	eld' sites. LCC there	fore reserves
the right to ask for de	veloper contributions	for such sites, to	mitigate flood risk	k, elsewhere in th	ne catchment.		
	1						
Utilities							
Gas	1						
Electric							
Fire and Rescue	1						
rire and kescue							
Telecoms							
Other	1						
Heritage England							

Land off Tyersal Road, Pudsey

Site Plan ref: HG2-71 SHLAA ref: 4169

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.

Roker Lane, Pudsey

Site Plan ref: n/a SHLAA ref: 4202

Site Details

Easting	422663	Northing	432037	Site area ha	4.36	SP7	Main Urban Area Extension
HMCA	HMCA Outer West			Ward	Pudsey		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

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

3		
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	V	
	_	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Bramley
Nearest train station distance	2706.33	
Nearest bus s	1810	
Nearest bus stop distance	191.34	

Agricultural classification				
Grade Percent				
Grade 3	100			

Site Plan ref: n/a SHLAA ref: 4202				
Overlaps SSSI	Overlans	s Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		erlaps EA Flood Zone		
Overlaps LNR		ps HSE Major Hazard		
Overlaps Conservation Area	<u> </u>	aps HSE Gas Pipeline		
Overlaps Listed Building		s Pot. Contamination		
Overlaps N37 SLA	Overlaps N	Minerals Safeguarded		
Overlaps Strat. Employment buffer	Overlaps Minerals	s Safeguarded 100m		
Greenbelt Assessment				
1. Check the unrestricted sprawl of large built up ar	eas			
Would development lead to/constitute ribbon development?	P 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 and the undeveloped land?	area No			
Unrestricted Sprawl Conclusion High potential to lead to u	inrestricted sprawl			
Prevent neighbouring towns from merging Would development lead to physical connection of settleme	nts? No			
Do features provide boundaries to contain the development?				
Coalescence Conclusion No merging of settlements	? No			
3. Assist in safeguarding the countryside from encro	achment			
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 are	as? No			
Areas of protected/unprotected woodland/trees/hedgerows	? No			
Site includes Grade 1, Grade 2 or Grade 3a agricultural land	l? No			
Does the site contain buildings	No			
Are these buildings used for agricultural purposes?	No			
Encroachment Conclusion Site does not perform an import	ant role in safegua	arding from encroachment		
4. Preserve the setting and special character of hist	oric towns			
Site within/adjacent to conservation area/listed building/his		No		
Can development preserve this character?				
Character Conclusion No effect on the setting and special of	character of historic	c features		
Overall Conclusion from assessment against all 4 pu characteristics of openness and permanence	rposes of green	belt and essential		

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 futher sprawl into the Green Belt.

Rank (1-5)
2
3
3

Roker Lane, Pudsey

Site Plan ref: n	/a SHLAA ref: 4202	
1 1 1		
Local network comm	nents	
		<u> </u>
Mitigation measures		Total score
		11
Highways site suppo	ort	
Yes	,	
Contingent on other	sites	
Highways Englan	d	
Impact No materia		itigation required
- The state of the	, ionioni ciata	-30
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Age	ncv	
Constraints		
FZ1 over 1ha. See o	omments in our previous I&O consultation	
100		
LCC	Supported	
Ecology support Supported	Supported	
Supporteu		
Education comment	3	
Flood Risk		
Flood Zone 1		
Please Note: any de	velopment has potential to increase flood risk elsewhere, parti developer contributions for such sites, to mitigate flood risk, el	cularly development of 'greenfield' sites. LCC therefore reserves
the right to ask for	developer contributions for such sites, to mitigate nood risk, en	sewicie in the catchinent.
Utilities		
Gas		
Electric		
Fire and Rescue		
i ii e anu Kestue		
Telecoms		
Other		
Heritage England		

Roker Lane, Pudsey

Site Plan ref: n/a SHLAA ref: 4202

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	HMCA Outer West		Ward	Calverley a	nd 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

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

Core Strategy

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

Regeneration Areas

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

LCC ownership %		0.00
Nearest train station N		lew 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 Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **~** Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Total score Mitigation measures 9 Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC **Ecology support** Supported with mitigation

Supported with mitigation (Amber). The Red Beck forms the northern boundary and is alocally 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 imapcts on roots of mature trees.

Crossfield Farm, LS28

SHLAA ref: 4203

Site Plan ref: n/a

Education comments
Luccation confinents
Flood Risk
FIOUR RISK
Utilities
Gas
Electric
Fire and Rescue
The did Nesede
Telecoms
Other
Heritage England
Natural England
Conclusions
COTICIOSIONS
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 encorachment, and has a high potential to lead to sprawl.

Cliff Hill Quarry, Wortley

Site Plan ref: n/a SHLAA ref: 4204

Site Details

Eastir	g 42	26463	Northing	432756	Site area ha	2.46	SP7	Main Urban Area Infill
HMC	A Out	ter 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

Spatial relationships

UDP Designations

0.00	
0.00	% overlap
0.00	
0.00	
0.00	
0.00	
72.03	
0.00	
72.24	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 72.03 0.00 72.24 0.00 0.00 0.00

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership	0.01		
Nearest train station	Burley Park		
Nearest train station distance			
Nearest bus s	4036		
Nearest bus stop distance	330.35		

Agricultural classification				
Grade Percent				
Urban	100			

Cliff Hill Quarry, Wortley

Site Plan ref: n/a SHLAA ref: 4204

Overlaps SSSI		Overlaps Public Right of Way	\checkmark	
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	\checkmark	
Overlaps N37 SLA		Overlaps Minerals Safeguarded	\checkmark	
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m	✓	
Greenbelt assessment not required				
Summary of infrastructure provi	der comments			
	,			
LCC Highways Comments				D (4 E)
Public transport accessibility comments				Rank (1-5)
Meets CS standards				5
				3
	<u> </u>			
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				
Needs a means of decess				11
Highways site support				
Yes if a suitable access can be found				7
res ii a suitable access can be round				
				_
Contingent on other sites				7
Highways England				
	Network Status	No objection, no mitigation required		
mpact No material impact	Network Status	140 objection, no mitigation required		
Network Rail				
notife itali				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
FZ1 over 1ha. See comments in our previous	ous I&O consultatio	n. On historic landfill within western se	ection of site & along eastern bou	ndary
LCC				
Ecology support Supported				
Supported				

Cliff Hill Quarry, Wortley

as Green Space in Site Allocations Plan.

SHLAA ref: 4204

Site Plan ref: n/a

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

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

Topogra	hy Flat	Landscape	Limited Tree Cover
Boundar	es 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

3		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

% 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

LCC ownership	0.00	
Nearest train station		Bramley
Nearest train station distance	1701.70	
Nearest bus s	4300	
Nearest bus stop distance	(m)	164.06

Agricultural classification		
Grade Percent		
Grade 2	96.62	
Grade 3	3.38	

Rank (1-5)

2

5

LCC Highways Comments

Access comments

Public transport accessibility comments

Access to Troydale Lane achievable

Fails PT and Employment, part health and education

Spring Lea Farm, Troydale, Pudsey

Site Plan ref: n/a SHLAA ref: 4210

Local network comments			
land makerault alt			
local network ok			4
Mitigation measures			Total score
			11
			11
Highwaya alka ayaa ant			
Highways site support Yes			
Contingent on other sites			
Highways England			
Impact No material impact	Network Status	No objection, no mitigation required	
Network Rail			
v			
Yorkshire Water			
Treatment Works			
Environment Agency			
Constraints			
Eastern part in FZ3. See comments boundary), extended culvert (runnin		sultation. Ordinary watercourse(Pudesy Beck running 20m parrallel to	eastern
boundary), extended curvert (runnin	g through centre of the s	site). On historic landini	
LCC			
Ecology support Supported wi			
	to ensure impacts on adj:	acent habitat are addressed. Requires careful design to protect and a	
ancient woodland habitat. The Post	Hill LNA an area of ancie		
allocation. The allocation has retain	ned a buffer zone of appr	ent woodland lies to the east of the Pudsey Beck which is adjacent to roximately 10m from the beck and LNA - this should be increased to 2	this proposed 20 metres. The
allocation. The allocation has retain Pudsey Beck is an important part of	ned a buffer zone of appr the wildlife habitat netwo	ent woodland lies to the east of the Pudsey Beck which is adjacent to roximately 10m from the beck and LNA - this should be increased to a ork together with its ancient woodland - any development should mai	this proposed 20 metres. The ntain and enhance
allocation. The allocation has retain Pudsey Beck is an important part of this corridor. Avoid public access to semi-natural woodland. Other blocks	ned a buffer zone of appr the wildlife habitat netwo the beck corridor to redu s are ancient replanted. U	ent woodland lies to the east of the Pudsey Beck which is adjacent to roximately 10m from the beck and LNA - this should be increased to a lork together with its ancient woodland - any development should mai uce disturbance to wildlife. Troydale Wood which runs along the Pud Use locally native species rich hedgerows around the margin and with	this proposed 20 metres. The ntain and enhance sey Beck is ancient in the
allocation. The allocation has retain Pudsey Beck is an important part of this corridor. Avoid public access to semi-natural woodland. Other block development. Use native trees withi	ned a buffer zone of appr the wildlife habitat netwo the beck corridor to redu s are ancient replanted. Un the landscaping. Include	ent woodland lies to the east of the Pudsey Beck which is adjacent to roximately 10m from the beck and LNA - this should be increased to a lork together with its ancient woodland - any development should mai uce disturbance to wildlife. Troydale Wood which runs along the Pud Use locally native species rich hedgerows around the margin and with de bat tubes and bird boxes within the development. Water vole and	this proposed 20 metres. The ntain and enhance sey Beck is ancient in the bats
allocation. The allocation has retain Pudsey Beck is an important part of this corridor. Avoid public access to semi-natural woodland. Other block development. Use native trees withi	ned a buffer zone of appr the wildlife habitat netwo the beck corridor to redu s are ancient replanted. Un the landscaping. Include	ent woodland lies to the east of the Pudsey Beck which is adjacent to roximately 10m from the beck and LNA - this should be increased to a lork together with its ancient woodland - any development should mai uce disturbance to wildlife. Troydale Wood which runs along the Pud Use locally native species rich hedgerows around the margin and with	this proposed 20 metres. The ntain and enhance sey Beck is ancient in the bats
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allocation. The allocation has retain Pudsey Beck is an important part of this corridor. Avoid public access to semi-natural woodland. Other block development. Use native trees withi (Noctule/pipistrelle) have been recort the woodland edge. Education comments Flood Risk Site is located largely in Flood Zone	ned a buffer zone of appr the wildlife habitat netwo the beck corridor to redu s are ancient replanted. Un the landscaping. Included and the beck corridor	ent woodland lies to the east of the Pudsey Beck which is adjacent to roximately 10m from the beck and LNA - this should be increased to a lork together with its ancient woodland - any development should mai uce disturbance to wildlife. Troydale Wood which runs along the Pud Use locally native species rich hedgerows around the margin and with de bat tubes and bird boxes within the development. Water vole and	this proposed one metres. The ntain and enhance sey Beck is ancient in the bats ght spillage onto to be passed for
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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

Spring Lea Farm, Troydale, Pudsey

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.

Land at Rodley lane

Site Plan ref: HG2-59 SHLAA ref: 4213

Site Details

Easting	423173	Northing	435852	Site area ha	0.56	SP7	Main Urban Area Extension
HMCA	HMCA Outer West		Ward	Bramley an	d 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

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

Core Strategy

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

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Bramley
Nearest train station distance	1633.49	
Nearest bus s	8942	
Nearest bus stop distance	(m)	129.42

Agricultural classification		
Grade Percent		
Urban	100	

Summary of infrastructure provider comments		
LCC Highways Comments		
Public transport accessibility comments	Rank (1	I-5)
Meets CS standards	5	
Access comments		
Access off Rodley Lane Ok	5	

Land at Rodley lane

Local network comme	nte						
Local network OK	1115						
							4
Mitigation measures							Total score
							14
							14
High ways aits as an automate							
Highways site support Yes							
Contingent on other s	ites						
gamingam an amar a							
Highways England							
Impact No material		Network Status	No objection, r	o mitigation req	uired		
	1						
Network Rail							
Yorkshire Water	1						
Treatment Works							
Environment Agend	су						
Constraints							
FZ1 under 1ha. See co	omments in our previ	ious I&O consultatio	on. Canal runs no	orth of site			
LCC	1						
Ecology support	Not supported						
Red - Avoid developm		e, due to proximity	to SSSI and impo	ortant wildlife ha	bitat network	function. Poor s	site for development -
this land lies adjacent	to the south bank of	f the Leeds Liverpoo	ol Canal SSSI - th	e site is designa	ted for it inver	tebrates and aq	uatic plant
communities. The developath. This site form	elopment risks conta s part of the River Ai	amination of the SSS ire and canal corrido	SI habitat and ind or wildlife habitat	crease disturban : network - it sur	ce on the oppo poorts a mixtur	isite side of the re of woodland.	canal from the tow scrub and acid
grassland. This site al	so contribute to wide	er habitat linked to F	Rodley Nature Re	serves on the o	posite side of	the river. The	canal and neighbouring
scrub/woodland will b	be habitat used by ott	ters and bats both E	European protect	ed species recor	ded in this area	a	
Education comments	1						
	1						
Flood Risk							
Flood Zone 1 Please Note: any deve	elopment has potenti	al to increase flood	risk elsewhere.	particularly devel	opment of 'are	enfield' sites. L	.CC therefore reserves
the right to ask for de							
	1						
Utilities							
Gas							
Electric							
	•						
Fire and Decer							
Fire and Rescue							
Telecoms							

Land at Rodley lane

Site Plan ref: HG2-59 SHLAA ref: 4213

Other Heritage England
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.

Aire Valley Court, Leeds

Site Plan ref: n/a SHLAA ref: 4214

Site Details

Eastir	ng	423082	Northing	435834	Site area ha	0.46	SP7	Main Urban Area Infill
HMC	HMCA Outer West		Ward	Bramley an	d 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	✓	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	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: 421	4		
	erlaps SSSI	Overlaps Public Right of Way		
	rlaps SEGI	Overlaps SFRA Flood Zone		
	erlaps LNA	Overlaps EA Flood Zone		
	erlaps LNR	Overlaps HSE Major Hazard		
Overlaps Conserve	ation Area	Overlaps HSE Gas Pipeline		
Overlaps Liste	ed Building	Overlaps Pot. Contamination	✓	
		Overlaps Minerals Safeguarded		
Overlaps Strat. Employm	nent buffer	Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not	required			
Summary of infrastruct	ture provider comm	nents		
LCC Highways Comments				
Public transport accessibility co	comments			Rank (1-5)
Meets CS standards				
Woods oo standards				5
Access comments				
Access off Rodley Lane, OK				
Access on 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 Stat	No objection, no mitigation required		
Network Rail				
Yorkshire Water				
Treatment Works				
Treatment Works				
Fruironment Agency				
Environment Agency Constraints				
FZ1 under 1ha. See comments	s in our previous I&O cor	nsultation		
	1 1 11 12 12 00.			
LCC				
Ecology support Support	tea			
Supported				

Aire Valley Court, Leeds Site Plan ref: n/a SHLAA ref: 4214 Education comments Flood Risk Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment. Utilities Gas Electric

Other Heritage England

Natural England

Conclusions

Fire and Rescue

Telecoms

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

J		J
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	V	

Regeneration Areas

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

LCC ownership	0.00	
Nearest train station	Cottingley	
Nearest train station distance	(m)	3016.17
Nearest bus s	5250	
Nearest bus stop distance	(m)	58.69

Agricultural classification				
Grade	Percent			
Grade 3	94.65			
Urban	5.35			

Whitehall Road, Farnley

Supported (Green)

Site Plan ref: n/a	SHLAA ref: 4226			
Overlaps Overlaps Overlaps Overlaps Overlaps Overlaps Conservation Overlaps Listed Bui Overlaps Strat. Employment b	SEGI	Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded		
Greenbelt assessment not requ	iirea			
Summary of infrastructure	provider comme	ents		
LCC Highways Comments				
Public transport accessibility comme	ents		Ra	ank (1-5)
Meets Core Standards				5
Access comments				
Ghost Island access on to A58, surr	ounding roads poor			4
Local network comments				
OK				5
Mitigation measures			To	otal score
				14
Highways site support				
Yes				
Contingent on other sites				
Highways England Impact No material impact	Naturali Ctatus	No objection no mitigation required		
Impact No material impact n/a	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 consul	Itation		
LCC				
Ecology support Supported				

Whitehall Road, Farnley

SHLAA ref: 4226

Site Plan ref: n/a

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.

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 an	d 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.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership	97.85
Nearest train station	Headingley
Nearest train station distance (1554.87
Nearest bus s	6734
Nearest bus stop distance (168.03

Agricultural classification		
Grade Percent		
Grade 3 0.43		
Urban	99.57	

Access comments

Access ok on Leeds Bradford Road

Site Plan ref: n/a SHLA	A ref: 4227				
Overlaps SSSI		Overlar	s Public Right of Way	П	
Overlaps SEGI		·	laps SFRA Flood Zone	✓	
Overlaps LNA	<u>~</u>		verlaps EA Flood Zone	✓	
Overlaps LNR			aps HSE Major Hazard		
Overlaps Conservation Area			laps HSE Gas Pipeline		
Overlaps Listed Building	<u> </u>		os Pot. Contamination	<u></u>	
Overlaps N37 SLA		Overlaps	Minerals Safeguarded		
Overlaps Strat. Employment buffer	✓	Overlaps Minera	lls Safeguarded 100m		
Greenbelt Assessment					
Check the unrestricted sprawl of I	arge built up are	eas			
Would development lead to/constitute rib					
Would development result in an isolated of	development?	No			
Is the site well connected to the built up a	area?	Yes			
Would development round off the settlem	ent?	No			
Is there a good existing barrier between t and the undeveloped land?	he existing urban a	area No			
Unrestricted Sprawl Conclusion Low potential	ential to lead to ur	nrestricted spraw			
2. Prevent neighbouring towns from	meraina				
Would development lead to physical conn		nts? No			
Do features provide boundaries to contain		110			
·	would significantl		en belt gap		
3. Assist in safeguarding the country Strong defensible boundary between site		achment			
Does the site provide access to the country	yside	No			
Does the site include local/national nature					
Areas of protected/unprotected woodland	/trees/hedgerows?				
Site includes Grade 1, Grade 2 or Grade 3	a agricultural land				
Does the site contain buildings		No			
Are these buildings used for agricultural p	urposes?	No			
Encroachment Conclusion Site does not p	-		arding from encroachn	ment	
4. Preserve the setting and special c	haracter of histo	oric towns			
Site within/adjacent to conservation area/	'listed building/hist	torical features?	Yes		
Can development preserve this character?	?		Yes		
Character Conclusion Marginal effect on	the setting & speci	ial character, cou	ld be mitigated against	through appropriate detailed des	ign
Overall Conclusion from assessment characteristics of openness and perm		rposes of greer	n belt and essential		
The site is a corridor of green belt through belt area is small and would be erroded					
Summary of infrastructure prov	ider comments	S			
LCC Highways Comments					Donk (4 E
Public transport accessibility comments	nd boolth				Rank (1-5)
Ok PT and Employment part education an	u neart n				4

4

5

Site Plan ref: n/a SHLAA ref: 4227

Local network comments
Congeastion Bridge Road / Kirkstall
° ° °
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
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 deisgnated 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 ofter 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
Education commonts
Flood Risk
Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
the right to ask for developer contributions for such sites, to minigate hood risk, elsewhere in the catchinent.
Utilities
Gas
Electric

Site Plan ref: n/a	SHLAA ref: 4227	
Fire and Rescue		
Telecoms		
Other Heritage England		
Natural England		
Conclusions		
Cubacionian Droft Dian Allaco	Alono	
Submission Draft Plan Alloca	tion	
Not allocated for housing		
Submission Draft Plan Alloca	tion 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 erroded 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

Topograp	y Flat	Landscape	No Tree Cover
Boundarie	s Existing well defined	Road front	Yes

% overlap

Description

Brownfield site

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	Burley Park	
Nearest train station distance (1756.04	
Nearest bus s	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 Strat. E			Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m	
Summary of infra	structure prov	ider comments		
Highways England]			
Impact		Network Status		
Ппраст		NOLWOIK Status		
Network Rail				
Yorkshire Water]			
Treatment Works				
Environment Agend	nv.			
Constraints	-y 			
Constraints				
	1			
LCC				
Ecology support	Supported			
Supported				
Education comments				
Flood Risk				
	-			
	7			
Utilities Gas				
Gas				
	7			
Electric				
Fire and Rescue				
Telecoms				
Other				
Heritage England				
	1			
Natural England]			
ivaturai Eriyialiu				

Stanningley Road, Leeds

Site Plan ref: HG2-200 SHLAA ref: 4249_5010

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 a	nd 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.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station N		lew 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	

LCC Highways Comments Public transport accessibility comments Rank (1-5) Small part meets PT, not rest Access comments Visibility not acheivable for speed limit 1

Calverley Lane, Farsley

Highwaya England

Site Plan ref: n/a	SHLAA ref: 5004	
Local network comments		
Ring Road congestion, remo	ote country lane location	_ 2
Mitigation measures		Total score
		4
Highways site support		
No		
Contingent on other sites		

nigitwa	iys Eligialiu		
Impact	No material impact	Network Status	No objection, no mitigation required
n/a			
Networ	k Rail		

Yorkshire Water
Treatment Works

Environment Agend	cy
Constraints	
E71 over 1ha See cor	mments in our provious 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 commuting/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			

Calverley Lane, Farsley

Site Plan ref: n/a SHLAA ref: 5004

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.

Musgrave House Crawshaw Road Pudsey

Site Plan ref: HG2-75 SHLAA ref: 5135

Site		

Easting	422316	Northing	433049	Site area ha	0.39	SP7	Main Urban Area Infill
Lasting	422310	Northing	433049	Site alea Ha	0.39	311	Maiii Urbaii Area IIIIII
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

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

Core Strategy

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

Regeneration Areas

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

LCC ownership	97.89	
Nearest train station	lew Pudsey	
Nearest train station distance	1724.63	
Nearest bus s	10887	
Nearest bus stop distance	(m)	176.46

Agricultural classification				
Grade Percent				
Urban	100			

Musgrave House Crawshaw Road Pudsey Site Plan ref: HG2-75 SHLAA ref: 5135 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Standards 5 Access comments Access as existing use from Crawshaw Road 5

Local ne	twork commer	nts				
OK giver	n exisitng use a	and scale of develo	oment			5
Mitigatio	n measures					Total scor
			'			15
						15
Highway	s site support					
Yes						
Continge	ent on other sit	es			 	
	5					
	ays England	mnoot	Naturali Ctatus	No objection		
Impact	No Material In	праст	Network Status	No objection		
Networ	k Rail					
Yorksh	ire Water					
Treatme	nt Works					
	nment Agenc	У				
Constrai No cons						
140 (0115	ti aii ItS					
LCC						
Ecology	support	Supported				
Supporte	ed (Green)					

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 Other Heritage England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Musgrave House Crawshaw Road Pudsey

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	HMCA Outer West		Ward	Bramley an	d 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.

Spatial relationships

UDP Designations

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

Core Strategy

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

% overlap

Regeneration Areas

Inner South RA	0.00
LB Corridor RA	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	lew Pudsey	
Nearest train station distance	1391.84	
Nearest bus s	11193	

140.72

Agricultural classification					
Grade Percent					
Urban	100				

Nearest bus stop distance (m)

Land at Arthur Street Stanningley

Site Plan ref: n/a SHLAA ref: 5159

Overlaps SSSI		Overlaps Public Right of Way	\checkmark	
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA		Overlaps Minerals Safeguarded	<u>~</u>	
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m	✓	
Greenbelt assessment not required				
Summary of infrastructure provi	der comments			
LCC Highways Comments				Dank (4.5)
Public transport accessibility comments				Rank (1-5)
Meets Core Standards				5
				3
Access comments				
Access via Arthur Street or direct acces on	to Town Street			4
				4
Local network comments				
Existing use, OK				4
				4
Mitigation measures				Total score
				10
				13
Highways site support				
Yes				
Contingent on other sites				
3				
111-d				
Highways England				
Impact No material impact	Network Status	No objection		
National Dail				
Network Rail				
Vaulabina Matan				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
LCC				
Ecology support Supported				
Supported - Green.				

Land at Arthur Street Stanningley

Flood Risk

Site Plan ref: n/a SHLAA ref: 5159

Education comments		

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any de	evelopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserved
the right to ask for	developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
15/00088/OT	Outline application for residential development, Including demolition of existing buildings	w	100			

15/00088/OT Outline application for residential development, Including demolition of existing buildings 12/04239/OT Outline application for residential development W 76

Submission Draft Plan Allocation

Not allocated for housing

Conclusions

Natural England

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.

Land at Woodhall Road Pudsey

Site Plan ref: n/a SHLAA ref: 5169

Site Details

Easting	419494	Northing	434625	Site area ha	3.49	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley a	nd 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.

Spatial relationships

UDP Designations

ozi zooigiiationo		
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	
	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %		0.00
Necessat tuning atations		Iarri Dirahaari
		lew 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	

Land at Woodhall Road Pudsey SHLAA ref: 5169 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **V Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but 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? 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.

Summary of infrastructure provider	comments		
LCC Highways Comments			
Public transport accessibility comments	R	ank (1-5)
Poor accessibility		2	

Land at Woodhall Road Pudsey

Site Plan ref: n/a SHLAA ref: 5169

Access comments			
Access onto quarry access road achievaite 1201 for improvement	able, but the access road	d is substandard beyond the site frontage to Gain Lane, dependant on	2
Local network comments			
Gain Lane / A647 junction and wider in	mpact need to be mitigat	ted	3
			Total score
Mitigation measures Requires improvement ot the quarry a cumulative impact will need to be add		from Woodhall Road. Gain Lane junction with A647 and wider	7
Highways site support			
yes with mitigation			
Contingent on other sites			
1201, 4047, 5170 and Bradford sites t	o provide a comprehensi	ive solution.	
Highways England	Naturally Status	I	
Impact	Network Status		
Network Rail			
Yorkshire Water			
Treatment Works			
Environment Agency Constraints			
LCC Composted with			
Ecology support An Ecological Assessment of the site in (not private garden space) along the recommendations are provided in the site in the private garden space).	s required and where ap	propriate, mitigation measures will need to be provided including a biod to strengthen the Leeds Habitat Network.	iversity buffer
Education comments	iortii aha cast beanaary	to strongtion the 2000s hubitut Network	
Education comments			
Flood Risk			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
TOTOGOTTIS			

Land at Woodhall Road Pudsey

Site Plan ref: n/a SHLAA ref: 5169

Other
Other Heritage England
Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green belt site. Development of the site would 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.

Land at Sunnybank Lane Pudsey

Site Plan ref: n/a SHLAA ref: 5170

Site Details

Easting	419776	Northing	434244	Site area ha	1.41	SP7	Main Urban Area Extension
HMCA	A Outer West		Ward	Calverley a	nd 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

% overlap

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
N34 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	V	

% 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

LCC ownership	0.00	
Negreet train station		Jour Dudoor
Nearest train station		lew Pudsey
Nearest train station distance	(m)	1359.53
Nearest bus s	top	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline ~ Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in an isolated development? 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 Yes and the undeveloped land? Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? No Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character? Character Conclusion No effect on the setting and special character of historic features Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence 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 Rank (1-5)

5

4

Meets Core Strategy guidance

Access onto Sunnybank Lane achievable

Access comments

Land at Sunnybank Lane Pudsey

Other

Heritage England

Site Plan ref: n/a SHLAA ref: 5170 Local network comments Gain Lane / A647 junction and wider impact need to be mitigated 3 Total score Mitigation measures Requires improvement to Gain Lane / Sunnybank Lane/ A643 junctions and wider impact to be mitigated 12 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 Supported Ecology support **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms

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 desginated 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.

Land at Ross Mill, Rodley Lane, Bramley

Site Plan ref: n/a SHLAA ref: 5271

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

Topograph	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

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	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 **V** Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area Yes and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging but there is no defensible boundary 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Yes Does the site provide access to the countryside No Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? No Does the site contain buildings Yes Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? 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 set precdent 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.

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 Access comments

Access is extremely difficult. At present there is a single vehicle width canal swing bridge. A permananet 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.

Land at Ross Mill, Rodley Lane, Bramley

Site Plan ref: n/a SHLAA ref: 5271

Local network commer	nts	
Cumulative impact on	the network peak hours. Local congestion on Rodley Lane and Ring Road.	
		3
Mitigation measures		Total score
Resoloution of access i	issues.	12
		12
Liaburara aita arragant		
Highways site support Yes with Mitigation		
Too with mangation		
Contingent on other sit	too	
Contingent on other sit If athe adjacent site be	ecame avaialable it may offer better options to resolve access.	
n anno aujuseni ente se	source distinction in the period of the peri	
Highways England		
Impact	Network Status	
Network Rail		
Notwork Run		
Yorkshire Water		
Treatment Works		
Environment Agenc	у	
Constraints		
LCC		
05 11	Supported with mitigation	
	tion (Amber). Lies adjacent to the Leeds Liverpool Canal SSSI on the southern bank. This may have implications tes and plants listed in the citation. The canal is an important part of the wetland Leeds Habitat Network for aqu	
invertebrates, otter, w	rater vole and fish. Liaison with Natural England, EA and Canal Rivers Trust required - there may be	
	nents requied along SSSI canal banks to address potential pollution issues resulting from previous use of land aff	
ownership, Ecological	e Requirement "Substantial biodiversity buffer along entire north boundary with canal, not to be transferred to p remediation/enhancement measures to be delivered to canal bank through liaison with NE, EA and CRT."	rivate
1 1 1		
Education comments		
Flood Risk		
HOUG KISK		
Utilities		
Gas		
Ods		
Electric		
Fire and Decemb		
Fire and Rescue		
Telecoms		

Site Plan ref: n/a SHLAA ref: 5271 Other Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Land at Ross Mill, Rodley Lane, Bramley

Development would set precdent 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.

North of Troydale Lane, Pudsey

Site Plan ref: n/a SHLAA ref: 5283

Site	Detail	s

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %		1.30
Nearest train station	Bramley	
Nearest train station distance (m)		1715.62
Nearest bus stop		1253

120.70

Agricultural classification			
Grade Percent			
Grade 2 100			

Nearest bus stop distance (m)

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	
Public transport accessibility comments	Rank (1-5)
Poorly served by buses - Valley Rd only provides 1/hr. Well below accessibility standards. Access to Primary and Secondary schools meets CS standards.	2
Access comments	
Direct access to Troydale Lane with appropriate visibility splays is achieveable.	5

North of Troydale Lane, Pudsey

Site Plan ref: n/a SHLAA ref: 5283

Local network comme	nte	
Cumulative impact on		
Camalative impact Off	TIOCHTOTIC POLICE TOURS.	4
Mitigation measures		Total score
	ent measures and PT improvements	
		11
Highways site support		
Yes with mitigation		
Contingent on other si	tes	
No		
Highways England		
	Natural Status	
Impact	Network Status	
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agend	у	
Constraints		
LCC		
Ecology support	Supported	
Supported (Green)		
Education comments		
Flood Risk		
Utilities		
Gas		
Electric		
Fire and Rescue		
ino and nescue		
Telecoms		
-		
Other		
Heritage England		

North of Troydale Lane, Pudsey

Site Plan ref: n/a SHLAA ref: 5283

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.

Wood Nook, North of the B6155, Pudsey

Site Plan ref: HG2-204 SHLAA ref: 5286

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).

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	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	✓	

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	

LCC ownership	0.16	
Nearest train station	N	lew Pudsey
Nearest train station distance	(m)	228.41
Nearest bus s	top	13115
Nearest bus stop distance	(m)	286.08

Agricultural classification			
Grade Percent			
Urban	100		

Wood Nook, North of the B6155, Pudsey Site Plan ref: HG2-204 SHLAA ref: 5286 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site is adjacent to Pudsey Rail Station and is within walking distance of frequent bus services. It also meets the CS criteria for 5 travel distances to schools, health and local facilities. However, the site is disconnected and would need to be linked 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 Total score Mitigation measures Would have to contribute to Ring Road improvements including Dawsons Corner and would have to provide a safe vehicular access 10 and safe pedestrian route/s. However, there does not appear to be an obvious way of achieveing this. Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints

Supported with mitigation (Amber). Biodiversity buffers will be required to allow physical connectivity of the Leeds Habitat Network.

LCC

Ecology support

Supported with mitigation

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

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Wood Nook, North of the B6155, Pudsey

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.

Land to east of Bagley Lane, Farsley

Site Plan ref: n/a SHLAA ref: 5197

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).

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 0.00 S2S6 Town Centre **Proposed Local Centre** 0.00 Sch. Ancient Mon. 0.00

Core Strategy

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

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		low Dudsov
Nearest train station		lew Pudsey
Nearest train station distance	1829.12	
Nearest bus s	13333	
Nearest bus stop distance	(m)	60.06

Agricultural classification			
Grade Percent			
Urban	100		

Land to east of Bagley Lane, Farsley

Ecology support

Not Supported

could be used but is only a small plot of land.

Site Plan ref: n/a SHLAA ref: 5197 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 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 4 management measures have been introduced in the area but additional traffic management measures required. Total score Mitigation measures Traffic management measures required. 14 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

Not supported (Red). Acid/neutral grassland and scattered scrub all within Leeds Habitat Network. Small area of land that is previously developed

Land to east of Bagley Lane, Farsley

east of Bagley Lane.

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

North of Rodley Lane, Bramley

Site Plan ref: n/a SHLAA ref: 5294

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

% overlap

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.

Spatial relationships

UDP Designations

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **Greenbelt Assessment** 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 Yes and the undeveloped land? Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? 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? Yes Site includes Grade 1, Grade 2 or Grade 3a agricultural land? No Does the site contain buildings No Are these buildings used for agricultural purposes? Encroachment Conclusion | Site performs an important role in safeguarding from encroachment 4. Preserve the setting and special character of historic towns Site within/adjacent to conservation area/listed building/historical features? 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 provides significant visual amenity along the road and canal corridor. Development would result in a linear incursion into the green belt, affecting the openess 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	Rank (1-5)
Access to PT, Local services, Health, Employment and Education in line with CS	
	5
] []
Access comments	-
Direct access from Rodley Lane is achiveable. However this may involve the removal of a number of trees to achieve the necessary	
visibility splays.	5

North of Rodley Lane, Bramley

Site Plan ref: n/a SHLAA ref: 5294

Lacal make could as manage			
Local network commer Cumulative impact on			
Cumulative impact on	network peak nours.	4	
Mitigation measures		Total sco	re
None identified at this	stage.		
		14	
Highways site support		1	
Yes with Mitigation			
Contingent on other si	tes]	
No			
Highways England			
Impact	Network Status		
Network Rail			
Network Rail			\neg
Yorkshire Water			
Treatment Works			
Environment Agend	у		
Constraints			
100	1		
LCC	Supported with mitigation		\neg
Ecology support		o for Ingrasas	
shading for invertebra	ition (Amber). Lies adjacent to the Leeds Liverpool Canal SSSI on the southern bank. This may have implications Ites and plants listed in the citation. The canal is an important part of the wetland Leeds Habitat Network for aqu	s for increased uatic plants,	נ
invertebrates, otter, w	vater vole and fish. Liaison with Natural England and Canal Rivers Trust required. Site Requirement "Substantial	biodiversity	
buffer along entire no	rth boundary with canal, not to be transferred to private ownership."		
Education comments			
Flood Risk			_
	1		
Utilities			
Gas			_
Electric			
	1		
Fire and Rescue			
Telecoms			

North of Rodley Lane, Bramley

Site Plan ref: n/a SHLAA ref: 5294

Other Heritage England
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 openess 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	Deta	ils

Easting	424065	Northing	436405	Site area ha	0.25	SP7	Other Rural Extension
HMCA Outer West			Ward	Bramley an	d 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.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

LCC ownership % 0.0		0.00
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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **Greenbelt Assessment** 1. Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? No Would development result in an isolated development? Yes Is the site well connected to the built up area? No Would development round off the settlement? No Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl 2. Prevent neighbouring towns from merging Would development lead to physical connection of settlements? No Do features provide boundaries to contain the development? No Coalescence Conclusion No merging of settlements 3. Assist in safeguarding the countryside from encroachment Strong defensible boundary between site and urban area Nο Does the site provide access to the countryside Yes Does the site include local/national nature conservation areas? No Areas of protected/unprotected woodland/trees/hedgerows? 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? 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. Summary of infrastructure provider comments **LCC Highways Comments**

Land adjacent to Airedale Cliff, Pollard Lane, Bramley

Heritage England

Site Plan ref: n/a SHLAA ref: 5295 Local network comments Cumulative impact on network peak hours. 3 Total score Mitigation measures None identified at this stage. 7 Highways site support No Contingent on other sites No **Highways England** Impact **Network Status Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Not Supported Ecology support 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

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.	Α	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.

Stonebridge Mills, Farnley

Site Plan ref: HG2-205 SHLAA ref: 5303

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

our besignations		
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	✓	

% overlap

Regeneration Areas

Inner South RA	0.00
LB Corridor RA	0.72
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.94

LCC ownership %		0.00
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	

Stonebridge Mills, Farnley Site Plan ref: HG2-205

Site Plan ref: HG2-205 SHLAA ref: 5303	
Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps SFRA Flood Zone V Overlaps EA Flood Zone V Overlaps HSE Major Hazard Overlaps Pot. Contamination V Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded	
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 theese 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	
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	Α	100	
14/00074/COND	Consent, agreement or approval required by conditions 4, 5 and 6 of Planning Application 11/02394/LI	A	100	
13/03050/COND	Consent, agreement or approval required by conditions 14 and 22 of Planning Application 07/07851/OT	A	100	
13/05514/COND	Consent, agreement or approval required by condition 5 (opening hours) of Planning Application 11/00897/RM	W	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	Α	100	
11/00897/RM	Laying out of access road and erect supermarket, with car park	Α	66	
13/05643/RM	Variation of condition 6 of previous approval 11/00897/RM relating to hours of delivery	R	66	
14/01649/COND	Consent, agreement or approval required by condition 7 of Planning Application 11/02394/LI	INT	100	
11/03820/FU	Laying out of access road and erect retail foodstore, with service yard, covered and open car parking and landscaping	R	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

% overlap

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

Core Strategy

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

% overlap

Regeneration Areas

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

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 Overlaps Public Right of Way	
Overlaps SEGI Overlaps SFRA Flood Zone	
Overlaps LNA Overlaps EA Flood Zone	
Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded	
Overlaps Conservation Area Overlaps HSE Gas Pipeline	
Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
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	
Vanishing Water	
Yorkshire Water	
Treatment Works	
Environment Agency	
Environment Agency	
Constraints	
LCC	
Ecology support Supported Supported (Green)	
Jupported (OFECT)	

Hough Top Court, Hough Top, Pudsey

Site Plan ref: HG2-207 SHLAA ref: 5305

Education comments
Flood Risk
Utilities
Gas
Floatric
Electric
Fire and Rescue
Telesome
Telecoms
Other
Heritage England
Tierttage Lityland
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	Deta	ails

Easting	424843	Northing	432738	Site area ha	5.85	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	d 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		

Regeneration Areas

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

LCC ownership	96.88
Nearest train station	Bramley
Nearest train station distance	1900.38
Nearest bus s	5850
Nearest bus stop distance	161.47

Agricultural classification					
Grade Percent					
Grade 3	41.8				
Urban	58.2				

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

Heritage England

Site Plan ref: n/a SHLAA ref: 5318 Local network comments Cumulative impact on the network peak hours. Local congestion on Ring Road. 4 Total score Mitigation measures Local traffic management measures, PT improvements and improvements to mitigate cumulative impact on Highway network 13 including Ring Road. 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 Supported Ecology support Supported (Green) **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other

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. Desinated as green space in the SAP.

Heights Lane, Armley

Site Plan ref: HG2-206 SHLAA ref: 5337

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

% overlap

Description

Part of former West Leeds High School. Flat with trees, particular along site boundaries. Identified as green space in West Leeds Gateway SPD but fenced off and not in use for this purpose.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

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		

Heights Lane, Armley

Site Plan ref: HG2-206 SHLAA ref: 5337

Overlaps SSSI Overlaps Public Right of Way		
Overlaps SEGI Overlaps SFRA Flood Zone		
Overlaps LNA Overlaps EA Flood Zone		
Overlaps LNR Overlaps HSE Major Hazard		
Overlaps Conservation Area Overlaps HSE Gas Pipeline		
Overlaps Listed Building Overlaps Pot. Contamination		
Overlaps N37 SLA Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required		
Summary of infrastructure provider comments		
LCC Highways Comments		
Public transport accessibility comments	Rank (1-	-5)
Access to PT, Local services, Health, Employment and Education in line with CS	•	1
Access to 11, Eocal services, frealth, Employment and Education in line with 65	5	
Access comments		J
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 sco	ore
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		
Thipact Network States		
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	ning 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.

Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ

Site Plan ref: n/a SHLAA ref: CFSM008

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.

% overlap

Spatial relationships

UDP Designations

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

Core Strategy

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

% overlap

Regeneration Areas

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

LCC ownership %	0.26
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

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

Site Plan ref: n/a SHLAA ref: CFSM008 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination ✓ Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy 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 Total score Mitigation measures Signal junction but may not be justified. 13 Highways site support Yes with mitigation Contingent on other sites **Highways England** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water **Treatment Works** Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ

Site Plan ref: n/a SHLAA ref: CFSM008

LCC	
Ecology support Supported	Supported
Supported	
Education comments	
EL 1811	

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	Α	99				
11/04188/DEM	Determination for demolition of industrial buildings	NR	80				

	perimeter fencing			
11/04188/DEM	Determination for demolition of industrial buildings	NR	80	

Submission Draft Plan Allocation

Not allocated for mixed use

Conclusions

Submission Draft Plan Allocation Conclusion

Mixed use submission. No uses specified. In existing employment use, adjoining main road. Site should be retained as employment.

Site Details								
Easting	421591	Northing	434345	Site area ha	0.74	SP7		
HMCA	Outer West				Ward	Calverley ar	nd Farsley	
Site Char	acteristic	cs						
Site type	Site type Brownfield							
On-site land uses - None								
Adjacent land uses - None								
Other land uses - None								
Topography	у				Landscape			
Boundaries	5				Road front	No		

Spatial relationships

Description

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	

Cana Chuatami	
Core Strategy	

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

Regeneration Areas

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

LCC ownership %	6 0.00
Nearest train station	New Pudsey
Nearest train station distance (m) 458.08
Nearest bus stop	p 5977
Nearest bus stop distance (m) 62.98

Agricultural classifi	cation
Grade	Percent
Urban	100

Overlaps SSSI Overlaps Public Right of V	ay 🗸
Overlaps SEGI Overlaps SFRA Flood Zo	ne _
Overlaps LNA Overlaps EA Flood Zo	ne _
Overlaps LNR Overlaps HSE Major Haz	rd _
Overlaps Conservation Area Overlaps HSE Gas Pipel	ne [
Overlaps Listed Building Overlaps Pot. Contaminat	on 🗸
Overlaps N37 SLA Overlaps Minerals Safeguard	ed _
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 10	m

Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 0 Access comments 0 Local network comments 0 Total score Mitigation measures 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 Supported **Ecology support** 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		

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	Α	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	and Stanningley	
Site Cha	racteristic	s						
Site type	Brownfield							
Adjacent la	d uses - Non							
Other land	uses - None							
Topograph	ny				Landscape			
Boundarie	es .				Road front	No		
Description								
On-site lan Adjacent la Other land Topograph Boundarie	d uses - Non nd uses - No uses - None					No		

Spatial relationships

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

Core Strategy	

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

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance ((m)	1263.56
Nearest bus s	12241	
Nearest bus stop distance (m)	87.79

Agricultural classification			
Grade	Percent		
Urban	100		

Overlaps SSSI	Overlaps Public Right of Way			
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA	Overlaps LNA Overlaps EA Flood Zon			
Overlaps LNR	R Overlaps HSE Major Hazard			
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		

Former Belgrave Electrical Works Town Street, Stanningley, Pudsey, LS28 6HB

Site Plan ref: n/a SHLAA ref: CFSM029

Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Meets Core Strategy accessbility 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	40
	13
Highways site support Yes	
Contingent on other sites	
Somming with our owner of the control of the contro	
Highways England	
Impact No material impact Network Status No objection	
Network Rail	
NGLWOIK KAII	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
FZ1 - no constraints	
LCC	
Ecology support Supported	
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	

Former Belgrave Electrical Works Town Street, Stanningley, Pudsey, LS28 6HB

SHLAA ref: CFSM029

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Planning History Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site		
13/02943/OT	Outline application for residential development and health centre with ancillary pharmacy, laying out of access road, associated car parking and public open space.	Α	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	Α	100		
12/03115/ADV	One non illuminated sign	Α	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	Α	100		

Conclusions

Site Plan ref: n/a

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.