

Site Details

Easting	420202	Northing	445823	Site area ha	0.5	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant building

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Flat site with limited tree cover. Has road frontage.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

Outer North West

7

Bridge Street - All Saints Mill, Otley LS21 1BQ

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Short (≤5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Edge of town, small infill development of brownfield site

Rank (1-5)

3

Access comments

Adequate frontage

5

Local network comments

Local congestion issues but small development and brownfield

4

Mitigation measures

None

Total score

12

Highways site support

yes

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Otley

Combined and surface water sewer along western boundary

Environment Agency

Constraints FZ 2 & 3

FZ2 and 3 - see comments in main text of our response

LCC

Ecology support Supported

Supported - but important bat roost record next to the site.

Ecology boundary

Education comments

A new school would be needed in Otley should all the proposed sites be developed for housing. We may request land from part of a development

Outer North West

7 Bridge Street - All Saints Mill, Otley LS21 1BQ

for this.

Flood Risk

Site adjacent to River Wharfe. Large percentage of the site is in Flood Zones 2 and 3.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

This site lies within the Otley Conservation Area.

The NPPF makes it clear that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area. Consequently, if the buildings on the site make a positive contribution to the Conservation Area, they should be retained.

If allocated, development proposals would need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.

Natural England

Housing allocations 320, 313 and 7 are adjacent to the River Wharfe, Otley & Mid Wharfedale/Wetherby local nature conservation site. The SA should determine whether these allocations have a significant adverse effect on this site, alone or cumulatively.

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

App Number	Proposal	Decision	% of site
09/02422/FU	4 storey block of 12 two bedroom flats and 2 three bedroom flats		98
11/04635/FU	Demolish vacant school building and erect 60 bed care home, with car parking and landscaping	R	98
13/01062/FU	Demolition of vacant school building, newsagents, and cafe and redevelopment for part 2, part 3 and part 4 storey residential accommodation with care, comprising 48 apartments	R	98
14/02772/COND	Consent, agreement or approval required by conditions 3, 4 and 5 of Planning Application 11/04634/CA	SPL	98
10/01251/CA	Conservation area application to demolish 2 storey school building		98
09/02421/CA	Conservation Area Application to demolish building	R	98
14/04406/COND	Consent, agreement or approval required by conditions 6, 7, 9, 18, 19, 21 and 22 of Planning Application 13/01062/FU	SPL	98
10/01202/FU	4 storey block of 14 flats, with car parking		98
14/02787/COND	Consent, agreement or approval required by conditions 3, 4 and 5 of Planning Application 13/01105/CA	SPL	98
13/01105/CA	Conservation Area application to demolish cafe/newsagent	A	98
14/03875/COND	Consent, agreement or approval required by condition 4 of Planning Application 14/02428/FU	A	98

7 Bridge Street - All Saints Mill, Otley LS21 1BQ

14/02428/FU	Erection of site hoarding with signage incorporating viewing panels, site and delivery access	A	98
11/04634/CA	Conservation Area Application to demolish vacant school building	A	98

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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	3851.35
Nearest bus stop	9144
Nearest bus stop distance (m)	64.49

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

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

Conclusions

Issues and Options Summary

Site potentially suitable for office and / or residential use. Developable area constrained by flood zone 2 (medium risk) & 3a (i)(high risk). The North eastern part of site would have to be left in open use as greenspace / landscaping.

Site affects others?

Sustainability summary

Summary of reps

Pros

General support for development of site, brownfield, improve the appearance of the site, access to public transport and the town centre.

Anti

Access and visual impact.

Statutory

WYCA

Falls within 400m of the current core bus network. The sites in this list are supported for housing growth. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network) From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

371m to Core Bus Network

5 buses per hour

Within 20 mins of primary school

Within 30 mins of secondary school

Within 20 mins of primary health

Comments on phasing

Short term - 0-5 years

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer North West

175 Billams Hill - former Bridge End Cattle Market, Otley

Site Details

Easting	419882	Northing	445744	Site area ha	10.5	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

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SHLAA conclusions

Availability: Suitability: Unsuitable Achievability:

Summary of infrastructure provider comments

Highways Agency	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC
Ecology support

Ecology boundary

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	79.42	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.23
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Nearest train station	Guiseley
Nearest train station distance (m)	3676.27
Nearest bus stop	9702
Nearest bus stop distance (m)	267.01

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Pros
Support for redevelopment of the site as it is brownfield land and considered more suitable than Green Belt sites. Flood risk could be mitigated.

Anti
Green Belt and flooding.

Statutory
WYCA
No comment

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Sieved out site. Flood zone 3b (washland) on Strategic Flood Risk Assessment.

Site Details

Easting	420084	Northing	445433	Site area ha	0.7	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Car Parks

Dwellings

Neighbouring land uses

Dwellings

Shops

Financial and professional services

Other land uses - None

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

Description

Flat site comprising a mix of uses, with poorly defined boundaries.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Bus services half hourly to Leeds and Bradford, town centre location but no rail	5
Access comments	
Adequate access	5
Local network comments	
Small development. Max 26 dwellings, brownfield site	5
Mitigation measures	Total score
Footpath required	15
Highways site support	
yes	
Contingent on other sites	
no	
Contingent on other sites	
no	

Highways Agency

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works	Otley

Environment Agency

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

LCC

Ecology support	Supported
Supported	

Outer North West

313 Westgate, Otley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

This site lies within the Otley Conservation Area.
The NPPF makes it clear that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area. Consequently, if the buildings on the site make a positive contribution to the Conservation Area, they should be retained.
If allocated, development proposals would need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.
There are also a number of Listed Buildings in close proximity to this site. Consequently, if allocated, development proposals would need to ensure that those elements which contribute to the significance of this asset (including its setting) are not likely to be harmed.

Natural England

Housing allocations 320, 313 and 7 are adjacent to the River Wharfe, Otley & Mid Wharfedale/Wetherby local nature conservation site. The SA should determine whether these allocations have a significant adverse effect on this site, alone or cumulatively.

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	31.92
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Nearest train station	Guiseley
Nearest train station distance (m)	3444.71
Nearest bus stop	6622
Nearest bus stop distance (m)	140.13

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

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

Conclusions

Issues and Options Summary

Town Centre site suitable for range of uses including residential. Potential mixed use site.

Site affects others?

Sustainability summary

Summary of reps

Pros

General support for redevelopment of the site, given it's a brownfield site in a sustainable location. Consideration to be given to buildings which make a positive contribution to the Conservation Area and Listed Buildings proximate to the site.

Anti

Effect on historic environment/Conservation Area

Statutory

WYCA

Falls within 400m of the current core bus network. The sites in this list are supported for housing growth. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network) From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

102 to Core Bus Network, 5 buses per hour, within 20 mins to primary school, 30 mins to secondary school and 20 mins to primary health.

English Heritage

This site lies within the Otley Conservation Area. The NPPF makes it clear that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area. Consequently, if the buildings on the site make a positive contribution to the Conservation Area, they should be retained. If allocated, development proposals would need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed. There are also a number of Listed Buildings in close proximity to this site. Consequently, if allocated, development proposals would need to ensure that those elements which contribute to the significance of this asset (including its setting) are not likely to be harmed.

Comments on phasing

DPP Allocation

Preferred housing with mixed uses (no employment)

DPP Allocation Conclusion

Brownfield site within urban area. Site falls within Otley Town Centre boundary and is suitable for mix of residential and retail uses. No employment

Outer North West

317 Wharfedale General Hospital, Newall Carr Road, Otley

Site Details

Easting	419888	Northing	446568	Site area ha	1.8	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Vacant building

Neighbouring land uses

Dwellings

Medical and Health care services

Other land uses - None

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

Outer North West

317 Wharfedale General Hospital, Newall Carr Road, Otley

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

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SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Site ok for health and education, some local services but Public Transport Core Strategy standards not met

2

Access comments

Access achievable but through hospital site

5

Local network comments

Local congestion issues but brownfield site, mitigation possible

4

Mitigation measures

Unknown at this stage

Total score

11

Highways site support

yes

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Otley
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Large diameter sewer runs north/south towards east of site

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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Supported - but bat roost record on the site.

Outer North West

317 Wharfedale General Hospital, Newall Carr Road, Otley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Note Holbeck runs in culvert underneath the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
13/03023/LI	Listed Building Application for conversion of former Hospital to 27 houses and 8 flats and erection of 26 houses	A	100
13/05116/ADV	Two freestanding signs	A	100
10/02738/LI	Listed Building Application for part demolition and conversion of buildings to form 22 flats and 14 houses and erect 35 new houses, with associated car parking and landscaping	W	100
14/01902/COND	Consent, agreement or approval required by conditions 5, 7, 8, 9, 10, 11, 13, 16, 17, 20, 23, 24, 27 and 30 of Planning Application 13/03022/FU	A	100
13/03022/FU	Conversion of the former Hospital to 27 houses and 8 flats and erection of 26 houses	A	100
10/02739/FU	Redevelopment of former Wharfedale Hospital, including part demolition and conversion of buildings to form 22 flats and 14 houses and erect 35 new houses, with associated car parking and landscaping	W	100
14/02221/COND	Consent, agreement or approval required by conditions 25 and 27 of Planning Application 13/03022/FU	SPL	100
14/01752/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6 and 7 of Planning Application 13/03023/LI	SPL	100
09/02784/LI	Listed Building Application for part demolition and conversion of buildings to form 40 dwellings (flats and houses) and erect 39 new dwellings (houses and flats), with associated car parking and landscaping	W	100

317 Wharfedale General Hospital, Newall Carr Road, Otley

09/02785/FU	Redevelopment of former Wharfedale Hospital, including part demolition and conversion of buildings to form 40 dwellings (flats and houses) and erect 39 new dwellings (flats and houses), with associated car parking and landscaping	W	100
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Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	1.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Guiseley
Nearest train station distance (m)	4474.84
Nearest bus stop	3950
Nearest bus stop distance (m)	56.37
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site within the major settlement. Pending planning application for 61 residential units (10/02739/FU)

Site affects others?

Sustainability summary

Summary of reps

Pros

Support for housing. Brownfield site with listed buildings in need of being brought back into use.

Anti

None given

Statutory

WYCA

Falls outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.

1179m to core bus network, within 20 mins to primary school, 30 mins to secondary school and 20 mins to primary health.

Comments on phasing

Short term 0-5 years

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer North West

320 Westgate - Ashfield Works, Otley

Site Details

Easting	420001	Northing	445534	Site area ha	1.9	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

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

On-site land uses
Manufacturing and Wholesale
Car Parks

Neighbouring land uses
Dwellings
Outdoor amenity and open space
Waterways

Other land uses - None

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

Description
Brownfield site occupied by variety of uses including a public car park and vacant employment uses in derelict condition. The site is bordered by the River Wharfe to the north and adjoins Otley Town Centre.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

Outer North West

320 Westgate - Ashfield Works, Otley

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

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Bus services half hourly to Leeds and Bradford, town centre location but no rail

Rank (1-5)

5

Access comments

Adequate frontage, mitigation works funding

4

Local network comments

Unsuitable local network but mitigation possible

2

Mitigation measures

Signalised junction required

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Otley

Combined sewers and a pipe bridge adjacent to the river along northern boundary

Environment Agency

Constraints FZ 2 & 3

FZ2 along boundary with River Wharfe (Main River) See comments in main text of our response.

LCC

Ecology support Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor of the riverside. Retain a minimum 20 metre corridor from the River Wharfe. Otters, bats, Water Voles to consider.

Outer North West

320 Westgate - Ashfield Works, Otley

Ecology boundary

Education comments

Flood Risk

Site adjacent to River Wharfe and the NW boundary of the site is in Flood Zone 2. However, the majority of the site is shown to be in Flood Zone 1.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

This site lies within the Otley Conservation Area.
The NPPF makes it clear that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area. Consequently, if the buildings on the site make a positive contribution to the Conservation Area, they should be retained.
If allocated, development proposals would need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.

Natural England

Housing allocations 320, 313 and 7 are adjacent to the River Wharfe, Otley & Mid Wharfedale/Wetherby local nature conservation site. The SA should determine whether these allocations have a significant adverse effect on this site, alone or cumulatively.

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.01	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.75	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.04	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	1.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	97.57
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Nearest train station	Guiseley
Nearest train station distance (m)	3511.34
Nearest bus stop	6622
Nearest bus stop distance (m)	144.05

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

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

Conclusions

Issues and Options Summary

The site would be suited to a mixed use development incorporating residential and retail / office or other town centre uses given its location within and on the edge of Otley town centre. The site capacity will be subject to conservation area, design and highways requirements. A Planning & Development Brief for the site has been prepared setting out the planning and highway considerations.

Site affects others?

Sustainability summary

Summary of reps

Pros

Overall support for housing on the site, although varying comments on the number and type of residential units which should be provided, including 100% residential provision and suitability for elderly people's housing. Site also considered more suitable for commercial use given proximity to town centre.

Anti

Retain for commercial uses, ideally for new leisure centre.

Statutory

WYCA

Falls within 400m of the current core bus network. The sites in this list are supported for housing growth. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network) From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

222m to core bus network, within 20 mins to primary school, 30 mins to secondary school and 20 mins to primary health.

English Heritage

This site lies within the Otley Conservation Area. The NPPF makes it clear that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area. Consequently, if the buildings on the site make a positive contribution to the Conservation Area, they should be retained. If allocated, development proposals would need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.

Comments on phasing

DPP Allocation

Preferred housing with mixed uses (no employment)

DPP Allocation Conclusion

Brownfield site within urban area. Part of site falls within existing Otley Town Centre boundary. Suitable for mixed use development of retail and residential use. No employment

Outer North West

364 Creskeld Crescent (11) - Bramwood, Bramhope LS16

Site Details

Easting	425538	Northing	443222	Site area ha	1.1	SP7	Smaller Settlement Infill
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

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SHLAA conclusions

Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Health and primary ed ok some local shops in walking distance	3
Access comments	
8 house cap should be ok	5
Local network comments	
8 house cap ok	5
Mitigation measures	Total score
None	13
Highways site support	
yes	
Contingent on other sites	
no	
Contingent on other sites	
no	

Highways Agency

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported	

Ecology boundary

Education comments

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Outer North West

364 Creskeld Crescent (11) - Bramwood, Bramhope LS16

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
12/05354/RM	Reserved matters application (scale, appearance & landscaping) for 8 detached houses with retention of existing house (07/07166/OT)	A	100
11/00147/EXT	Extension of time period for planning permission 07/07166/OT outline application to layout access road and erect eight detached houses with retention of existing house		100

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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	4232.55
Nearest bus stop	9350
Nearest bus stop distance (m)	200.41

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Pros
Support for development on this small infill site having limited impact on transport and services.

Anti
Opposition generally to new housing in Bramhope adding to traffic congestion and limited facilities and oversubscribed school.

Statutory
WYCA
No comment

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details

Easting	427128	Northing	440156	Site area ha	2.6	SP7	Main Urban Area Infill
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Access comments	
Acceptable access achieved from Church Lane	5
Local network comments	
Congestion on A660. Adel Lane concerns	4
Mitigation measures	Total score
none identified - site won appeal	
Highways site support	
Yes - on site	
Contingent on other sites	
Contingent on other sites	

Highways Agency

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

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ1 over 1ha. See comments in our previous I&O consultation. Watercourse runs through centre of site

LCC

Ecology support	Supported
Supported	

Ecology boundary

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Education comments

--

Outer North West

684 Church Lane, Adel LS16

Flood Risk

Flood Zone 1. There is a minor watercourse running North through the centre of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
12/03058/COND	Consent, agreement or approval required by conditions 3, 4, 5, 11, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 27, 31 and 32 of Planning Application 11/04955/FU	SPL	100
11/04955/FU	Laying out of access road, off site highway works and erection of 45 houses with garages and landscaping	A	100
13/9/00063/MOD	Laying out of access road, off site highway works and erection of 45 houses with garages and landscaping NON MATERIAL AMENDMENT to 12/04491/FU : To retain a small section of grassed verge adjacent to the highway (Holt Avenue)	M01	100
12/02870/COND	Consent, agreement or approval required by condition 31 of Planning Application 11/04955/FU	SPL	100
12/9/00186/MOD	Laying out of access road, off site highway works and erection of 45 houses with garages and landscaping NON MATERIAL AMENDMENT to 11/04955/FU: Addition of optional conservatories to plots 2, 3, 4, 18, 21, 24, 28, 33, 35, 38, 43 and 44	W	100
09/04190/FU	Laying out of access road and erection of 70 dwellings with garages and landscaping	R	100
14/00722/COND	Consent, agreement or approval required by condition 3 of Planning Application 12/04491/FU	A	100
13/00939/COND	Consent, agreement or approval required by conditions 27, 28 and 30 of Planning Application 12/04491/FU	SPL	100
14/02019/ADV	Four signs	R	100
12/04491/FU	Variation of condition 2 (approved plans) of approval 11/04955/FU for MINOR MATERIAL AMENDMENT for the addition of conservatories to 9 plots	A	100

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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	2891.45
Nearest bus stop	13508
Nearest bus stop distance (m)	196.29

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Pros
One supporter for elderly people's accommodation.

Anti
General objections to development of site due to traffic, infrastructure, overdevelopment, green belt impact on character of area and wildlife.

Statutory
WYCA
No comment

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer North West

744 **Rumplecroft, Otley**

Site Details

Easting	419183	Northing	446687	Site area ha	5.2	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

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SHLAA conclusions

Availability: Medium (6-10yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works	
Otley WWTW has limited capacity for new development within its catchment and feasibility work may be required regarding increasing its capacity	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.Spring and Culvert running through site	

LCC

Ecology support	Not supported
Not supported (Red) - This site is a mixture of grassland and scattered/ continuous scrub. The condition implies that it is relatively unimproved grassland. It is also likely to be a valuable site for passerine birds. This site supports a range of bats including noctule, soprano pipistrelle, Myotis species and brown long-eared. They are likely to be feeding around the scrub and hedgerows.	

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas	

Electric

Fire and Rescue

Telecoms

Other

English Heritage	

Natural England

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

App Number Proposal Decision % of 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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	4484.87
Nearest bus stop	13954
Nearest bus stop distance (m)	138.77

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Pros

No comments

Anti

General opposition to the development of the site, primarily on the grounds of highway issues in particular the current applicant's proposal to provide a through access from Meagill Rise to St David's Road. This is contrary to the UDP policy requirement (H3-3A.21) that no access is provided to St David's Road. Concerns about road safety in the estate and condition of the bridge over the river Wharfe. Also objections due to visual impact, tree loss and wildlife habitat.

Statutory

WYCA

No comments

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details

Easting	421285	Northing	445363	Site area ha	30.9	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

Availability: Medium (6-10yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works	
Appropriate stand off distance(s)/diversion(s) will be required for all infrastructure. Otley WWTW has limited capacity for new development within its catchment and feasibility work may be required regarding increasing its capacity.Owing to the size of this site we would expect a surface water management plan (utilising SuDS as the preferred option) to be drawn up for the whole area.	

Environment Agency

Constraints	
Site in FZ3b (SFRA). See comments in our previous I&O consultation (site should be sieved out). On historic landfill	

LCC

Ecology support	Not supported
Not supported (Red) - This proposed allocation include a large pond and two smaller ponds which are a UK BAP Priority Habitat. The is also a stream and hedgerows across the site which are of similar value. Remove ponds and areas of surrounding terrestrial habitat. Provide a biodiversity buffer zone for becks and open wet ditches of at least 10m on each side to provide basis of an east-west ecological link across the site. Retain mature trees and hedgerows within the public domain where-ever possible. Retain and protect valuable wet grassland rush habitat to north of Cambridge Drive. This 1km square contains a number of notable plants including round- leaved mint, field garlic and wild pansy which are all Red Data Book plant species. Detailed botanical assessment should be undertaken of the site undertaken between May and August at an early stage in any scheme development.	

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/745. Mitigation will still be required to ensure impacts on adjacent habitats (water features and wet rush/grassland area, ponds, hedgerows and mature trees) and provision of ecological connectivity across the site is addressed. Area shown red hatched along southern boundary adjacent to the disused railway would be an ideal informal nature reserve area positively managed as wildflower meadows.

Education comments

Flood Risk

Mostly Flood Zone 1, but the NE corner of the site lies just within Flood Zone 3B. This will preclude all but water compatible uses for this small part of the site. Main Dyke runs in an Easterly direction through the centre of the site and a 9m easement should be assumed either side of this watercourse.
--

Utilities

Gas	

Electric

Fire and Rescue

Telecoms

Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	20.86
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Nearest train station	Guiseley
Nearest train station distance (m)	3975.49
Nearest bus stop	13656
Nearest bus stop distance (m)	229.25

Agricultural classification	Grade 3b
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Pro
Site promoter states the site is available, achievable and deliverable, an existing UDP housing allocation contributing towards the housing requirements for Outer NW

Anti
The majority of respondents point out that the Issues and Options document makes no reference to the UDP requirements for the East of Otley site, in particular the requirement to provide the relief road, an agreed planning framework, subject to public consultation. Other reasons for objections - pressure on infrastructure, flooding, preference for brownfield sites first, local employment, traffic congestions, public transport and the overall housing number for Outer NW are too high.

Statutory
WYCA
No comments

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer North West

749 Prince Henry Court, Newall Carr Road, Otley

Site Details

Easting	420015	Northing	446317	Site area ha	0.7	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

--

Outer North West**749** Prince Henry Court, Newall Carr Road, Otley**SHLAA conclusions****Availability:** Short (≤ 5 yrs)**Suitability:** Suitable**Achievability:** Short (≤ 5 yrs)**Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
10/00579/COND	Consent, agreement or approval required by conditions 2, 3, 4, 6, 7, 8, 9, 10, 11, 15, 18, 20, 21, 24, 25, 26, 28 and 29 of Planning Application 09/00349/FU	A	90

09/00349/FU	Laying out of access road and erection of 14 houses	A	90
09/9/00249/MOD	Laying out of access road and erection of 14 housesNON MATERIAL AMENDMENT: Resiting of plots 11 and 13 only.	M01	90

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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	12.75
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Nearest train station	Guiselley
Nearest train station distance (m)	4263.36
Nearest bus stop	12138
Nearest bus stop distance (m)	43.30

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer North West

1002 Creskeld Lane, Bramhope - land to rear of no. 45

Site Details

Easting	425751	Northing	443505	Site area ha	1.5	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

Two existing houses on street frontage with fields and trees to the west.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Part of the site is within the Green Belt. Development of the site would effectively 'round off' the settlement.
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Outer North West

1002 Creskeld Lane, Bramhope - land to rear of no. 45

SHLAA conclusions

Availability: Medium (6-10yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Three quarters of site area within accessibility zone for primary education and health. Some local services. Site just outside for access zone of 3 buses per hour

Rank (1-5)

3

Access comments

Should be acceptable for 24 houses

5

Local network comments

Should be acceptable for 24 houses

5

Mitigation measures

None

Total score

13

Highways site support

yes

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Pool

Various foul and surface water sewers cross the site mostly towards western side of site

Environment Agency

Constraints

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

LCC

Ecology support Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor of the beck to the north, and retain the area of woodland. Retain a minimum 20 metres corridor to the beck. Bats, White-clawed Crayfish and Water Voles to consider.

Ecology boundary

Outer North West

1002 Creskeld Lane, Bramhope - land to rear of no. 45

Education comments

1002+1080+3367A+3400 = 305 houses generates 76 primary and 30.5 secondary children. Bramhope has a small village school which usually fills so land required for 0.5FE expansion. School cannot expand on current site.

Flood Risk

Flood Zone 1. However, there is an un-named watercourse running along the Northern boundary of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing sites 1080, 1002, 3367A, 3400 and 2130 within 2km of Breary Marsh SSSI/LNR (see citation below). The effects of each site (if progressed) should be assessed alone and cumulatively. www.sssi.naturalengland.org.uk/citation/citation_photo/1004046.pdf

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	57.63	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	4563.31
Nearest bus stop	9350
Nearest bus stop distance (m)	487.92

Agricultural classification	Grade 4
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Part of the site is within the Green Belt. Redevelopment of the site would require demolition of one property. Development of the site would effectively 'round off' the settlement.

Site affects others?

Sustainability summary

Summary of reps

The loss of confidence in the political system which allows this kind of action to go ahead without local people most affected being able to do anything much about it - in spite of the re-assurances of successive Governments that the "Green Belt is safe in their hands".

Anti

No comments

Pros

General objections to development of the site on the basis of scale of development sites proposed in Bramhope, traffic congestion, access onto Creskeld Lane, accessibility to public transport and shops and facilities and pressure on existing school and medical provision. Also concern about impact on the character of the village, demolition of building in the conservation area, effect on the Green Belt, landscape and wildlife.

Statutory

WYCA
fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

2692m to core bus network, 6 buses per hour, within 20 mins to primary school, 30 mins to secondary school and 20 mins to primary health.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Most of the site is within the settlement boundary, part green belt. Suitable for residential development.

Outer North West

1036 Old Lane, Bramhope LS16

Site Details

Easting	423531	Northing	443383	Site area ha	0.5	SP7	Other Rural Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

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

App Number Proposal Decision % of 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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	4335.59
Nearest bus stop	12343
Nearest bus stop distance (m)	205.25

Agricultural classification	Grade 4
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

The council have failed to assess the site's close relationship and connectivity to the settlement of Bramhope, a settlement earmarked for growth. The site is immediately adjacent to a series of dwellings on Bramhope Old Lane and Occupation Lane and directly opposite the significant hamlet development of the former Hilton Grange Children's Homes, the former use of which included workers cottages on the subject site. There is almost an argument that this site comprises infill in this regard. The continued current use as a builder's yard is an eyesore, and when being used from time to time for agricultural waste and spoil storage can often smell. Therefore as well as being previously developed, also offers up issues of large agricultural and builders traffic generation, which would be significantly reduced if used for much needed housing.

The site is well contained by existing boundary walls which added to the character of the area, prevent the sprawl of the site and would therefore be retained as part of any development proposals. The site is free from constraints.

Only the site promoted submitted comments.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Sieved out site. Not within settlement hierarchy.

Outer North West

1037 Moor Road (west of), Bramhope LS16

Site Details

Easting	424676	Northing	442645	Site area ha	0.8	SP7	Other Rural Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

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

App Number Proposal Decision % of 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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3514.44
Nearest bus stop	10840
Nearest bus stop distance (m)	637.02

Agricultural classification	Grade 4
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Pros
Close to facilities, no green belt harm, viable/suitable/available.

Anti
Traffic congestion, access, distance to school, green belt, wildlife and local employment

Statutory
No comments

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site sieved out. Not within settlement hierarchy.

Outer North West

1080 Breary Lane East, Bramhope LS16

Site Details

Easting	426068	Northing	443041	Site area ha	15.4	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Unmanaged Forest

Other land uses - None

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

Description

Greenfield site extending from Leeds Road to Breary Lane East. Agricultural land with a number of trees within the site and a pond adjacent to the Breary Lane East frontage.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue 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?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	

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	

3. Assist in safeguarding the countryside from encroachment

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

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	

Outer North West

1080 Breary Lane East, Bramhope LS16

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

Protected Area of Search (PAS) site.

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments Rank (1-5)
One quarter of site within accessibility zone for education. Some local services. Public Transport Core Strategy standards not met but 75% of the site within 3 buses per hour buffer. Possible mitigation large site 2

Access comments 4
No access from Breary Lane East, possible difficulties with access on to Otley Road.

Local network comments 3
Roundabout to south ok at moment but traffic lights to north congestion

Mitigation measures Total score
Unknown at this stage 9

Highways site support
no without significant mitigation

Contingent on other sites
maybe

Contingent on other sites
maybe

Highways Agency

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works	Knostrop High Level
Foul sewer along western boundary	

Environment Agency

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

LCC

Ecology support	Unknown
Unknown Impact. A range of valuable habitats present - grasslands need a botanical survey.	

Outer North West

1080 Breary Lane East, Bramhope LS16

Ecology boundary

Site assessment needed.

Education comments

1002+1080+3367A+3400 = 305 houses generates 76 primary and 30.5 secondary children. Bramhope has a small village school which usually fills so land required for 0.5FE expansion. School cannot expand on current site.

Flood Risk

Flood Zone 1. Note: there is a pond in the North of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing sites 1080, 1002, 3367A, 3400 and 2130 within 2km of Breary Marsh SSSI/LNR (see citation below). The effects of each site (if progressed) should be assessed alone and cumulatively. www.sssi.naturalengland.org.uk/citation/citation_photo/1004046.pdf

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

App Number	Proposal	Decision	% of site
13/05134/OT	Outline planning application (all matters reserved except for partial means of access to, but not within, the site) for residential development (up to 380 dwellings), a convenience store (up to 372sqm) and public open space	R	99

Spatial relationships

UDP Designations		
N32 Greenbelt	0.06	% overlap
N34 PAS	99.85	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	4234.93
Nearest bus stop	2979
Nearest bus stop distance (m)	276.68

Agricultural classification	Grade 3b
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Protected Area of Search (PAS) site on UDP. Potential for development on part of site for 200 dwellings with single access from A660, or all site (434 dwellings) if combined with adjacent site 3367A due to access issues.

Site affects others?

Sustainability summary

Summary of reps

Pros

Anti

General opposition to development of the site on the grounds of the number of units proposed and the result impact on the character of Bramhope. Concerns about traffic congestion, safety and lack of local facilities (in particular the capacity of Bramhope Primary School and the medical centre), public transport, effect on local wildlife and the conservation Area. A number of representors suggested that site 2054 (Alwoodley Gates) was a more suitable site for new housing due to road access.

Statutory

WYCA

Falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

2314m to core bus network, 6 buses per hour, 20 mins to primary school, 30 mins to secondary school and 20 mins to primary health.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Protected Area of Search (PAS) site on UDP.Potential for development of site with site 3367A to provide 384 dwellings. Site 3367A or 1080 to accommodate a 2 FE primary school (deduct 58 dwellings from the combined capacity)

Outer North West

1095A Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Site Details

Easting	424240	Northing	445447	Site area ha	1.7	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site between Pool Road and the River Wharfe.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	
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 existing settlement, but performs relatively well against the remaining purposes.
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Outer North West

1095A Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Only ok for access to primary education. No other accessibility criteria met

Rank (1-5)

1

Access comments

Access from Pool Road acceptable in principle but may require third party land to achieve acceptable visibility splays and junction spacing. If by-pass is built this would further restrict access potential - access would have to be tied into by-pass access.

2

Local network comments

Local congestion, mitigation required

2

Mitigation measures

By-pass and off site improvements required

Total score

5

Highways site support

No

Contingent on other sites

Yes

Contingent on other sites

Yes

Highways Agency

Impact

Network Status

No objection

Network Rail

Yorkshire Water

Treatment Works

Pool

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

Environment Agency

Constraints

LCC

Ecology support

Not supported

Not supported (RED). No site-based designations but includes land alongside the River Wharfe Site of Ecological and Geological Importance

Outer North West

1095A Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1095. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.

Education comments

Flood Risk

Site adjacent to River Wharfe. Almost all the site is in Flood Zone 2 and 3. Even if flood risk addressed, compensatory flood plain storage would be an issue

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations		
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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

Other Spatial Relationship

Outer North West

1095A Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	6277.56
Nearest bus stop	3823
Nearest bus stop distance (m)	69.69

Agricultural classification	Grade 3a
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. The site is separated from the existing settlement , so development would be isolated, being located to the north of the A659 Pool Road and is within flood risk zones 2 (medium risk), 3a (high risk) and 3b (functional flood plain).

Site affects others?

Sustainability summary

Summary of reps

Additional comments included impact on tourism. Most people agreed site was unsuitable due to flooding. There are invariably queues of traffic on the Harrogate road over the bridge, through the village and on the Otley road an additional 1000 or more cars passing through our village building on a flood plain and soakway areas area floods annually will also prevent Pool from ever having a by pass to alleviate these traffic problems The long distance view from Otley Chevin would be destroyed proximity to the A658 and A659, already highly congested and very dangerous Considering the limited bus services for Pool (X84, 757, 963) there will be a high possibility that 500 new homes will mean an extra 500-1000 new cars using the already over congested roads in Pool Traffic is already a huge problem on Old Pool Bank and New Pool Bank, and on the A660 which is the main commuter route to Leeds. It currently takes around an hour to commute into Leeds in the rush hour during school and university term-time and the same on the return journey. The A658 into Otley and the A659 are also busy, particularly at weekends. Main Street is congested. Old Pool Bank is too narrow and already used inappropriately as a cut-through by many drivers. The junction of the A658 and A659 is already difficult and sometimes dangerous. Public transport is extremely poor in Pool and the X84 (used by some Pool residents as an alternative if they can walk up the steep hill) is under review. The roads cannot cope with existing traffic, yet these plans could bring up to ,1,000 new cars to the village and the surrounding roads .

Pros
Need more housing, especially affordable housing.

Anti
Traffic, public transport, lack of shops/facilities, schools full and close to Conservation Area.

Statutory				
WYCA				
Falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per ur	Access to Primary Sools	Access to Secondary Schools	Access to
Primary Health				
3738	5	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is separated from the existing settlement, so development would be isolated, being located to the north of the A659 Pool Road and is within flood risk zones 2 (medium risk), 3a (high risk) and 3b (functional flood plain).

Outer North West

1095B Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Site Details

Easting	424052	Northing	445186	Site area ha	12	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site to the west of Pool village with frontage to Pool Road. The land rises up southwards towards the Chevin and Old Pool Bank.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Development of the site would lead to unrestricted sprawl in isolation, however with development of the PAS site (1369) to the east would fill gap between Pool-in-Wharfedale and the industrial site to the west.
--

Outer North West

1095B Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Only northern half of site ok for access to primary education. No other accessibility criteria met	1

Access comments	
Relies on site 1365, Pool Bank Bypass	3

Local network comments	
Local congestion, mitigation required	2

Mitigation measures	Total score
By-pass and off site improvements required	6

Highways site support	
Yes with substantial mitigation	

Contingent on other sites	
Yes	

Contingent on other sites	
Yes	

Highways Agency

Impact	Network Status
No objection	

Network Rail

Yorkshire Water

Treatment Works	Pool
Foul sewer along western boundary and rising main along road frontage	

Environment Agency

Constraints	

LCC

Ecology support	Not supported
Not supported (RED). No site-based designations but includes unimproved grassland to south near disused railway corridor.	

Ecology boundary	
Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1095. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.	

Outer North West

1095B Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Education comments

1095B, C and D, 1369 =500 houses generates 125 primary and 50 secondary children. Small village school – Pool C of E – land would be required to expand the school by 0.5FE

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	99.61	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %0.00

Outer North West

1095B Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Nearest train station	Guiseley
Nearest train station distance (m)	5984.13
Nearest bus stop	3823
Nearest bus stop distance (m)	270.67

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Potentially suitable for housing as extension to site 1369, however significant highway infrastructure would be required. Development of both sites 1369 and 1095B would significantly increase the size of Pool in Wharfedale. However, this site is essentially a large infill site between existing industry and the PAS site (1369).

Site affects others?

Sustainability summary

Summary of reps

The land contains a number of springs.
Bypass should be considered if planning given
Pool can not cope with traffic congestion today, never mind with an additional 1000 or more cars passing through our village
Do you know there is no direct bus into Leeds?
The sewerage plant is overloaded and floods the riverside.
Access for part onto Old Pool Bank applies as above and access for the other part onto A659 will increase Main Street congestion for Leeds bound traffic. A "rat run" (by-passing Main Street) will be created unless a barrier is created in the middle of the estate. There will be even more congestion at A659/A658 junction. Traffic through the village is heavy and used for large HGVs moving along the narrow, Arthington Lane towards A1. Narrow footpaths add to the danger. Considering the limited bus services for Pool (X84, 757, 963) there will be a high possibility that 500 new homes will mean an extra 500-1000 new cars using the already over congested roads in Pool. Access to the proposed development would lead off Old Pool Bank which is not wide enough for two cars to pass in places. Sites 1095c & 1095d would take away much needed parking for the residents of Chapel Hill Road.
Pool currently has few local amenities these consist of a post office (closes at 5.00 pm), a petrol station (already saturated at peak times), two pubs, a pharmacy and a village hall/sports club. Local amenities would need to be improved if the development was to go ahead and putting amenities in place such as doctors surgery, small supermarket would again take away the character of the village and give the feel of a town. Planning proposals to DEMOLISH EXISTING DWELLINGS and build a small number of new dwellings on pool court arena have recently been rejected by Leeds City Council Many vehicles already use Old Pool Bank as a Rat Run to avoid the Dyneley Arms Traffic Lights so having an access road from a Development of 500 Houses onto this will snarl up totally an already overused and Grossly Unsuitable Road. As the Village is already on the Junction of the very BUSY Bradford - Harrogate Road and is used greatly by Vehicles, particularly Articulated Trucks, coming along another Unsuitable Arthington Lane as a short cut from the A1 Motorway, I appreciate there is a need for more housing and would not oppose a small development of affordable housing for local people (those on lower incomes from outside Pool do not want to move here due to poor public transport, few shops and the feeling that Pool is 'out in the country'). We do not need yet more £300,000+ houses to encourage communities who 'visit' the village at night, do not support local shops but cause traffic congestion, pressure on local services such as school, water, sewerage etc whilst pollution from can damage wildlife and general environment.

We have already had 39% increases in housing over last 15 years. The Pool main street (the A658) is narrow and winding and is already very busy. Long queues are already common going up Pool Bank to the A660 intersection. Long waits already at A659 (Pool to Otley road) and A658 junction. The fact that Persimmon Homes have withdrawn commercial interest suggests that the site is unsuitable for this scale of development.

7) Prince Henrys Grammar School is also over-subscribed so there is no local provision for the education of teenagers living in any new development

The A660 is one of the busiest roads in Leeds and the section of Leeds Road between the roundabout with King Lane and the junction with the A658 is particularly heavy with traffic due to commuters using this route coming from NW Leeds (Yeadon, etc.) to NE Leeds (Alwoodley) and beyond. Any additional development the adds to this section of the A660 will make access to roads in Bramhope extremely difficult.

Anti - 17 people suggested the development would impact on tourism.

Utilities - Most people were concerned with the impact on a high pressure gas pipeline located under the site. Other concerns include sewerage and the water supply.

Alternative approach - 13 people suggested developing the sites at Alwoodley Gates instead, suggested these were more sustainable. One suggestion to develop in Bramhope.

One comment who was against the scale of development but would not oppose a small development of affordable housing.

One comment regarding subsidence and piling: local housing extensions have required additional costs for piling to over 10m in depth.

Noise / pollution / rubbish concerns.

No amenities for the elderly

Pro - Young people need more housing and many young people won't comment - most comments will be from elderly residents who already have homes

Site assessment suggests that the nearest railway station is Guiseley - nearest station is Weeton, good public transport between Pool, Weeton and beyond to Harrogate, providing a good connection in this regard. Also, there is an established and very regular direct bus service that connects Pool directly with Menston station.

Close to employment.

Statutory

WYCA

Falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

3738m to core bus network, 5 buses per hour, within 20 mins to primary school, 30 mins to secondary school and 20 mins to primary health.

Outer North West

1095B Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Comments on phasing

DPP Allocation

Safeguarded land (PAS)

DPP Allocation Conclusion

Green Belt site. Combine with site 1369 as PAS site to meet numbers/highway viability for relief road.

Outer North West

1095C Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Site Details

Easting	424615	Northing	444945	Site area ha	0.1	SP7	Smaller Settlement Infill
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Brownfield
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On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Existing residential property enclosed by stone all at the junction of Pool Bank and Old Pool Bank within the Conservation Area.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

Outer North West

1095C Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Accessible to primary education. No other accessibility criteria met

1

Access comments

Land required for by-pass access

1

Local network comments

Local congestion, mitigation required

2

Mitigation measures

By-pass and off site improvements required

Total score

4

Highways site support

No

Contingent on other sites

Yes

Contingent on other sites

Yes

Highways Agency

Impact

Network Status

No objection

Network Rail

Yorkshire Water

Treatment Works

Pool

Private highway drain and outfall and water mains in eastern part of site

Environment Agency

Constraints

FZ 2 & 3

The majority of this site is classified as functional floodplain in the Leeds SFRA. As such, only 'water compatible' development and 'essential infrastructure' are appropriate in this area.

LCC

Ecology support

Ecology boundary

Education comments

1095B, C and D, 1369 = 500 houses generates 125 primary and 50 secondary children. Small village school – Pool C of E – land would be required to expand the school by 0.5FE

Outer North West

1095C Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Flood Risk	
Flood Zone 1	

Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	

Other	
English Heritage	
Natural England	

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

App Number	Proposal	Decision	% of 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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	5808.93
Nearest bus stop	1373
Nearest bus stop distance (m)	136.67

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Outer North West

1095C Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Conclusions

Issues and Options Summary

Brownfield site, within the conservation area. Would be required for highways access if PAS site 1369 developed. The site is too small (under the 0.4ha threshold) to be allocated for housing in its own right.

Site affects others?

Sustainability summary

Summary of reps

Traffic and access for 1000 more cars would cause more congestion on Main Street and Old Pool Bank is too narrow
No local employment making commuting on overcrowded roads.
No doctors surgery. No dental practice. No shops.
Main Street in Pool village is the connection for 2 main roads, the A658 and A659, and carries very heavy traffic for most of the day. The mix of this traffic is mainly cars, but also a considerable number of large commercial vehicles, and some of an agricultural nature. Main Street is quite narrow for a road, and reflects the time of its construction – 18th/19th century, and was certainly not meant to serve the traffic of today. It also possesses the village's only Post Office and Pharmacy, and also serves as a bus route with 4 stops, all within 100 yds approx Old Pool Bank also being a notorious "rat-run" for motorists wanting to avoid the Dynley Road crossroads (A658/A650)
Examples of the already failing infrastructure are a very busy arterial road (A660) which experiences long queues up Pool Bank every rush hour and further into the city there are severe traffic congestion issues on this road in Headingley. The village primary school is this year (September 2013) going to be unable to take in any children who live more than a half a mile from the school and there is an unreliable bus service (X84). There is also currently no Health Centre at all for the existing Pool residents.
Considering the limited bus services for Pool (X84, 757, 963) there will be a high possibility that 500 new homes will mean an extra 500-1000 new cars using the already over congested roads in Pool.
Planning proposals to DEMOLISH EXISTING DWELLINGS and build a small number of new dwellings on pool court arena have recently been rejected by Leeds City Council
7) Prince Henrys Grammar School is also over-subscribed so there is no local provision for the education of teenagers living in any new development
The main road through Pool is a main route from Leeds to Harrogate with HGV making Pool a "rat run" from the A1 to the M62.

The argument for a need to provide new housing to meet housing shortages is a red herring. Pool is a very expensive area that attracts property at the highest premium. It is part of the so called golden triangle of expensive areas in west yorkshire. In this respect pool is not the place to provide social housing and is not the place for development.

Pros

There is a need for more housing, especially affordable housing.

Anti

General opposition to development of site (1095b,c,d). Reasons include transport congestion

Statutory

WYCA
Falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.
3738m to core bus network, 5 buses per hour, within 20 mins to primary school, 30 mins to secondary school and 20 mins to primary health.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Not proposed for allocation unless needed for access to site 1369.

Outer North West

1095D Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Site Details

Easting	424628	Northing	444900	Site area ha	0.1	SP7	Smaller Settlement Infill
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Brownfield
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On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Existing residential property enclosed by stone all at the junction of Pool Bank and Old Pool Bank within the Conservation Area.
--

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

Outer North West

1095D Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Accessible to primary education. No other accessibility criteria met	1
Access comments	
Land required for by-pass access	1
Local network comments	
Local congestion, mitigation required	2
Mitigation measures	Total score
By-pass and off site improvements required	4
Highways site support	
No	
Contingent on other sites	
Yes	
Contingent on other sites	
Yes	

Highways Agency

Impact	Network Status
No objection	

Network Rail

Yorkshire Water

Treatment Works	Pool

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

Education comments

1095B, C and D, 1369 =500 houses generates 125 primary and 50 secondary children. Small village school – Pool C of E – land would be required to expand the school by 0.5FE

Outer North West

1095D Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of 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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	5764.71
Nearest bus stop	1373
Nearest bus stop distance (m)	92.70

Agricultural classification	Grade 3
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Outer North West

1095D Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

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

Conclusions

Issues and Options Summary

Brownfield site, within the conservation area. Would be required for highways access if PAS site 1369 developed. The site is too small (under the 0.4ha threshold) to be allocated for housing in its own right.

Site affects others?

Sustainability summary

Summary of reps

Pool can not cope with traffic congestion today, never mind with an additional 1000 or more cars passing though our village
More traffic would use Old Pool Bank to miss the Dynley Arms traffic lights this would be a danger area as the road is too narrow
Old Pool Bank is already used as a "rat run" to link traffic to the Harrogate Road, the lane is narrow and was never intended to take the volume of traffic including lorries, 4x4 vehicles and white van men.

This is an old house within the Pool in Wharfedale Conservation Area. As such, it cannot be demolished without community consensus. Examples of the already failing infrastructure are a very busy arterial road (A660) which experiences long queues up Pool Bank every rush hour and further into the city there are severe traffic congestion issues on this road in Headingley. The village primary school is this year (September 2013) going to be unable to take in any children who live more than a half a mile from the school and there is an unreliable bus service (X84). There is also currently no Health Centre at all for the existing Pool residents.

At least 2 of these properties on this land are listed buildings.

The land above the proposed development is unstable and considerable movement has been seen over the years. It is in danger of flooding and landslip from higher land on the Chevin.

Considering the limited bus services for Pool (X84, 757, 963) there will be a high possibility that 500 new homes will mean an extra 500-1000 new cars using the already over congested roads in Pool.5. COVENANTS/CONSERVATION AREA

Information from Senior Conservation Officer in Leeds:

A. It would be difficult, if not impossible to demolish buildings within the Conservation Area (1095C & 1095D) especially if one were old (one is dated pre- 1850). The developer would be legally required to submit a request to demolish together with justification for this. Only if there were overwhelming approval by the public for their demolition would consideration be made.

B. Contrary to advice given recently by Local Councillors, it IS possible to impose the requirements of covenanted land, in this case not to erect or cause to be erected any buildings in certain fields. (part of 1369, in fact field nos.112 and 112a).

Accessing the main A658 in the centre of Pool village is a nightmare.

Conservation area containing property listed in conservation document, therefore cannot demolish.

No needs assessment done by LCC

Population not increasing as expected.

7) Prince Henrys Grammar School is also over-subscribed so there is no local provision for the education of teenagers living in any new development

The use of Old Pool Bank and the surrounding narrow roads that lead to the A660 are already rat runs and this would increase.

Social housing is needed which would not be affordable in this part of Leeds

To develop them goes against Spatial Policy 6 item iii & vii

The fact that Persimmon Homes have withdrawn commercial interest suggests that the site is unsuitable for this scale of development

Flood mitigation work could make the development of the site excessively expensive and not viable to any potential developer

The A660 is one of the busiest roads in Leeds and the section of Leeds Road between the roundabout with King Lane and the junction with the A658 is particularly heavy with traffic due to commuters using this route coming from NW Leeds (Yeadon, etc.) to NE Leeds (Alwoodley) and beyond.

Pool-in-wharfedale and surrounding infratructure e.g. roundabout by White Hart and crossroads to airport is already at bursting point.

Pool is effectively an access road to the Leeds Bradford airport with traffic hold ups increasingly likely as a result of increased congestion in Pool - reducing attractiveness of LBA airport

There are also thousands of empty properties across the City and the wider country and much more should be done to bring these back into use.

Pros

There is a need for housiing especially affordable housing.

Anti

Specific comments in relation to site 1095D relate to the listed building status of the existing property and objections to the demolition of the property. The majority of comments raised concerns to the wider site area of 1095B, including traffic congestion, the unsuitability of Old Pool Bank to accommodate large volumes of traffic; infrastructure; flood risk; and impact on the character of the area.

Statutory

WYCA

Falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

3738m to core bus network, 5 buses per hour, within 20 mins to primary school, 30 mins to secondary school and 20 mins to primary health.

Comments on phasing

Outer North West

1095D Old Pool Bank (land at), Pool in Wharfedale, Otley LS21

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Not proposed for allocation unless needed for access to site 1369.

Outer North West

1101 Weston Lane and Green Lane (land off), Otley

Site Details

Easting	419560	Northing	446128	Site area ha	2.5	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Education

Agriculture

Other land uses - None

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

Description

Flat greenfield site on the south side of Weston Lane, crossed by driveway to Ashfield House.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer North West

1101 Weston Lane and Green Lane (land off), Otley

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

Green Belt site. Development would represent a significant incursion into Green Belt and would set a precedent for further sprawl to the west.

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Site ok for health and education and some local services but Public Transport Core Strategy standards not met

2

Access comments

Access achievable with mitigation (trees could be problem)

4

Local network comments

Local congestion issues, north of the river bridge in Otley

3

Mitigation measures

Unknown at this stage

Total score

9

Highways site support

no

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Otley

Private water supply pipe runs through centre of site

Environment Agency

Constraints

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

LCC

Ecology support Supported

Supported

Outer North West

1101 Weston Lane and Green Lane (land off), Otley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	98.66	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %0.00

1101 Weston Lane and Green Lane (land off), Otley

Nearest train station	Guiseley
Nearest train station distance (m)	3976.56
Nearest bus stop	10827
Nearest bus stop distance (m)	122.98

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

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

Conclusions

Issues and Options Summary

Green Belt site. Development would represent a significant incursion into Green Belt and would set a precedent for further sprawl to the west. Highway concerns regarding Otley river bridge and capacity through town centre. Poor accessibility to public transport.

Site affects others?

Sustainability summary

Summary of reps

Pros
None

Anti
Objections to development include traffic congestion and green belt impact.

Statutory
WYCA
Fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.
951 to core bus network, 5 buses per hour, within 20 mins to primary school, 30 mins to secondary school and 20 mins to primary health.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development would represent a significant incursion into the Green Belt and would set a precedent for further urban sprawl to the west. Highway concerns regarding Otley river bridge and capacity through town centre. Poor accessibility to public transport.

Outer North West

1122 Mill Lane - Garnetts Paper Mill, Otley

Site Details

Easting	420652	Northing	445987	Site area ha	9.9	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

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Outer North West

1122 Mill Lane - Garnetts Paper Mill, Otley

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: LDF to determine Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Large part of site outside accessibility markers, brownfield site edge of town centre location	2
Access comments	
Mitigation required, previous approval 09/04287/RM	4
Local network comments	
Unsuitable local network but mitigation possible	2
Mitigation measures	Total score
Previously agreed UTC camera and other measures, brownfield site also	8
Highways site support	
yes with mitigation	
Contingent on other sites	
no	
Contingent on other sites	
no	

Highways Agency

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance riverside wildlife corridor - River Wharfe SEGI. Retain a minimum 20 metre corridor alongside the River Wharfe. Otters, bats and Water Voles to consider	
Ecology boundary	
Education comments	

Outer North West

1122 Mill Lane - Garnetts Paper Mill, Otley

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
14/03148/COND	Consent, agreement or approval required by conditions 1, 4, 5, 8, 9, 13, 14, 20, 21, 35, 36, 37, 40, 43, 45, 52, 53 and 55 of Planning Application 08/02079/OT		94
14/03147/COND	Consent, agreement or approval required by condition 3 of Planning Application 09/04287/RM	R	94
10/03695/FU	Laying out of access road	A	85
13/03883/COND	Consent, agreement or approval required by conditions 3, 5, 7, 8, 10, 12 and 13 of Planning Application 10/03695/FU	SPL	85
13/03885/COND	Consent, agreement or approval required by conditions 4, 5, 12, 13, 20, 22, 24, 26, 31, 33, 34, 35, 46, 40, 43, 45, 46, 47, 51, 52, 61, 63, 65 and 66 of Planning Application 08/02079/OT		94
14/03146/COND	Consent, agreement or approval required by conditions 5, 12 and 13 of Planning Application 10/03695/FU	A	85
09/04287/RM	Reserved matters application for laying out of access roads and erection of 138 dwellings, 21 flats in 3 blocks, 41 retirement apartments, 2 storey office block and alterations and extensions to mill building to form 36 flats and 1 office unit and change of use of building to bar/ restaurant and 20 space public car park, greenspace and landscaping	A	94
13/03503/COND	Consent, agreement or approval required by conditions 37, 38, 39 and 50 of Planning Application 08/02079/OT	SPL	94
13/05118/COND	Consent, agreement or approval required by conditions 6, 9, 27, 59 and 60 of Planning Application 08/02079/OT		94
09/04881/OT	Outline Application to layout for mixed use development comprising of residential (new build and conversion) office development (new build and conversion) retirement complex, restaurant and public open space	W	94
13/03884/COND	Consent, agreement or approval required by conditions 3, 10, 15 and 21 of Planning Application 09/04287/RM	SPL	94

Spatial relationships

UDP Designations

N32 Greenbelt	0.53	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	1.36	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	8.18
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Nearest train station	Guiseley
Nearest train station distance (m)	4178.23
Nearest bus stop	1005
Nearest bus stop distance (m)	340.40

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Limited number of comments. One supportive of development on brownfield land and objection due to impact on local services.
No statutory comments as lime green site.

Comments on phasing

DPP Allocation

Identified housing site with mixed uses

DPP Allocation Conclusion

Site suitable for residential development with offices.

Outer North West

1179 Low Pasture Farm (land at), off Bradford Road, Otley

Site Details

Easting	418906	Northing	444575	Site area ha	4.9	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Unmanaged Forest

Other land uses - None

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

Description

Linear site on the south western boundary of Otley abutted by the Chevin. Limited highway access.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer North West

1179 Low Pasture Farm (land at), off Bradford Road, Otley

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

Green Belt site, unrelated to the existing settlement of Otley. Development would extend development south of Otley and set a precedent for sprawl.

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: Unsuitable

Achievability: Uncertain

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor access to employment and Public Transport. Average access to local services

Rank (1-5)

2

Access comments

No frontages with adopted highway

1

Local network comments

Possible cumulative impact in local area

4

Mitigation measures

needs adjacent land/dwelling for access, improvements to PT

Total score

7

Highways site support

no

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Otley
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Two culverted watercourses along cross northern boundary

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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Supported

Outer North West

1179 Low Pasture Farm (land at), off Bradford Road, Otley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of 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	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationship

LCC ownership %

0.00

1179 Low Pasture Farm (land at), off Bradford Road, Otley

Nearest train station	Guiseley
Nearest train station distance (m)	2362.01
Nearest bus stop	7467
Nearest bus stop distance (m)	197.99

Agricultural classification	Grade 4
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site, unrelated to the existing settlement of Otley. Development would extend development south of Otley and set a precedent for sprawl. Highways concerns re access.

Site affects others?

Sustainability summary

Summary of reps

Pros
None

Anti
Limited number of comments, related to traffic congestion and green belt.

Statutory
WYCA
Fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development. 721m to core bus network, 5 buses per hour, within 20 mins to primay school, 30 mins to secondary school and 20 mins to primary health.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site, unrelated to the existing settlement of Otley. Development would extend development south of Otley and set a precedent for sprawl. Highways concerns regarding access.

Outer North West

1181A The Sycamores (land at), Bramhope LS16

Site Details

Easting	425689	Northing	442356	Site area ha	2.4	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Agricultural land accessed by and to the north of The Sycamores, adjacent to Bramhope Grove Farm.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Development of site could create a rounding off of the settlement and would be contained by the road and housing on three sides.
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Outer North West

1181A The Sycamores (land at), Bramhope LS16

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Quarter of site area accessible to primary and secondary education but lacks local services and does not meet public transport Core Strategy standards. Half site has access to 3 buses per hour.

Rank (1-5)

2

Access comments

Road width needs widening, may not be adequate width in highway. End of road not adopted, may require additional land.

3

Local network comments

Local congestion, mitigation required

3

Mitigation measures

Unknown at this stage

Total score

8

Highways site support

No

Contingent on other sites

No

Contingent on other sites

No

Highways Agency

Impact

Network Status

No objection

Network Rail

Yorkshire Water

Treatment Works

Knostrop High Level

Three sewers, including large diameter, cross the centre of the site south/north

Environment Agency

Constraints

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

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Outer North West

1181A The Sycamores (land at), Bramhope LS16

Flood Risk	
Flood Zone 1	

Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
English Heritage	

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

App Number	Proposal	Decision	% of site

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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

Other Spatial Relationship		
LCC ownership %	0.00	
Nearest train station	Horsforth	
Nearest train station distance (m)	3457.57	
Nearest bus stop	12414	
Nearest bus stop distance (m)	468.74	
Agricultural classification	Grade 4	

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

Conclusions

Issues and Options Summary

Green Belt site. Development of site A could create a rounding off of the settlement, but Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary. Poor accessibility.

Site affects others?

Sustainability summary

Summary of reps

Affordable housing I understand is needed but this needs to be built in the right way and with the right infrastructure in place to give it longevity, Bramhope is not a viable location.

What sort of housing will it be – my understanding is that the government want to focus on affordable accommodation for young people, smaller first time buyer houses where buyers subscribe to the scheme where they pay a 5% deposit if they commit to a new build – I would support this but not more large houses.

There needs to be a far greater range of accommodation meeting a broader need for young people and families wanting to stay in the area who can't afford the usual property prices. Is there a need for this- has someone researched whether there would be enough people buying this accommodation? One can presume that the sale prices of the houses from these development will would be similar to the 'Centurion Fields' homes in Adel with starting price of £429k - £750k. How is this helping Leeds' housing crisis???

Pros

Access to highway network (A660) and the X84 bus.

Anti

Majority of respondents supportive of no development on the site. General objections to new housing in Bramhope including affect on the character of the village, traffic congestion, limited public transport, infrastructure and wildlife issues. Site specific objections due to access constraints of The Sycamores and references to previous UDP inspector's report which did not support new housing on the site.

Statutory

WYCA

Falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development. 1497m to core bus network, 6 buses per hour, within 20 mins to primary school, 30 mins to secondary school and 20 mins to primary health.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary. Poor accessibility.

Outer North West

1181B The Sycamores (land at), Bramhope LS16

Site Details

Easting	425849	Northing	442252	Site area ha	6.1	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

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

Other land uses - None

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

Description	
Agricultural land accessed by and to the south of The Sycamores, adjacent to Bramhope Grove Farm and West Park Rugby club.	

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer North West

1181B The Sycamores (land at), Bramhope LS16

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

Green Belt site. Development of site B could set a precedent for unrestricted urban sprawl to the south of Bramhope.

SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
One quarter of site ok for education but lacks local services and does not meet Public Transport Core Strategy. Half site in 3 buses per hour zone	2

Access comments	
Road width needs widening, may not be adequate width in highway. End of road not adopted, may require additional land.	3

Local network comments	
Local congestion, mitigation required	3

Mitigation measures	Total score
Unknown at this stage	8

Highways site support
No

Contingent on other sites
No

Contingent on other sites
No

Highways Agency

Impact	Network Status
No objection	

Network Rail

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Yorkshire Water

Treatment Works	Knostrop High Level

Environment Agency

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

LCC

Ecology support	Supported
Supported	

Outer North West

1181B The Sycamores (land at), Bramhope LS16

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of 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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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1181B The Sycamores (land at), Bramhope LS16

Nearest train station	Horsforth
Nearest train station distance (m)	3424.35
Nearest bus stop	14216
Nearest bus stop distance (m)	413.18

Agricultural classification	Grade 4
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Development of site B could set a precedent for urban sprawl to the south of Bramhope. Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary to the east of the site to the A660. Poor accessibility.

Site affects others?

Sustainability summary

Summary of reps

Anti
The council promised that there would be no expansion into green-belt under the last village design statement.
Traffic along Old Lane, the Cross and Church Hill is already dangerous. Exiting Churchgate on to Church Hill is difficult as is exiting Breary Lane at the Cross.
Would generate more vehicles trying to access the A660 roundabout at the junction with Kings Road.
The last Inspector placed tree preservation orders on various trees etc along The Sycamores. The Inspector's report gives extensive reasons why the sites along The Sycamores should not be developed.
This lane is and always has been a country lane enjoyed by walkers and the village as a whole.
Site is low-lying (Breary Marsh)
The Council have misread the last census, there are up to 30,000 fewer people than first thought.
Alwoodley Gates (2054) should be developed instead of sites in Bramhope.

Pro
Appears to have a better road structure, more suitable to housing.
Would seem logical to consider building - adjacent to the existing A660 main road and thus would allow easy access to road commuters.
The site is well related to the existing urban area and is close to shops and services, community and leisure facilities, public transport, education and local health facilities.

Metro				
We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
1497	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development of site B could set a precedent for urban sprawl to the south of Bramhope. Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary to the east of the site to the A660. Poor accessibility.

Outer North West

1196 West Busk Lane (land off), Otley LS21

Site Details

Easting	418670	Northing	445146	Site area ha	11.3	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Waterways

Neighbouring land uses

Agriculture

Outdoor sport facility

Dwellings

Other land uses - None

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

Description

Agricultural land to the north of West Busk Lane. Gill Beck on the western site boundary.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer North West

1196 West Busk Lane (land off), Otley LS21

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

Development would represent unrestricted sprawl. and would not round off the settlement, but represent a large extension to the north of existing residential properties unrelated to the settlement form. No defensible Green Belt boundary

SHLAA conclusions

Availability: Unknown

Suitability: Unsuitable

Achievability: Uncertain

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor access to employment and public transport. Average access to local services

Rank (1-5)

2

Access comments

Poor access visibility onto adopted highway, needs access through site 1317

2

Local network comments

Possible cumulative impact in local area

4

Mitigation measures

needs adjacent land/dwelling for access, improvements to PT

Total score

8

Highways site support

no

Contingent on other sites

yes with 1317

Contingent on other sites

yes with 1317

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Otley
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Surface water sewer within eastern part of the site.

Environment Agency

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

LCC

Ecology support	Not supported
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Not supported (RED). No site-based designations but Gill Beck and adjacent land in the west of this site has protected species and good quality riparian habitat including a strip of woodland. Protected species to consider - Otter, White Clawed Crayfish and bats

Outer North West

1196 West Busk Lane (land off), Otley LS21

Ecology boundary

Supported with mitigation if Red hatched areas are exluded and the boundary is ammended as per Drawing RM/1196. Mitigation will still be required to protect and enhance western, northern and eastern boundaries. No development should be allowed within 30 metres of the Gill Beck and the land adjacent to Gill Beck should not be used for public access.

Education comments

Flood Risk

Site in close proximity to River Wharfe and Mickle Ing beck runs along Northern boundary. There is also a minor watercourse running through the site. Approximately 40 % of the site is shown to be in Flood Zones 2 and 3.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	98.59	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	14.15
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Nearest train station	Guisseley
Nearest train station distance (m)	2938.55
Nearest bus stop	5221
Nearest bus stop distance (m)	231.18

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Development would represent unrestricted sprawl and would not round off the settlement, but represent a large extension to the north of existing residential properties unrelated to the settlement form. No defensible Green Belt boundary - boundaries are poorly defined. Highways concerns re access.

Site affects others?

Sustainability summary

Summary of reps

Anti				
Impact on the highway network and the A58, poor access.				
Site is known to flood.				
Lack of defined boundaries within the site would make building levels difficult to control once started.				
Hole 13 is located adjacent to the western boundaries of Sites 1196 and 1317, Otley Golf Club would seek to ensure that in the event that this land is ever allocated for development, there is sufficient provision made along the western boundary to mitigate the potential impact from stray golf balls.				
Metro				
We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
805	5	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development would represent unrestricted sprawl and would not round off the settlement, but represent a large extension to the north of existing residential properties unrelated to the settlement form. No defensible Green Belt boundary - boundaries are poorly defined. Highways concerns regarding access.

Site Details

Easting	420634	Northing	445822	Site area ha	2.7	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor sport facility

Allotment and city farm

Neighbouring land uses

Dwellings

Outdoor sport facility

Shops

Other land uses - None

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

Description

Flat site occupied by Otley RUFC, playing field and allotments.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

Outer North West

1197 Cross Green Rugby Ground and Allotments, Otley LS21

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

SHLAA conclusions

Availability: Medium (6-10yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Public Transport not in line with Core Strategy accessibility standards but meets accessibility for employment, health and education

3

Access comments

Adequate frontage

5

Local network comments

Local congestion issues.

3

Mitigation measures

Unknown at this stage

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact No material impact

Network Status

No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Otley

Large diameter combined sewer crosses the north of the site

Environment Agency

Constraints FZ2

Part FZ2 See comments in main text of our response

LCC

Ecology support Supported

Supported

Ecology boundary

Education comments

Flood Risk

Site in close proximity to River Wharfe and approximately 30% of the site is shown to be in Flood Zone 2

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	1.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	35.14				
N5 Open Space	0.00				
N6 Playing Pitch	64.84				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.00
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1197 Cross Green Rugby Ground and Allotments, Otley LS21

Nearest train station	Guiseley
Nearest train station distance (m)	4021.83
Nearest bus stop	3299
Nearest bus stop distance (m)	189.38

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

Conclusions

Issues and Options Summary

Residential would be contrary to UDP designation; Protected playing pitches (N6) and allotments (N1A). Loss of greenspace would need to be considered through the greenspace review. See greenspace section page 21, question G8. No highways concerns.

Site affects others?

Sustainability summary

Summary of reps

Pro development

The sports club facilities will be relocated elsewhere. The site is available and deliverable.

Anti Development

The rugby club is part of Otley's heritage. Outdoor sports facilities are need for young and old.

Long waiting list for allotments. Allotments for livestock are rare.

positive effects on health and wellbeing.

Loss of allotments - allotments were left to the people of Otley by the Sunnylee Estate

Other sites within Otley could be looked at - Mill Lane, Old Cattle Market, LCC Property off Beech Hill.

Use brownfield before greenfield

Deficient in greenspace in the area

Statutory consultees

5 buses an hour. Access to Primary School, Yes. Access to Secondary School, Yes. Access to Public Health Services, Yes.

Sport England's statutory role and our playing field policy will still apply on this playing field site. We would oppose its N6 allocation deletion as this would fail to recognise the site former use and current land use as playing fields/sport and recreation facilities.

Otley and Yeadon are identified as having a local deficiency in outdoor sport, something this site could help rectify. Regard has to be had to the evidence available and ensure if developed the outdoor sports facilities are replaced like for like in a suitable location.

Land no longer in use for sport is not an argument for its disposal to other uses. In Sport England's experience it is more likely this is down to the site owner closing the site off rather than lack of demand to make use of the playing field for sport.

Furthermore assessment on whether other open space typologies are more suitable is required before this is lost to housing development

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Residential use would be contrary to the UDP designation of the site as protected playing pitches (Policy N6) and allotments (Policy N1A).

Site Details

Easting	421710	Northing	445776	Site area ha	8.6	SP7	
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

Availability: Short (=≤5 yrs)

Suitability: Unsuitable

Achievability: Uncertain

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

--

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	91.55	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	95.33	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Guiselay
Nearest train station distance (m)	4563.02
Nearest bus stop	12244
Nearest bus stop distance (m)	193.75

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Pro
More suitable for development than site 744.
The site itself is not prone to flooding, well related to urban area, effect on GB minimal.

No statutory comments as sieved out site.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site sieved out. Flood zone 3b (washland) on Strategic Flood Risk Assessment.

Outer North West

1204 Old Manor Farm (land at), off Old Lane, Bramhope LS16

Site Details

Easting	424291	Northing	443460	Site area ha	12.7	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Linear shaped site running parallel with properties on Old Lane, in agricultural use.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site. Development of site would constitute ribbon development along Old Lane and create potential for sprawl to the north given the poorly defined boundary. The site does not relate well to the existing settlement.

Outer North West**1204 Old Manor Farm (land at), off Old Lane, Bramhope LS16****SHLAA conclusions****Availability:** Short (≤ 5 yrs)**Suitability:** LDF to determine**Achievability:** Longterm (11+yrs)**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Does not meet accessibility standards for health, education and employment. Half site in 3 buses per hour zone as crow flies but would not be accessible without additional land.

1

Access comments

Narrow unlit country lane unsuitable for large development

1

Local network comments

Local congestion

3

Mitigation measures

Unknown at this stage

Total score**5**

Highways site support

no

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact No material impact

Network Status

No objection

n/a

Network Rail**Yorkshire Water**

Treatment Works

Pool

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

Environment Agency

Constraints

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

LCC

Ecology support

Supported

Supported

Outer North West

1204 Old Manor Farm (land at), off Old Lane, Bramhope LS16

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.98	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	1.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input checked="" type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	1.08
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1204 Old Manor Farm (land at), off Old Lane, Bramhope LS16

Nearest train station	Horsforth
Nearest train station distance (m)	4322.31
Nearest bus stop	11562
Nearest bus stop distance (m)	502.49

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

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

Conclusions

Issues and Options Summary

Green Belt site. Development of site would constitute ribbon development along Old Lane and create potential for sprawl to the north given the poorly defined boundary. The site does not relate well to the existing settlement. Highways concerns regarding access and accessibility.

Site affects others?

Sustainability summary

Summary of reps

Anti

Residents are concerned with traffic congestion and access issues on roads A660/A658, junction of Church Hill, Old Lane, Eastgate and Moor Road, Breary Lane & Bromhope Village Crossroads

The main concerns are loss of greenfield, changing the village into a town/loss of character/change away from village life, wildlife, greenbelt, strain on services/nhs/schools/gen infra/lack of shops/parking issues and general concerns changing into a Town and urban sprawl while brownfield in the city centre should be developed first.

Other comments include don't build afford houses/brings the wrong type of people and increases crime/not enough employment/public transport can't cope/no buses/no train station/cemetery is too expensive/ council population figures are wrong/hmca target too high.

Bramhope is too close to the airport/village already overrun with tourists/new houses will be too big/development should be elsewhere not here

Site is too near the airport

Statutory

WYCA

Fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

2449m to core bus network, 4 buses per hour, outside 20 mins to primary school, within 30 mins to secondary school and 20 mins to primary health.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development of site would constitute ribbon development along Old Lane and create potential for sprawl to the north given the poorly defined boundary. The site does not relate well to the existing settlement. Highways concerns regarding access and accessibility.

Outer North West

1317 West Busk Lane (105 House and Garden), Otley LS21 3LX

Site Details

Easting	418517	Northing	444909	Site area ha	0.4	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Mixed
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On-site land uses

Dwellings

Vacant land

Neighbouring land uses

Dwellings

Outdoor sport facility

Other land uses - None

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

Description

Existing residential property on east side of site with trees on site boundary. Remainder of site is unused greenfield area. Gill Beck forms the northern and western boundary. Site access is from the existing property at the junction of West Busk Lane and the access to Otley Golf Club.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer North West

1317 West Busk Lane (105 House and Garden), Otley LS21 3LX

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

Green Belt site. Site contained by boundary of beck thereby limiting potential sprawl.

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: Unsuitable

Achievability: Uncertain

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Poor access to employment and public transport. Average access to local services

2

Access comments

Mitigation works required to bring private road to adoptable standard. Access initially off private road. Possible problem with tree on adopted highway in visibility splay.

3

Local network comments

Possible cumulative impact in local area

4

Mitigation measures

needs access and footway improvements

Total score

9

Highways site support

no

Contingent on other sites

yes with 1317

Contingent on other sites

yes with 1317

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

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

Environment Agency

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

Outer North West

1317 West Busk Lane (105 House and Garden), Otley LS21 3LX

LCC

Ecology support

Not supported

Not supported (RED). No site-based designations but Gill Beck and adjacent land in the west of this site has protected species and good quality riparian habitat including a strip of woodland. Protected species to consider - Otter, White Clawed Crayfish and bats

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/1317. Mitigation will still be required to protect and enhance the western boundary. No development should be allowed within 20 metres of the Gill Beck and the land adjacent to Gill Beck should not be used for public access.

Education comments

Flood Risk

Site in close proximity to River Wharfe and Gill beck runs along Northern boundary. Almost all the site is shown to be in Flood Zone 3.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
09/05594/FU	5 bedroom detached dwelling with integral double garage to garden site	R	52

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	75.81	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	1.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Overlaps N37 SLA	<input type="checkbox"/>		
		Regeneration Areas	
		Inner South RA	0.00
		LB Corridor RA	0.00
		EASEL RA	0.00
		Aire Valley RA	0.00
		West Leeds Gateway	0.00

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	2716.91
Nearest bus stop	9872
Nearest bus stop distance (m)	69.71

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

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

Conclusions

Issues and Options Summary

Green Belt site. Site contained by boundary of beck thereby limiting potential sprawl. However, Highways concerns as access is off private road. Within flood zone 3a (high risk).

Site affects others?

Sustainability summary

Summary of reps

Anti				
Green belt and public transport.				
Statutory				
WYCA				
Falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
957	5	No	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Site contained by boundary of beck thereby limiting potential sprawl. However, Highways concerns as access is off private road. Within flood zone 3a (high risk).

Outer North West

1358 Midgley Farm, Otley

Site Details

Easting	422201	Northing	445720	Site area ha	25.4	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: Unsuitable Achievability: Uncertain

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

--

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	4843.99
Nearest bus stop	11254
Nearest bus stop distance (m)	314.50

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Pro
Ruled out due to flooding but this has only affected the eastern end of the site during the last 100 years. West section suitable for development.
Designated for gravel extraction but since this minerals extraction operations in the Wharfe valley has been the subject of much examination and debate and has effectively been ruled out.
By pass needed.

No statutory comments as site sieved out.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Sieved out site. Flood Zone 3b (washland) on Strategic Flood Risk Assessment. Minerals safeguarded site.

Site Details

Easting	424319	Northing	444999	Site area ha	11.1	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

--

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue 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?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	

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	

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Existing Protected Area of Search (PAS) site in Unitary Development Plan.

Outer North West

1369 Old Pool Bank, Pool in Wharfedale, Otley, LS21

SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: LDF to determine

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Access to primary education ok for half of site. Poor for remaining services. Possible mitigation for 226 houses

Rank (1-5)

2

Access comments

Relies on site 1095 and Pool Bank Bypass

3

Local network comments

Local congestion, mitigation required

2

Mitigation measures

By-pass and off site improvements required

Total score

7

Highways site support

yes with substantial mitigation

Contingent on other sites

yes

Contingent on other sites

yes

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Pool
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Combined sewer within eastern boundary and rising main within northern road frontage boundary.

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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Supported

Ecology boundary

Education comments

1095B, C and D, 1369 =500 houses generates 125 primary and 50 secondary children. Small village school – Pool C of E – land would be required

Outer North West

1369 Old Pool Bank, Pool in Wharfedale, Otley, LS21

to expand the school by 0.5FE

Flood Risk

Flood Zone 1. There are 2 minor watercourses running through the Southern part of the site, and the area adjacent to these is shown to be at high risk of surface water flooding.

Utilities

Gas

Northern Gas networks owns and operates a high pressure pipeline which runs across the southern section of this site. This pipeline will be protected with an easement. The Institution of Gas Engineers and Managers document TD1 Edition 5 recommends a minimum distance of 55m from a normally occupied property. In addition to the Northern Gas Networks apparatus two other high pressure pipelines cross this site, these are owned and operated by National Grid who should be consulted in this enquiry.

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	2.74	% overlap
N34 PAS	90.32	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	5860.84
Nearest bus stop	9378
Nearest bus stop distance (m)	249.32

Agricultural classification	Grade 3b
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Existing Protected Area of Search (PAS) site on UDP. Potentially suitable for housing however significant highway infrastructure requirements.

Site affects others?

Sustainability summary

Summary of reps

Anti

It has been suggested that part of this area could be used to extend the cemetery as the present graveyard round St Wilfrid's Church is almost full.

Land has covenants over it forbidding the building of houses.

Land has a major gas pipe running underneath.

Bypass should be considered if planning approved.

Church Close is too narrow for cars.

Traffic conditions through Pool on Arthington Lane and Pool are appalling - could create 1000 more daily car journeys.

Harrogate / Bradford Road which is already almost gridlocked at rush hours.

Alwoodley Gates site 2054 would be more suitable for this size of development.

It would turn Pool-in-Wharfedale into a town.

Should not have been taken out of Green Belt and designated PAS.

Sewage system inadequate.

The site is immediately adjacent to an ancient settlement.

Leeds should be considered as a whole not as standalone segments, as some areas of a city are likely to have far more brownfield sites available for development than others.

Will increase the size of the villages of Bramhope by 30% and Pool by 50% respectively without any consideration for infrastructure.

Planning recently rejected to build a small number of new dwellings on Pool Court Arena - development much larger.

Neutral

As a compromise, would agree to one section of this land to be built on.

Pro

Need more housing - especially affordable housing so long as better roads and traffic management is provided / maybe extend the school.

Many young people probably won't comment - most comments will be from elderly residents who already have homes.

Will connect with the park and ride proposed at Bodington as part of the "New Generation Transport" system for the city. The village is accessed by public transport routes and by private car and has good access to a range of employment locations including Otley, Leeds Bradford Airport and Harrogate.

Protected Areas of Search must be considered first in accordance with established policy over green belt site 1095. It is considered that the current consultation creates the misleading impression that the two sites should be considered as a whole.

The by-pass, which would run outside the western boundary of the Protected Area of Search and through the southern section, would deliver environmental and road safety benefits for the main centre of the village. However, it is not essential to housing development on site 1369.

The nearest railway station to the sites is Weeton, which is less than 5 kilometres from the site northeast of Pool within North Yorkshire.

Statutory

WYCA				
We are minded to recommend that these sites were not prioritised for housing until other more accessible sites have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
3748	4	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Safeguarded land (PAS)

DPP Allocation Conclusion

Existing Protected Area of Search (PAS) site on UDP. Potentially suitable for housing in the long term once CS priorities have been addressed. Combine with site 1369 as PAS site to meet numbers/highway viability for relief road.

Outer North West

2035 East Chevin Road, Otley

Site Details							
Easting	420599	Northing	445032	Site area ha	1.5	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Auction Market	
Car Parks	
Neighbouring land uses	
Office	
Dwellings	
Vacant land	

Other land uses - None

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

Description	
Brownfield site on the edge of Otley in use as an auction market site. The site lies to the north of the A660 Otley by-pass.	

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

Outer North West

2035 East Chevin Road, Otley

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

SHLAA conclusions

Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Bus services half hourly to Leeds and Bradford, edge of town centre location but no rail station	5
Access comments	
Adequate frontage, mitigation works	4
Local network comments	
Local congestion issues but existing brownfield site, some mitigation required	5
Mitigation measures	Total score
20 mph funding	14
Highways site support	
yes	
Contingent on other sites	
no	
Contingent on other sites	
no	

Highways Agency

Impact	No material impact	Network Status	no objection
n/a			

Network Rail

Yorkshire Water

Treatment Works	Otley
Culverted water course in the centre of the site runs north	

Environment Agency

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

LCC

Ecology support	Supported
Supported	

Outer North West

2035 East Chevin Road, Otley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

This site lies within the Otley Conservation Area. The NPPF makes it clear that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area. Consequently, if the buildings on the site make a positive contribution to the Conservation Area, they should be retained. If allocated, development proposals would need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.

Natural England

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

App Number	Proposal	Decision	% of 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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	3312.16
Nearest bus stop	3459
Nearest bus stop distance (m)	79.67

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

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

Conclusions

Issues and Options Summary

UDP employment allocation E4.19. Brownfield site well located within the urban area. Potentially suitable for combination of residential / office use, subject to meeting policy requirements. No Highways concerns.

Site affects others?

Sustainability summary

Summary of reps

Anti
I would like to see this retained to provide a home for livestock auctions and other markets (eg car boots) which are popular. It is also the assembly point for our lovely carnival.
It should be retained for employment use.

Pro
The challenge will be in ensuring that this housing is appropriate for Otley and that a large propotion of the housing is officially designated as affordable. Issues of sustainability will also be key (particularly around transport and schooling).
Residential use is preferred to office use.

English Heritage
If the buildings on the site make a positive contribution to the Conservation Area, they should be retained.

Metro
Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless. The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
434	5	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Conforms with CS hierarchy. Brownfield site within urban area

Outer North West

2051A King Lane, Alwoodley LS17

Site Details

Easting	428922	Northing	441359	Site area ha	116.3	SP7	Main Urban Area Extension
HMCA	North Leeds, Outer North West				Ward	Alwoodley	

Site Characteristics

Site type	Greenfield						
On-site land uses	Agriculture						
Neighbouring land uses	Agriculture						
Dwellings	Outdoor sport facility (golf)						
Other land uses	Utilities - water storage (reservoir)						
Topography	Undulating			Landscape	Limited Tree Cover		
Boundaries	Partially well-defined			Road front	Yes		

Description	Extensive sprawling site to the rear of properties on Alwoodley Lane extending to the boundary of Eccup reservoir to the north and to Eccup Lane, Eccup Moor Road and King Lane. The site is in agricultural use.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer North West

2051A King Lane, Alwoodley LS17

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

Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl.

SHLAA conclusions

Availability: Medium (6-10yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Entire site outside accessibility standards. Small percentage within walking distance of primary health and education.

Rank (1-5)

2

Access comments

Scale of development would require multiple accesses to be provided, difficult to see how this requirement could be met given the limited road frontages available.

2

Local network comments

King Lane in vicinity of site has significant deficiencies.

1

Mitigation measures

Unknown. Site has only a small frontage onto King Lane, so extensive mitigation works would not appear possible.

Total score

5

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

Network Status

Major impact - Likely to require significant physical mitigation

Network Rail

Yorkshire Water

Treatment Works

Knostrop High Level

Large surface water sewers within south and east of site and raw water main in east.

Environment Agency

Constraints

FZ 2 & 3

FZ1 over 1 ha. Small encroachment by FZ3 next to Eccup Reservoir. See comments in main text of our response.

LCC

Ecology support

Not supported

Not supported (RED). No site-specific designations but Eccup Reservoir Site of Special Scientific Interest is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.

Outer North West

2051A King Lane, Alwoodley LS17

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Minor watercourse runs through site and discharges into Eccup Reservoir

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship		
LCC ownership %	99.26	

Nearest train station	Horsforth
Nearest train station distance (m)	5018.41
Nearest bus stop	172
Nearest bus stop distance (m)	583.44

Agricultural classification	Grade 3
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Overlaps SSSI	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.

Site affects others?

Sustainability summary

Significant negative- community cohesion and local distinctiveness (size of site relative to settlement), greenfield, ecology objection, landscape and natural resources (agricultural land). Minor negative - access to education and leisure facilities, community participation (poor access), greenspace, greenhouse emissions, transport network and accessibility. Minor positive - flood risk.

Summary of reps

Disagree

Important recreation area for local residents.
Isolated from current housing.
No building of any more houses.
Less disruption to people's lives.
Site unsuitable and object to any proposal to build here.
Strongly favour this site keeping its protected status.
Site considered a 'protected area.' (UDP, Vol, 2, p.67)
Insufficient road infrastructure would be adversely affected by development.
Development there would represent a major isolated new settlement completely lacking in any facilities.

Agree

Local network capacity inadequate.
Large site but is contained within defensible boundaries which will contain it and prevent sprawl.
Good transport infrastructure.
Site has clearly defined boundaries.
Closeness to Leeds.
Localised smaller scale developments at the head of Lakeland Drive and at the open fork in Windemere Drive should be possible without invoking sprawl or access issues.
Well supplied with good traffic arteries
Would not have a dramatic effect on traffic patterns or solid structures.

Statutory

Metro - "We agree that these sites would not be suitable for housing development."

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.

Outer North West

2051B King Lane, Alwoodley LS17

Site Details

Easting	428415	Northing	440640	Site area ha	20.3	SP7	Main Urban Area Extension
HMCA	North Leeds, Outer North West				Ward	Alwoodley	

Site Characteristics

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

Other land uses - None

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

Description	
Land to the west of King Lane bordering Headingley Golf Course in agricultural use.	

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer North West

2051B King Lane, Alwoodley LS17

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

Unrelated to the existing settlement pattern. Well contained site reducing potential for further sprawl.

SHLAA conclusions

Availability: Medium (6-10yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Entire site outside accessibility standards, small percentage within walking distance of primary health and education.

Rank (1-5)

2

Access comments

Scale of development would require multiple accesses to be provided, difficult to see how this requirement could be met given the limited road frontages available.

2

Local network comments

King Lane in vicinity of site has significant deficiencies.

1

Mitigation measures

Unknown. Site has only a small frontage onto King Lane, so extensive mitigation works would not appear possible.

Total score

5

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

Network Status

Major impact - Likely to require significant physical mitigation

Network Rail

Yorkshire Water

Treatment Works

Knostrop High Level

Sewers and water mains in access road through centre.

Environment Agency

Constraints

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

LCC

Ecology support

Not supported

Not supported (RED). No site-specific designations but Eccup Reservoir SSSI is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.

Outer North West

2051B King Lane, Alwoodley LS17

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	26.87	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	99.49
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Nearest train station	Horsforth
Nearest train station distance (m)	4266.64
Nearest bus stop	7075
Nearest bus stop distance (m)	255.86

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

The site has no defensible Green Belt boundary, but the potential sprawl is contained by the golf course, road and woodland.

Site affects others?

Sustainability summary

Significant negative - community cohesion and local distinctiveness (size of site relative to settlement), greenfield, ecology objection, landscape and natural resources (agricultural land). Minor negative - access to leisure facilities, community participation (poor access), greenhouse emissions, transport network and accessibility. Minor positive - access to health, greenspace and flood risk.

Summary of reps

Disagree

Isolated from current housing

Poor local network capacity

unsuitable and object to any proposal to build here

The width of king Lane between The Crescent and Alwoodley Lane is inadequate for current vehicular traffic.

Would severely impact the area of Adel.

Substandard road network

Agree

Located relatively close to centre of Leeds.

Contained within defensible boundaries to prevent urban sprawl.

Relatively good transport links.

far better transport infrastructure to support housing development

Statutory

Given the poor accessibility, we agree that this site would not be suitable for housing development. (Metro)

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.

Outer North West

2054 Harrogate Road, Moortown LS17

Site Details

Easting	431038	Northing	441266	Site area ha	22.2	SP7	Main Urban Area Extension
HMCA	North Leeds, Outer North East, Outer North West				Ward	Alwoodley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Unmanaged Forest

Dwellings

Other land uses - None

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

Description

Greenfield site in agricultural use to the west of Harrogate Road close to Eccup reservoir. Access from roundabout on Harrogate Road
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer North West

2054 Harrogate Road, Moortown LS17

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

The site is unrelated to the existing settlement pattern and would represent sprawl to the western side of the Harrogate Road.

SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

80% of the site is accessible to public transport. Only a small part of the site is accessible to health and education.

Rank (1-5)

3

Access comments

Size of site would require at least 2 junctions with external highway. Constraints on Harrogate Road.

2

Local network comments

Constraints on Harrogate Road. Capacity problems leading to queuing at peak times

2

Mitigation measures

mitigation may not be possible

Total score

7

Highways site support

no

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrop High Level
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Three large water mains cross the centre of the site north/south and a rising main in the northern boundary.

Environment Agency

Constraints

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

LCC

Ecology support	Not supported
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Not supported (RED). No site-specific designations but Eccup Reservoir SSSI is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.

Outer North West

2054 Harrogate Road, Moortown LS17

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Adjacent to Eccup Reservoir.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of 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	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationship		
LCC ownership %		99.98

Nearest train station	Burley Park
Nearest train station distance (m)	6850.08
Nearest bus stop	7381
Nearest bus stop distance (m)	529.43

Agricultural classification	Grade 3
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Overlaps SSSI	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. The site is unrelated to the existing settlement pattern and would represent sprawl to the western side of the Harrogate Road. Highways concerns re access and local network capacity.

Site affects others?

Sustainability summary

Summary of reps

Anti
This is a red kite preservation area around Eccup and we have at least 150 birds now thriving in this area. It is a regular migratory path for the Canadian geese and an area of outstanding natural beauty and attracts walkers.

Pro
More suitable than Pool and Bramhope sites.
The process of selection is not being used fairly in this case.
Traffic impact on the A61 would be far less than on the A660.
Very clearly defined boundaries with the A61 to the east and elsewhere surrounded by woodland, well contained with strongly defensible boundaries to prevent urban sprawl.
This site was deemed suitable for a Park and Ride facility some years ago, so clearly traffic/access problems can be solved.
Would enable the numbers of houses to be better distributed throughout the Outer North West area.
Well related to the existing urban area.
Area would also be able to absorb a large number of houses without changing the fundamental feel of the community.

Metro				
From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
251	4	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green belt site. Highway concerns regarding access and local network capacity. Part of site identified as Park and Ride in the UDP

Outer North West

2130 Church Lane, Adel

Site Details

Easting	427242	Northing	440371	Site area ha	14.8	SP7	Main Urban Area Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Dwellings

Neighbouring land uses

Agriculture
Dwellings
Places of worship

Other land uses - None

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

Description

Greenfield site between Otley Lane and Church Lane. The majority of the site is in agricultural use with a number of residential dwellings on the western site boundary.

Greenbelt Assessment - Not Required

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?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	

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	

3. Assist in safeguarding the countryside from encroachment

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

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	

Outer North West

2130 Church Lane, Adel

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

PAS (Protected Area of Search) site in Unitary Development Plan.

SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments Rank (1-5)
50% of site meets Core Strategy standard. Local shops within walking distance 3

Access comments
No access from Church Lane, main access from Otley Road signalised. Other mitigation also possibly required 4

Local network comments
Local congestion issues, mitigation potential 3

Mitigation measures Total score
No access off Church Lane, possible limited access from adjacent site, main access from Otley Road with new signal junction(s) 10

Highways site support
yes with mitigation

Contingent on other sites
no

Contingent on other sites
no

Highways Agency

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works	Knostrop High Level
Combined sewer in north western corner.	

Environment Agency

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

LCC

Ecology support	Supported
Supported	

Outer North West

2130 Church Lane, Adel

Ecology boundary

Education comments

2130=186 houses generates 46.5 primary and 19 secondary children. Pressure for places in Adel. Expansion of existing school needed.

Flood Risk

Flood Zone 1, although there are a couple of minor watercourses running through the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

This site adjoins the boundary of the Adel St John's 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 sites 1080, 1002, 3367A, 3400 and 2130 within 2km of Breary Marsh SSSI/LNR (see citation below). The effects of each site (if progressed) should be assessed alone and cumulatively. www.sssi.naturalengland.org.uk/citation/citation_photo/1004046.pdf

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.85	% overlap
N34 PAS	99.15	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3078.17
Nearest bus stop	7354
Nearest bus stop distance (m)	256.06

Agricultural classification	Grade 3b
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

This is a PAS (Protected Area of Search) site and does not benefit from Green Belt protection. A limited amount of protected trees are positioned throughout the site, the majority to the west which surround existing buildings. These will need to be considered carefully at the design stage, a public right of way also crosses the site. New development is being constructed immediately to the south. Development would require suitable access into the site, which is constrained by existing properties within the site boundary and concerns over additional traffic on Church Lane and Adel Lane.

Site affects others?

Sustainability summary

Summary of reps

Anti
Developers are sure to submit applications for large executive homes rather than the more modest family units that are required locally. Visual impact on nearby Church - Grade I Listed, Church is of regional importance.
Has an ancient public right of way leading across from the Otley Road to the Church and is used by many walkers who then continue their walk through the Churchyard and then on to Back Church Lane either to the other local site of great interest and beauty (York Gate) or onwards up into Adel woods.
Concerns regarding NGT and diversions which would be aggravated by more traffic.
Consideration should be given to the concept of running a service road parallel to the Otley Road along the front of Bodington hall and the government land with some suitable shops and parking to serve the passing trade.
Congestion problems on the A660.
Access direct from Site Ref 1079 to Church Lane would be too close to the junction with Back Church Lane and the bend in Church Lane - visibility problems.
A watercourse goes through this site, which flows into Meanwood Valley Beck - a large housing development would increase pollution risk to the beck.
Present drainage system cannot deal with the volumes of surface water - future flooding of our property (Adel Mill) is likely due to the scale of the proposed development and its proximity to Adel Mill.

Pro
Access could be from Otley Road so as to prevent traffic pressure on Adel Lane and also encourage use of Otley Road bus services.
Should be considered as more suitable for house building than Green Belt protected sites.
Let it be for accommodation for elderly people in Adel of whom there are many, who may wish to downsize from a larger property yet remain in this area where they have friends - rather than executive housing.

Could be considered for a gypsy and traveller site. It is on the perimeter of the proposed housing developments, and traditional the gypsy and traveller community do like Adel. The area is similar in size to Cottingley Springs, although if consideration was to be given then better facilities should be offered on site.

English Heritage
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.

Metro The sites in this list are supported for housing growth. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
381	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

PAS site on UDP, suitable for residential in principle subject to suitable design, conservation and access considerations. A 2 FE primary school to be included within the site.

Outer North West

3002 Land north St Davids Road, Newall Otley

Site Details

Easting	419650	Northing	446886	Site area ha	1.7	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site in agricultural use to the north of properties on St Davids Road. Pedestrian access via a foot path from St Davids Road. No highway access.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer North West

3002 Land north St Davids Road, Newall Otley

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

Development would represent an isolated extension into Green Belt to the north of the existing settlement limits of Otley, creating urban sprawl.

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+ yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Half site ok for access to health and education, but lacks access to local facilities. Public Transport Core Strategy standards not met

Rank (1-5)

1

Access comments

No access to highway, existing private route through is narrow, not suitable even as a private drive

1

Local network comments

Existing issues with St Davids Road and level of development already served by single access point

3

Mitigation measures

Unknown at this stage

Total score

5

Highways site support

no

Contingent on other sites

yes

Contingent on other sites

yes

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

Outer North West

3002 Land north St Davids Road, Newall Otley

LCC

Ecology support

Not supported

Not supported (RED). No site-specific designations but includes a beck on the west side, mature trees to the north on steeply sloping land, and a hedgerow across the centre with mature/dying trees with good ecological value to the south-east.

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary substantially amended as per drawing RM/3002. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of 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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	4738.65
Nearest bus stop	7867
Nearest bus stop distance (m)	410.47

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

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

Conclusions

Issues and Options Summary

Green Belt site. Development would represent an isolated extension into Green Belt to the north of the existing settlement limits of Otley, creating urban sprawl. Highways concerns re access and accessibility.

Site affects others?

Sustainability summary

Summary of reps

Anti				
Site is too steep and undulating and at a higher elevation than the rest of the Otley.				
Would create further accessibility problems on an already sprawling estate which effectively has only one access.				
Statutory				
WYCA				
We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
1565	5	No	No	No

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development would represent an isolated extension into Green Belt to the north of the existing settlement limits of Otley, creating urban sprawl. Highways concerns regarding access and accessibility.

Outer North West

3021 Otley Golf Course

Site Details

Easting	418095	Northing	444814	Site area ha	9.7	SP7	Other
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

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SHLAA conclusions

Availability: Unknown Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency			
Impact		Network Status	

Network Rail			

Yorkshire Water			
Treatment Works			

Environment Agency			
Constraints			

LCC			
Ecology support			

Ecology boundary			

Education comments			

Flood Risk			

Utilities			
Gas			

Electric			

Fire and Rescue			

Telecoms			

Other			
English Heritage			

Natural England			

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

App Number	Proposal	Decision	% of 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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.17
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Nearest train station	Guiseley
Nearest train station distance (m)	2710.64
Nearest bus stop	11143
Nearest bus stop distance (m)	275.33

Agricultural classification	Grade 3
-----------------------------	---------

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Gypsy and Traveller comment:
The Rumplecroft and Bradford Road sites would not have suitable access for large vehicles.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site sieved out. Not within settlement hierarchy.

Outer North West

3022 Laurel Bank/Ivy Bank, Bradford Road

Site Details

Easting	417912	Northing	444617	Site area ha	7.4	SP7	Other
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

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SHLAA conclusions

Availability: Unknown Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

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

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

N32 Greenbelt	97.62	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	10.19
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Nearest train station	Guiseley
Nearest train station distance (m)	2582.97
Nearest bus stop	6132
Nearest bus stop distance (m)	169.39

Agricultural classification	Grade 4
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Gypsy and Traveller comment:
The Rumplecroft and Bradford Road sites would not have suitable access for large vehicles.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site sieved out. Not within settlement hierarchy.

Outer North West

3025 Birdcage Walk, Otley

Site Details

Easting	419969	Northing	444950	Site area ha	1.3	SP7	Major Settlement Extension
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

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

Other land uses - None

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

Description	Long narrow site running parallel to the north side of Birdcage Walk. All of site occupied by trees.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging 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 (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

Very narrow site creating ribbon development to the south side of Otley bypass.

SHLAA conclusions

Availability: Suitability: Unsuitable Achievability:

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Average to good Accessibility all round	4
Access comments	
Poor land gradient levels (on embankment towards A660) , multiple accesses not suitable due to speed of road and trees. Difficult site to unlock	1
Local network comments	
Possible cumulative impact in local area	4
Mitigation measures	Total score
land levels overhaul, access improvements	9
Highways site support	
no	
Contingent on other sites	
no	
Contingent on other sites	
no	

Highways Agency

Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water

Treatment Works	Otley
Various sized sewers and water mains within whole site.	

Environment Agency

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

LCC

Ecology support	Not supported
Not supported (RED). This proposed allocation lies over a linear strip of Lowland mixed deciduous woodland a UK Biodiversity Action Plan habitat. This woodland forms an important wildlife corridor. Allocation would be counter to policies on increasing woodland cover in Leeds in the draft LDF.	

Outer North West

3025 Birdcage Walk, Otley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	96.42	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	25.99
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Nearest train station	Guiseley
Nearest train station distance (m)	2952.86
Nearest bus stop	2742
Nearest bus stop distance (m)	227.91

Agricultural classification	Grade 4
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Very narrow site creating ribbon development to the south side of Otley bypass. The site currently forms a landscape buffer to Otley bypass. Highways concerns; direct access to individual properties would need to be taken from Birdcage Walk, mature trees would cause difficulties in gaining visibility at entrances.

Site affects others?

Sustainability summary

Summary of reps

Anti
Would represent ribbon development.

Statutory
WYCA

From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
204	5	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Very narrow site creating ribbon development to the south side of Otley bypass. The site currently forms a landscape buffer to Otley bypass. Highways concerns; direct access to individual properties would need to be taken from Birdcage Walk, mature trees would cause difficulties in gaining visibility at entrances.

Outer North West

3190 Manor Garage, Leeds Road, Otley

Site Details

Easting	420680	Northing	445049	Site area ha	0.3	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: Suitable Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Poor employment and Public Transport, good local services	3
Access comments	
Good frontage with adopted highway	5
Local network comments	
possible cumulative impact in local area	4
Mitigation measures	Total score
access improvements	12
Highways site support	
yes	
Contingent on other sites	
no	
Contingent on other sites	
no	

Highways Agency

Impact	No material impact	Network Status	No objection

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported	

Ecology boundary

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Education comments

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Outer North West

3190 Manor Garage, Leeds Road, Otley

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
11/00780/EXT	Extension of time period for planning permission 08/01687/FU demolition of car showroom, laying out of access and erection of 14 houses and garages	A	83
12/02612/FU	Erection of 14 houses, associated garages and formation of access	A	83

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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	3369.49
Nearest bus stop	7259
Nearest bus stop distance (m)	83.14

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer North West

3348 **The Manor House And Clitherow House, Our Lady And All Saints Church, Manor Square, Otley**

Site Details

Easting	420141	Northing	445672	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

--

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: Suitable Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

--

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

App Number	Proposal	Decision	% of site
11/03008/LI	Listed Building Application for internal and external alterations including part two storey part single storey extension and demolition of store room and car parking	A	100

Outer North West

3348 The Manor House And Clitherow House, Our Lady And All Saints Church, Manor Square, Otley

10/04846/FU	Alterations and single storey glazed extension to form Parish Centre with 7 flats over	W	64
12/00277/COND	Consent, agreement or approval required by conditions 3, 4, 5 and 6 of Planning Application 11/03008/LI	A	100
12/00461/COND	Consent, agreement or approval required by conditions 7 and 9 of Planning Application 11/03008/LI	A	100
12/00276/COND	Consent, agreement or approval required by conditions 7, 8, 9, 10, 11, 13 and 15 of Planning Application 11/03009/FU	A	100
11/03009/FU	Alterations and part two storey part single storey extension to form Parish Centre and 6 flats and car parking	A	100

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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Guiselley
Nearest train station distance (m)	3688.25
Nearest bus stop	9144
Nearest bus stop distance (m)	102.74

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

Outer North West

3348 The Manor House And Clitherow House, Our Lady And All Saints Church, Manor Square, Otley

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer North West

3360B Cookridge Hall Golf Course (N)

Site Details

Easting	426114	Northing	440801	Site area ha	36.7	SP7	
HMCA	North Leeds, Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Mixed
-----------	-------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

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

Description

Site occupied by Cookridge Golf Course and buildings associated with the use of the golf course. Undulating site extends northwards from Holt Lane with highway access from Cookridge Lane.

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation

Network Rail

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Yorkshire Water

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

Environment Agency

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

LCC

Ecology support	Not supported
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Not supported (RED). Breary Marsh Site of Special Scientific Interest (SSSI) lies only 200m from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds BAP priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds.

3360B Cookridge Hall Golf Course (N)

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per Drawing RM/3360 - to reflect the most valuable habitats near Breary Marsh SSSI and Breary Marsh Local Nature Reserve and habitats in the east that help provide an east-west wildlife corridor function. Breary Marsh SSSI lies only 400m (and Breary Marsh LNR only 200m) from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI - advice needed from Natural England. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds Biodiversity Action Plan priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds. Mitigation will also be required to protect and enhance the northern and eastern boundaries. Some off-site mitigation/compensation may be acceptable to enhance the area between the allocation and Breary Marsh LNR to assist it to become part of the LNR - will require transfer of ownership and commuted sum for future management.

Education comments

Should this come to fruition, we would request land from part of the development for new school provision.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

Core Strategy

Outer North West

3360B Cookridge Hall Golf Course (N)

N32 Greenbelt	99.94	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.07	
N1A Allotments	0.00	
N5 Open Space	15.22	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	0.06	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	15.19
Nearest train station	Horsforth
Nearest train station distance (m)	2372.31
Nearest bus stop	4628
Nearest bus stop distance (m)	561.45
Agricultural classification	Grade 3
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility. Land to the east of the Chestnuts is designated as proposed N5 greenspace. Holt Lane Meadow, Cookridge is designated as Access Land. This land has been designated under the Countryside and Rights of Way Act 2000 as having access on foot for the public. This is one of six throughout Leeds with these rights.

Site affects others?

Sustainability summary

Significant negative - greenfield, ecology objection, landscape and natural resources (agricultural land). Minor negative - greenhouse emissions, accessibility. Minor positive - greenspace and flood risk.

Summary of reps

Pro development

It would be an opportunity to create a 'new village' with new facilities - school, shops etc. Allocate instead of Molesely Wood Gardens as a larger site like this would be able to provide the necessary infrastructure unlike Molesely Wood Gardens. 2 larger sites can accommodate all the houses needed in this area rather than more development in Adel which will be stretched with the development of Boddington, the government buildings and Centurion Way. Will prevent the spoiling of the countryside of Adel. Larger developments give opportunity to provide different size units.

Anti development

Site is in the Green Belt. Impact on the environment. Prioritise brownfield development first. Greenspace is important to health and wellbeing and wildlife. Issues around infrastructure. Pressure and problems for access, drainage, public transport, traffic, noise, pollution, pressure on schools. The golf course is a tourist attraction.

Adel Meadows Estate in 1995 was the provision of a Childrens Play Area, running track and & kick-about area, and the planting of 600-plus new trees.

Consultees - classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development. Distance to core network 592. 6 buses an hour. Accessible for primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility

Outer North West

3367A Breary Lane East, Bramhope, LS16

Site Details

Easting	426154	Northing	442698	Site area ha	3.9	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Unmanaged Forest	
Dwellings	

Other land uses - None

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

Description	
Greenfield site lying to the east of Leeds Road in agricultural use.	

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site. Development of the site would provide an extension to the adjoining PAS site 1080 and assist access into this adjacent site. By itself, the site is an isolated site, but with the adjacent PAS site it could effectively 'round off' site.
--

Outer North West

3367A Breary Lane East, Bramhope, LS16

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor access to public transport and employment but good access to primary and secondary education and health facilities

Rank (1-5)

3

Access comments

Access possible from Leeds Road alterations to ghost island and possible other mitigation required.

4

Local network comments

Local congestion/cumulative impact issues - mitigation required

4

Mitigation measures

Unknown at this stage

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

No

Contingent on other sites

No

Highways Agency

Impact

No objection

Network Status

Network Rail

Yorkshire Water

Treatment Works

Knothrop High Level

Culverted water course in road frontage

Environment Agency

Constraints

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

LCC

Ecology support

Supported with mitigation

Supported with mitigation (amber) if Spring Wood is protected by providing a minimum 20 metre buffer adjacent to its southern boundary with native shrub and small tree planting, and public access into Spring Wood is strongly discouraged by appropriate boundary fencing. The eastern and western boundary hedgerows (UK Biodiversity Action Plan Priority habitat) should be protected and enhanced by providing a 20m wide buffer planted with locally native trees and shrubs - if any sections of these hedgerows are to be removed this will need to be off-set with additional areas of native shrub and small tree planting adjacent to the southern boundary of Spring Wood, along the eastern boundary and/or off-site north of Spring Wood.

Outer North West

3367A Breary Lane East, Bramhope, LS16

Ecology boundary

Education comments

1002+1080+3367A+3400 = 305 houses generates 76 primary and 30.5 secondary children. Bramhope has a small village school which usually fills so land required for 0.5FE expansion. School cannot expand on current site.

Flood Risk

Flood Zone 1. There is a minor drain along the NW boundary of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing sites 1080, 1002, 3367A, 3400 and 2130 within 2km of Breary Marsh SSSI/LNR (see citation below). The effects of each site (if progressed) should be assessed alone and cumulatively. www.sssi.naturalengland.org.yk/citation/citation_photo/1004046.pdf

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

App Number	Proposal	Decision	% of site
13/05134/OT	Outline planning application (all matters reserved except for partial means of access to, but not within, the site) for residential development (up to 380 dwellings), a convenience store (up to 372sqm) and public open space	R	100

Spatial relationships

UDP Designations		
N32 Greenbelt	99.98	% overlap
N34 PAS	0.02	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3957.95
Nearest bus stop	9209
Nearest bus stop distance (m)	128.61

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Development of the site would provide an extension to the adjoining PAS site 1080 and assist access into this adjacent site. By itself, the site is an isolated site, but with the adjacent PAS site it could effectively 'round off' the settlement. If furthered the site should be viewed as a single allocation with 1080 for the purposes of access requirements - one access to the A660, shared with site 1080, would restrict the combined capacity of the sites to 200 units. Two access points would allow a total capacity of 434.

Site affects others?

Sustainability summary

Summary of reps

Anti

Alwoodley Gates (2054) more suitable.

The sites at The Sycamores (1181A & 1181B) are more suitable (one comment)

Scale / Cumulative Impact - Would transform Bramhope from a large village to a small town. The number of dwellings currently being proposed would increase the population of Bramhope by over 30%.

A660 already at capacity. The roundabout at the junction of A660 and Kings Road particularly busKings Road and Arthington Lane are w a rn.

High Ridge Way – difficult to access onto A660 due to the high volume of traffic.

Waste water and foul drainage systems will be wholly inadequate to deal with the considerably increased volumes.

Homes won't be affordable to people who need them.

No needs assessment has been carried out to date.

Affect on heritage of Bramhope Village, which has a conservation area in its centre and some listed buildings.

Would be ribbon development along the main road.

Future expansion of airport – effect on traffic in the immediate area including Bramhope and the A660 road.

Conflicts with Village development plan.

The Neighbourhood Plan which the Parish Council is currently seeking members of should be approved prior to the allocation of any sites in Bramhope

The whole comment procedure is way beyond normal comprehension.

Pro

The Breary Lane East sites (refs: 1080, 3367A and 3367B) should be developed in the short term. These sites are deliverable in the short term as they are available now, they offer a suitable location for development now and are achievable, as there is a realistic prospect that housing can be delivered within five years.

As part of the planning application that is currently being prepared for the land off Breary Lane East (Site Refs: 1080, 3367A and 3367B) a masterplan has been prepared which shows the site is to be accessed from Leeds Road (A660) via a roundabout between its junctions with High Ridge Way to the north and The Poplars to the south. A pedestrian access is provided from Breary Lane East.

Statutory				
WYCA				
We are minded to recommend that these sites were not prioritised for housing until other more accessible sites have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
2025	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. Potential for development of site with site 1080 to provide 384 dwellings. Site 3367A or 1080 to accommodate a 2 FE primary school (deduct 58 dwellings from the combined capacity.)

Outer North West

3367B Breary Lane East, Bramhope, LS16

Site Details

Easting	426286	Northing	443024	Site area ha	4.2	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Unmanaged Forest

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site with the majority of the area occupied by mature woodland.
--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site. The majority of the site is occupied by an extensive area of woodland so is not considered suitable for residential allocation. Could only be accessed via 3367A. Breary Lane unsuitable for access.

Outer North West**3367B Breary Lane East, Bramhope, LS16****SHLAA conclusions****Availability:** Short (≤ 5 yrs)**Suitability:** LDF to determine**Achievability:** Longterm (11+yrs)**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

None of the accessibility criteria are met

Rank (1-5)**1**

Access comments

Very poor access

2

Local network comments

Poor access options.

1

Mitigation measures

None

Total score**4**

Highways site support

No

Contingent on other sites

No

Contingent on other sites

No

Highways Agency

Impact

Network Status

No objection

Network Rail**Yorkshire Water**

Treatment Works

Knostrap High Level

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

Environment Agency

Constraints

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

LCC

Ecology support

Not supported

Not supported (RED). This site includes 3.14ha of replanted ancient woodland. The woodland is a valuable habitat which should be retained. The small area north of Spring Wood has valuable hedgerows along its north, east and west boundaries which should be retained and protected - once a

Outer North West

3367B Breary Lane East, Bramhope, LS16

protective 20 metre buffer is put in place adjacent to each boundary this will reduce the northern portion of this allocation significantly - therefore it may only be suitable for "off-site" compensation as woodland creation to help off-set hedgerow loss from any other allocations to the west and south.

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	99.93	% overlap
N34 PAS	0.01	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	4309.31
Nearest bus stop	9280
Nearest bus stop distance (m)	418.80

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. The majority of the site is occupied by an extensive area of woodland so is not considered suitable for residential allocation. Could only be accessed via 3367A. Breary Lane unsuitable for access.

Site affects others?

Sustainability summary

Summary of reps

Anti
The potential expansion of Bramhope will completely destroy 'the village' - it will become a large sprawling housing development without the infrastructure support essential for a development of this size (30% increase).
Impact on the local highway network with the A660.
Area of special scientific interest; bluebell woods; animal habitat.
Where red kites have been nesting/attempting to nest in recent years.
Airport is due to be expanded, this will have even more effect on traffic in the immediate area including Bramhope.

Site ref 2054 (Alwoodley Gates) more suitable site.

Pro
We do not agree that all of the sites that have been identified as 'red' are not suitable for allocation. In relation to site 3367B, which has been colour coded red (ref: 3367B), it is maintained this part of the site should also be incorporated into the wider land off Breary Lane East site. The masterplan for the site shows there is no intention to develop this part of the site for housing as the woodland and allotments are to be retained. However, as this part of the site forms an integral part of the wider masterplan, this site should also be colour coded green, in recognition that this part of the site will provide managed woodland and community allotments as part of the wider housing proposals for the Breary Lane East scheme.

Statutory				
WYCA				
We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
2377	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The majority of the site is occupied by an extensive area of woodland so is not considered suitable for residential allocation. Could only be accessed via 3367A. Breary Lane unsuitable for access.

Outer North West

3400 Green Acres and Equestrian Centre

Site Details

Easting	424707	Northing	443094	Site area ha	1.5	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Dwellings

Other

Neighbouring land uses

Agriculture

Dwellings

Other land uses

Equestrian Centre

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

Description

Residential dwelling with existing equestrian use on the site with associated buildings, paddock and exercise area.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer North West

3400 Green Acres and Equestrian Centre

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

Green Belt site. Development of the site could constitute rounding off of the settlement to parallel the southern boundary of new development to the east of Moor Road.

SHLAA conclusions

Availability: Short (=≤5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor access to employment, public transport and primary education. Good access to secondary education and local services

Rank (1-5)

2

Access comments

Good frontage with adopted highway but trees fronting highway may be an issue. Requires footway and access works

4

Local network comments

Possible cumulative impact in local area

4

Mitigation measures

access and footway improvements

Total score

10

Highways site support

no

Contingent on other sites

yes with 3434

Contingent on other sites

yes with 3434

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knostrap High Level
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Various water mains in north eastern corner

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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Supported

Outer North West

3400 Green Acres and Equestrian Centre

Ecology boundary

Education comments

1002+1080+3367A+3400 = 305 houses generates 76 primary and 30.5 secondary children. Bramhope has a small village school which usually fills so land required for 0.5FE expansion. School cannot expand on current site.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing sites 1080, 1002, 3367A, 3400 and 2130 within 2km of Breary Marsh SSSI/LNR (see citation below). The effects of each site (if progressed) should be assessed alone and cumulatively. www.sssi.naturalengland.org.yk/citation/citation_photo/1004046.pdf

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

App Number	Proposal	Decision	% of site
10/00633/FU	Change of use involving alterations and extension of equestrian centre to form primary and secondary school with associated car parking, play areas and landscaping		58

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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3964.58
Nearest bus stop	10840
Nearest bus stop distance (m)	208.87

Agricultural classification	Grade 4
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Development of the site could constitute rounding off of the settlement to parallel the southern boundary of new development to the east of Moor Road. No highways concerns.

Site affects others?

Sustainability summary

Summary of reps

Pro
Has potential - smaller development which does not change the character of the village, nor does it negatively impact the environment or place undue pressure onto local roads. The site is already partially developed so it is not the same as developing a greenfield site. Partially brownfield - with existing permission for extensive equestrian event use and so in policy terms is far less radical a move to redesignate for housing than other sites in Bramhope.
May be suitable for elderly accommodation as they may impact less on traffic volume on the A660.
Would clear up the disused equestrian centre site.

There is significant potential to allocate a larger site (with CFSM035) as part of the emerging site allocations process. It is hoped that the Council appreciate the investment our client has already made in instructing Steven Abbott Associates at this stage in an attempt to display how the site can be developed and create a sustainable residential or mixed use site, which can fit in with the context of the existing development in Bramhope and on the site itself without impacting detrimentally on the Green Belt.

Anti
Will lead to increase traffic through Bramhope. Eastgate and Breary Lane are already used as a rat run from the A660 to Cookridge, the road and number of cars already parking on the road make this quite dangerous.
Traffic along Old Lane, the Cross and Church Hill is already dangerous. Exiting Churchgate on to Church Hill is difficult as is exiting Breary Lane at the Cross.
Moor Road, from where access would be required, is a country lane with a number of brows, providing blind spots and areas of double white lines.
Should be considered the same as adjoining site 3434 (unsuitable).
30% increase of size of village is simply unreasonable.
When the most recent block of apartments were built on Moor Road planners took into consideration the need for on site parking. Alas not sufficient provision was made with the result that there is now parking for most of the day on both sides of the road, resulting at times in single lane traffic.
Will present access problems on the already busy and fast Moor Rd. 48 plots on green belt land will ruin that end of the village.
Recent application for use as school refused on the grounds of poor access.
There needs to be a far greater range of accommodation meeting a broader need for young people and families wanting to stay in the area who can't afford the usual property prices.
Future expansion of airport – this will have even more effect on traffic in the immediate area including Bramhope.
There have been 3 significant developments adjacent to Green Acres within the last 15 years.
This site has already been subject to development without prior planning consent which resulted in various legal and planning appeals. This resulted in the planning inspector from the Planning Inspectorate stating that no further planning approvals should be allowed for this site (Ref: APP/N4720/C/04/1144551 and APP IN4 720/C/04/1164868).
Conflicts with Village development plan.

Alternative approach - Alwoodley Gates (2054)

Statutory
WYCA

We are minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
2336	6	No	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green belt site. Part greenfield, part brownfield. Development of the site would constitute rounding off of the settlement to parallel the southern boundary of new development to the east of Moor Road. No Highways concerns.

Site Details

Easting	424493	Northing	442921	Site area ha	7	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Energy production and distribution

Agriculture

Neighbouring land uses

Dwellings

Other land uses

Stables

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

Description

Majority of site in agricultural use. A substation is located on the eastern site boundary next to Moor Road.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer North West

3434 Green Acres Equestrian Centre and surrounding land site submission plan

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

Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary.

SHLAA conclusions

Availability: Short (=≤5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Poor all round accessibility

1

Access comments

Good frontage with adopted highway but trees fronting highway may be an issue. Requires footway and access works

4

Local network comments

Possible cumulative impact in local area

4

Mitigation measures

access and footway improvements

Total score

9

Highways site support

no

Contingent on other sites

yes with 3400

Contingent on other sites

yes with 3400

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. There is an un-named watercourse runningthrough across the middle of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of 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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3782.47
Nearest bus stop	10840
Nearest bus stop distance (m)	479.29

Agricultural classification	Grade 4
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary. Highways concerns; poor accessibility, access difficult to achieve due to short frontage and dense trees.

Site affects others?

Sustainability summary

Summary of reps

Pro

Available - the site (which is owned by a small group of individuals), is available for development now and the owners have been actively looking for alternative uses, hence the engagement of Steven Abbott Associates to advise on this matter.

Suitable - the site is located in a sustainable location on a previously developed site outside the village of Bramhope. The development would comprise a natural extension to the Moor Road residential area and would facilitate a new defensible boundary to the Green Belt. The site is located in the vicinity of shops, services and public transport. The development could provide a range of housing to meet local needs and the development of the site would contribute to the creation of a sustainable, mixed community in Bramhope. We do not consider that the site contains any overriding technical or physical constraints that would potentially impede the delivery of housing on site.

Achievable - the site measures 8.37 hectares. Clearly the whole site would not be developed for housing, the area to the west of Hill top could be retained as Green Belt. However if 2-3 hectares of the site were development, assuming a benchmark of 30 dwellings per hectare, the site could readily provide a viable development comprising up to 60-90 dwellings in the next 5-10 years. The allocation of this wider site is justified on the basis that the whole site is deliverable and developable in accordance with Paragraph 47 of the NPPF and the definitions set out in footnotes

11 and 12 of that document. We consider the allocation of the site will help ensure a continuous supply of housing from the site in the early part of the plan period, which is in accordance with national planning policy, Ministerial Statements and the emerging Leeds Core Strategy.

Con

congestion in the area. Environmental impact. Loss of green belt. Moor Road is not suitable for more housing. Inappropriate development. More commuting as no employment or facilities in the village. Bramhope would become a small town. Not in keeping with the area. It would change the fabric of the village. Beautiful countryside and tranquility. Would make the junction more dangerous. Not well connected to Bramhope. Increase in car numbers in the area. Poor roads - inc width. Rat running. Expensive houses doesn't help the housing crisis in Leeds. Would effect the use of PROW and the enjoyment of the Green Belt. Already dangerous crossing the A660. 40mph is too fast. Newts have visited gardens in High Ridge Way. Loss of agricultural land. Spread the number of houses out over smaller sites.

Use 2054 instead would prevent building on the green belt in Bramhope.

The Greenacres site has also been built on previously, and some permission granted. Would this not be a more obvious site to maximize to meet the number requirement, and possibly even extending backwards into the Red site 3434 without too much impact on visual, and infrastructure? Please ensure sufficient facilities for the potential and future of our village.

Statutory

WYCA

'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

We agree that these sites would not be suitable for housing development. Distance to the core network 2230m. 6 buses an hour. No access to primary school. Access to secondary school and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary. Highways concerns; poor accessibility, access difficult to achieve due to short frontage and dense trees.

Outer North West

4153 Eccup Lane, Adel

Site Details

Easting	427525	Northing	441317	Site area ha	19.3	SP7	Main Urban Area Extension
HMCA	Outer North West				Ward	Alwoodley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Green Belt site. Large site in agricultural use, the ground slopes gently from north to south. The western boundary borders a small wooded area providing a natural barrier. The north and east side boarder roads. A collection of cottages are set to the south.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Performs poorly - no links to settlement.

Outer North West

4153 Eccup Lane, Adel

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+ yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

CS Standards not met

Rank (1-5)

1

Access comments

Sufficient site frontage to create an access on to Ecup lane or Arthington Lane

5

Local network comments

The local network that the sites fronts consists of country lanes with no footways which are unsuitable to serve additional development. Church Lane junction with A660 congested, as is A660

2

Mitigation measures

Major upgrade of local highway network required, mitigation of congestion on A660

Total score

8

Highways site support

No

Contingent on other sites

Combine as a later phase of 4159 and 4160 with direct access from A660

Contingent on other sites

Combine as a later phase of 4159 and 4160 with direct access from A660

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works

Owing to the size of this site we would expect a surface water management plan (utilising SuDS as the preferred option) to be drawn up for the whole area

Environment Agency

Constraints

South West corner of site in FZ3. See comments in our previous I&O consultation. Ordinary Watercourse (Adel Beck) and unnamed culvert runs through the south west corner of site. Ordinary Watercourse (Running Dike) and drain runs through the middle of the site

LCC

Ecology support	Not supported
Red - Poor site due to impact on SEGI and wildlife habitat network. Lies adjacent to Adel Dam SEGI a Yorkshire Wildlife Trust Reserve. The site is designated for its regionally rare wet woodland communities, but is also a valuable site for birds, plants, dragonflies and butterflies. There is potential for adverse impacts caused by changes to the hydrology of the land surrounding the site and increased levels of disturbance. Also - Archaeology, Roman Site issue at south-eastern portion.	
Ecology boundary	
Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4153. Mitigation will still be	

required to ensure impacts on adjacent habitat are addressed. Allow a stand off of at least 50m from the SEGI boundary. Establish with species rich grassland and a belt of locally native woodland edge trees. The southern end of this proposed allocation lies along the Adel Beck and supports Lowland mixed deciduous woodland a UK BAP priority habitat. This land form an important corridor between Meanwood Valley LNR and Breary Marsh SSSI. Avoid developing any of the woodland within the proposed allocation. Manage this land as an extention to the neighbouring nature reserve. Provide a minimum stand off from the beck of 20m from the top of the banks. Adel Beck supports white clawed crayfish, water voles and probably otter. The reserve has an impressive list of birds many of which are on the red and amber list of birds of conservation concern. The woodland also supports badger, harvet mouse and bats. Avoid any layout which will result in disturbance to the reserve through poor lighting, unsympathetic recreational activities. Ensure that the hydrology of the wetlands is maintained. Avoid development next to the woodland or water course.

Education comments

Flood Risk

Majority of the site is located in Flood Zone 1 and is appropriate for housing. However, the bottom SW corner is located in the flood plain of Adel Beck = FZ 3A(i). Any development in this part of the site will need to pass the Exception Test.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	1.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3792.38
Nearest bus stop	11118
Nearest bus stop distance (m)	671.06

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Large site in agricultural use, the ground slopes gently from north to south. The western boundary borders a small wooded area providing a natural barrier. The north and east side border roads. A collection of cottages are set to the south. The site is set away from the urban area in an isolated position, any development would be unrelated to the settlement and result in urban sprawl.

Site affects others?

Sustainability summary

To complete - Significant negative - greenhouse emissions, accessibility and ecology. Minor negative - transport network (accessibility, site access and transport network).

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site has no connection to the settlement unless other sites are released. Green belt site. Development would represent sprawl to the north of the urban area extending as far as Golden Acre Park, unrelated to the existing settlement form.

Outer North West

4159 Otley Road, Adel

Site Details

Easting	427050	Northing	440774	Site area ha	5.2	SP7	Main Urban Area Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

Flat open site with current agricultural use, tree lined along eastern boundary. Road frontage along western boundary (A660).

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer North West

4159 Otley Road, Adel

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

Performs poorly in GB terms. Not linked to main urban area unless PAS site to south comes forward.

SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
CS Standards not met	1
Access comments	
Direct access from A660, would need to be a roundabout or traffic signals only one access to serve 4159, 4160 and 4161	4
Local network comments	
No footways on A660 east side, Congestion concerns on A660	3
Mitigation measures	Total score
Upgrade A660 footways, aite access major junction, mitigation of congestion on A660	8
Highways site support	
No	
Contingent on other sites	
Combine 4159, 4160 and 4161	
Contingent on other sites	
Combine 4159, 4160 and 4161	

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse (running through the south of site)	

LCC

Ecology support	Not supported
Red - includes an unimproved area of rush pasture to the southern area. A 20 metre buffer is required to the southern wetland area and eastern boundary to mitigate from disturbance - the biodiversity buffer to be enhanced.	

Outer North West

4159 Otley Road, Adel

Ecology boundary

Supported with mitigation (Amber) - if Red hatched areas are excluded as per drawing RM/4159. Mitigation will still be required to ensure impacts on adjacent habitats are addressed. Protect hedgerows and woodland belt to the east. This field is subdivided by hedgerows a UK BAP Priority Habitat. The eastern boundary is a narrow belt of lowland mixed deciduous woodland which will be good feeding habitat for bats. Retain hedgerows or include locally native species rich hedges within public open space and between alternate gadrens. Provide additional scrub habitat linked to eastern boundary. Avoid lighting the woodland edge habitat.

Education comments

Flood Risk

Flood Zone 1
Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3096.21
Nearest bus stop	8653
Nearest bus stop distance (m)	267.69

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Flat open site with current agricultural use, tree lined along eastern boundary. Set to the north of existing PAS site which is currently undeveloped. Consequently no connection to settlement, the site is isolated and would result in urban sprawl. Western boundary adjoins A660, no other access unless through existing PAS site (2130) or as part of larger scheme combined with 4160 / 4161. Could have potential for future PAS linked with other sites - boundary could be altered depending on capacity required.

Site affects others?

Sustainability summary

To complete - Significant negative - accessibility, green house emissions and ecology. Minor negative - transport network (accessibility, site access & transport network).

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Flat open site with current agricultural use, tree lined along eastern boundary. Set to the north of existing PAS site which is currently undeveloped. Consequently no connection to settlement, the site is isolated and would result in urban sprawl.

Outer North West

4160 Adel Mill, Otley Road, Adel

Site Details

Easting	427305	Northing	440814	Site area ha	10.9	SP7	Main Urban Area Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Slightly sloping open site with agricultural use, tree lined along western boundary. Farm housing / small residential use adjoins site to the east.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

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

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

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

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

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

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

Performs poorly as no links to settlement.
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Outer North West

4160 Adel Mill, Otley Road, Adel

SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
PT CS Standards not met Primary Education and Health care partial, no secondary ed.	2
Access comments	
Direct access from A660, would need to be a roundabout or traffic signals only one access to serve 4159, 4160 and 4162	4
Local network comments	
No footways on A660 east side, Congestion concerns on A661	3
Mitigation measures	Total score
Upgrade A660 footways, aite access major junction, mitigation of congestion on A660	9
Highways site support	
No	
Contingent on other sites	
Combine 4159, 4160 and 4162	
Contingent on other sites	
Combine 4159, 4160 and 4162	

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ 2 & 3 (Eastern section of site). See comments in our previous I&O consultation. Ordinary watercourse (Adel Beck) running through the east of site.	

LCC

Ecology support	Not supported
Red - Poor site due to impact on Meanwood to Breary Marsh wildlife habitat network. Breary Marsh SSSI, Adel Dam SEGI and important wildlife corridor - development will lead to increased isolation. This is generally a poor site as it lies along a very important connecting section of the wildlife habitat network between Meanwood Valley LNR, Adel Dam, Golden Acre Park and Breary Marsh. Threat of truncating this corridor and increased pressure from disturbance. To allow any development a significant corridor for wildlife will be needed and enhanced by specifically managing for nature conservation. Note - Archaeology issues - Roman settlement (Ian Sanderson).	

Outer North West

4160 Adel Mill, Otley Road, Adel

Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4160. Mitigation will still be required to ensure impacts on adjacent habitats are addressed. White clawed crayfish, water voles and otters recorded on the beck. Will also be important for feeding bats. Any road access can only be from the field to the south and where it crosses the water feature the bridge will need to be ecologically designed to maintain open water and associated bankside vegetation and flight lines for bats.

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	1.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.14
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Nearest train station	Horsforth
Nearest train station distance (m)	3334.74
Nearest bus stop	8653
Nearest bus stop distance (m)	433.18

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Slightly sloping open site with agricultural use, tree lined along western boundary. Farm housing / small residential use adjoins site to the east. Set to the north of existing PAS site which is currently undeveloped. Consequently no connection to settlement, the site is isolated and would result in urban sprawl. Eastern boundary adjoins Church Lane for access. Potential for future PAS depending on capacity required.

Site affects others?

Sustainability summary

To complete. Significant negative - ecology. Minor negative - greenhouse emissions & accessibility. Neutral - transport network (accessibility, site access & transport network)

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Slightly sloping open site with agricultural use, tree lined along western boundary. Farm housing / small residential use adjoins site to the east. Set to the north of existing PAS site which is currently undeveloped. Consequently no connection to settlement, the site is isolated and would result in urban sprawl. Eastern boundary adjoins Church Lane for access.

Site Details

Easting	427335	Northing	440607	Site area ha	6.7	SP7	Main Urban Area Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Green Belt site. Largely flat open site with agricultural use, tree lined along western boundary.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

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

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

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

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

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

Performs poorly as it does not link to settlement.
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SHLAA conclusions

Availability: Medium (6-10yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
CS Standards not met	1
Access comments	
Direct access from A660, would need to be a roundabout or traffic signals only one access to serve 4159, 4160 and 4163	4
Local network comments	
No footways on A660 east side, Congestion concerns on A662	3
Mitigation measures	Total score
Upgrade A660 footways, aite access major junction, mitigation of congestion on A660	8
Highways site support	
No	
Contingent on other sites	
Combine 4159, 4160 and 4163	
Contingent on other sites	
Combine 4159, 4160 and 4163	

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse (drain) running through the centre and eastern boundary of site	

LCC

Ecology support	Not supported
Red - Poor site due to impact on Meanwood to Breary Marsh wildlife habitat network. Breary Marsh SSSI, Adel Dam SEGI and important wildlife corridor - development will lead to increased isolation. This is generally a poor site as it lies along a very important connecting section of the wildlife habitat network between Meanwood Valley LNR, Adel Dam, Golden Acre Park and Breary Marsh. Threat of truncating this corridor and increased pressure from disturbance. To allow any development a significant corridor for wildlife will be needed and enhanced by specifically managing for nature conservation.	

Outer North West

4161 Otley Road, Leeds

Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4161. Mitigation will still be required to ensure impacts on adjacent habitats are addressed. White clawed crayfish, water voles and otters recorded on the beck. Will also be important for commuting and feeding bats. The allocation would need to be split into two to avoid an additional road crossing of the central water course flowing north-south (which is being enhanced along its margins as part of proposals on land to the south). Road access for the western portion can only be from the field to the south but will result in significant loss of valuable trees that form the hedgerow boundary. Where an access road may need to cross the water feature northwards (to proposed allocation 4160) a bridge will need to be ecologically designed to maintain open water and associated bankside vegetation and flight lines for bats.

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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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	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3263.07
Nearest bus stop	8653
Nearest bus stop distance (m)	354.84

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Largely flat open site with agricultural use, tree lined along western boundary. Set to the north of existing PAS site which is currently undeveloped. Consequently no connection to settlement, the site is isolated and would result in urban sprawl, though this is the closest of this group of sites to the urban area. Eastern boundary adjoins Church Lane for access. Could be combined with 4159 as potential future PAS.

Site affects others?

Sustainability summary

To complete. Significant negative - greenhouse emissions, accessibility & ecology. Minor negative - transport network (accessibility, site access & accessibility).

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Largely flat open site with agricultural use, tree lined along western boundary. Set to the north of existing PAS site which is currently undeveloped. Consequently no connection to settlement, the site is isolated and would result in urban sprawl. Eastern boundary adjoins Church Lane for access.

Outer North West

4173 Pool Road, LS21

Site Details

Easting	423693	Northing	445305	Site area ha	12.5	SP7	
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Mixed
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On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Agriculture

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

A paper making factory with cricket pitch, agricultural land and a small area of woodland. Site is within the Green Belt. Part of the site is a cricket pitch.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue 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?	
Coalescence Conclusion	

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	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

The site on its own would be an isolated development. However if brought forward with the adjacent site 1095 and the PAS site would lead to a significant development site for a village the size of Pool. The site is brownfield land so redevelopment of some sort, if it had a lesser impact on the openness of the Green Belt, would be acceptable in planning policy terms if it came forward as windfall.

SHLAA conclusions

Availability: Medium (6-10yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
CS Standards not met	1
Access comments	5
Access possible to the east of the pool Business Park opposite.	
Local network comments	3
Congestion concerns in Otley and A660/A658 junction	
Mitigation measures	Total score
Address capacity issues at Otley and A660 / A638	9
Highways site support	
Yes with mitigation	
Contingent on other sites	
Combine with 1095B and 1369, three separate accesses can't be provided on to A659	
Contingent on other sites	
Combine with 1095B and 1369, three separate accesses can't be provided on to A659	

Highways Agency

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

Network Rail

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Yorkshire Water

Treatment Works
Owing to the size of this site we would expect a surface water management plan (utilising SuDS as the preferred option) to be drawn up for the whole area. Pool Waste Water treatment works has limited capacity and further investigation will be required if this site is adopted

Environment Agency

Constraints
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse and culvert running through west of site. Active Landfill within 250m

Outer North West

4173 Pool Road, LS21

LCC

Ecology support

Not supported

Red - Woodland within the site is Lowland mixed deciduous woodland UK BAP priority habitat and should not be further fragmented by any access roads. Grassland along western boundary is too small to be developed but offers opportunity for woodland and meadow creation to offset impacts elsewhere on-site.

Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4173. Mitigation will still be required to ensure impacts on adjacent woodland habitat is addressed. Retain and enhance with locally native scrub and woodland edge habitat linking woodland blocks. There is a high probability of bats being present within the existing buildings and trees on the site.

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of 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	15.69	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	

Core Strategy

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

Regeneration Areas

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

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	5737.93
Nearest bus stop	3519
Nearest bus stop distance (m)	166.40

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Existing factory in employment use, in an area where loss of employment is a concern. No connections with the settlement. Could come forward as a windfall site under NPPF subject to satisfying policy considerations, but not considered suitable for allocation for reasons given. Recommend retaining the cricket pitch as part of any development.

Site affects others?

Sustainability summary

To complete. Significant negative - greenhouse emissions, accessibility & ecology. Neutral - transport network (accessibility, site access & transport network).

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Existing factory in employment use, in an area where loss of employment is a concern. No connections with the settlement. Could come forward as a windfall site under NPPF subject to satisfying policy considerations, but not considered suitable for allocation for reasons given.

Outer North West

4230 Land behind Moor Road, Bramhope

Site Details

Easting	424640	Northing	442707	Site area ha	0.6	SP7	Other Rural Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Field set outside village of Bramhope. No access.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

2. Prevent neighbouring towns from merging

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

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

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

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

4. Preserve the setting and special character of historic towns

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

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

Isolated position, not linked to settlement.
--

SHLAA conclusions

Availability: Unknown Suitability: LDF to determine Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number Proposal Decision % of 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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3573.97
Nearest bus stop	10840
Nearest bus stop distance (m)	587.57

Agricultural classification	Grade 4
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green belt site. Isolated position with no access or road frontage. Not suitable for housing.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Sieved out site. Not within settlement hierarchy - unrelated to settlement and development would be contrary to overall Core Strategy approach.

Outer North West

4232 Lawnswood Arms, Holt Lane, Adel

Site Details

Easting	426960	Northing	440129	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	North Leeds, Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Brownfield
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On-site land uses

Public House

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

Lawnswood Arms site - currently in use. Consists of public house and car park. Set in main urban area with road frontage.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

Outer North West

4232 Lawnswood Arms, Holt Lane, Adel

SHLAA conclusions

Availability: Unknown Suitability: Suitable Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

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

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation	

LCC

Ecology support	Supported
Supported	

Ecology boundary

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Education comments

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Flood Risk

Flood Zone 1

Utilities

Gas

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
12/04038/FU	Single-storey extension to pub/restaurant	A	95

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	1.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	2724.96
Nearest bus stop	6702
Nearest bus stop distance (m)	90.10

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Brownfield site in main urban area. Principle for residential development acceptable (not submitted by landowner so may not come forward).

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Whilst this is a brownfield site, so could be considered suitable for residential use in principle, it is in existing use as a public house and the owners have not submitted the site (rather it was suggested by the public). As such, the site is not considered available.

Outer North West

4236 Moorcock Hill, Old Lane, Bramhope

Site Details

Easting	423347	Northing	443339	Site area ha	3.6	SP7	Other Rural Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site in agricultural use. Road frontage along north and west boundaries. Housing to the northern side.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Set away from main settlement (Bramhope), would increase housing in isolated location. Not suitable.
--

SHLAA conclusions

Availability: Unknown Suitability: LDF to determine Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of 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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	4334.96
Nearest bus stop	12343
Nearest bus stop distance (m)	164.81

Agricultural classification	Grade 4
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Site has poor links to settlement and would increase urban sprawl. Location unsuitable for further housing development.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green belt site. Unrelated to settlement and development would be contrary to overall Core Startegy approach.

Outer North West

4251 Land at Eccup Lane, Adel

Site Details

Easting	427230	Northing	441047	Site area ha	6.4	SP7	Main Urban Area Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Green Belt site. Line of trees split the site down the centre. Agricultural use. Separated from the settlement.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

No links to urban area. Performs poorly in GB terms.
--

SHLAA conclusions

Availability: Longterm (+11yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Fails CS standards	1
Access comments	
Wouldn't want isolated access on this section of A660	2
Local network comments	
A660 towards city and Dynley Arms	3
Mitigation measures	Total score
	6
Highways site support	
No	
Contingent on other sites	
Contingent on other sites	

Highways Agency

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

Network Rail

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Yorkshire Water

Treatment Works
Owing to the size of this site we would expect a surface water management plan (utilising SuDS as the preferred option) to be drawn up for the whole area

Environment Agency

Constraints
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse (drain) runs across north boundary. Flood zones 20m east of site

LCC

Ecology support	Not supported
Red - This proposed allocation lies adjacent to Adel Dam SEGI a Yorkshire Wildlife Trust Nature Reserve an regionally important wetland for birds, wet woodland and reedbed. The reserve has an impressive list of birds many of which are on the red and amber list of birds of conservation concern. The woodland also supports badger, harvet mouse and bats. Generally a poor site which will result in pressure on the SEGI, and it lies along a very important connecting section of the wildlife habitat network between Meanwood Valley LNR, Adel Dam, Golden Acre Park and Breary Marsh. Threat of truncating this corridor and increased pressure from disturbance. To allow any development a significant corridor for wildlife will be needed and enhanced as part of mitigation by specifically managing for nature conservation (potential to work with Yorkshire Wildlife Trust on transfer of land shown as red hatching on drawing RM/4251).	

Outer North West

4251 Land at Eccup Lane, Adel

Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4251. Mitigation will still be required to ensure impacts on adjacent habitats are addressed - but transfer and enhancement of land shown as Red hatched area would deliver this.

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

4251 Land at Eccup Lane, Adel

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3395.89
Nearest bus stop	8917
Nearest bus stop distance (m)	479.44

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. No links to settlement consequently not supported.

Site affects others?

Sustainability summary

To complete. Significant negative - greenhouse emissions, accessibility & ecology. Minor negative - transport network (accessibility, site access & transport network).

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green belot site. Development would represent sprawl to the north of the urban area extending towards Golden Acre Park, unrelated to the existing settlement form.

Site Details

Easting	419922	Northing	445028	Site area ha	0.4	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Mix 50:50
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On-site land uses

Residential institution

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

A brownfield site located within the urban area. Former childrens home.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

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Outer North West

4259 Former Inglewood Children's Home, White Croft Garth, Otley

SHLAA conclusions

Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Access comments	
Access should be taken from Whiteley Croft Garth	5
Local network comments	
Suitable for the likely scale of development	5
Mitigation measures	Total score
None identified	
Highways site support	
Yes	
Contingent on other sites	
Contingent on other sites	

Highways Agency

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

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ1 under 1ha. See comments in our previous I&O consultation

LCC

Ecology support	Supported
Supported	
Ecology boundary	
Education comments	

Outer North West

4259 Former Inglewood Children's Home, White Croft Garth, Otley

Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	

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

App Number	Proposal	Decision	% of 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	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	98.42
Nearest train station	Guiseley
Nearest train station distance (m)	3008.33
Nearest bus stop	2742
Nearest bus stop distance (m)	140.76
Agricultural classification	Urban

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

Conclusions

Issues and Options Summary

Suitable for residential development in principle. Brownfield site within the settlement. Planning statement prepared. Could be suitable site for elderly accommodation.

Site affects others?

Sustainability summary

To complete. Neutral - ecology. Accessibility score to be provided.

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site within the settlement.Suitable for residential development in principle. Planning statement prepared. Could be suitable site for elderly accommodation.

Outer North West

5006 Pool Road

Site Details

Easting	423472	Northing	445204	Site area ha	10.9	SP7	
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Mixed
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On-site land uses

Agriculture

Neighbouring land uses

Manufacturing and Wholesale

Agriculture

Other land uses - None

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

Description

Land to the west of Whiteleys Paper Mill. The land is some distance from the main village of Pool within the Green Belt. The site is in agricultural use with farm buildings located in the north western boundary with access off Pool Road.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

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	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

Outer North West

5006 Pool Road

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

Site would constitute isolated development within the green belt. If the neighbouring sites were brought forward, this site would lead to ribbon development along Pool Road and unrestricted urban sprawl.

SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Part Education and Health, no PT		2
Access comments		3
Access onto A639 requires tree loss for visibility and footway		
Local network comments		2
Congestion at Dyneley Arms A658/A660 and Otley, lack of footway on site side		
Mitigation measures		Total score
Dyneley Arms and Otley capacity improvements, footway		
7		
Highways site support		
No		
Contingent on other sites		
4173 to provide comprehensive access solution		
Contingent on other sites		
4173 to provide comprehensive access solution		

Highways Agency			
Impact	No material impact	Network Status	No objection, no mitigation required
n/a			

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Drain/culvert running through south of site. EA regulated site close to site	

LCC	
Ecology support	Not supported
Not supported (Red) - this site includes hedgerows/linear belts of trees along the north and west boundary and a pond along the central southern part of the site. These are all UK BAP Priority Habitats. A disused railway runs along the southern boundary and forms part of a wildlife corridor - a minimum of 20 metres buffer from the edge of the disused railway will be needed, together with a 20 metre buffer along the western and northern	

Outer North West

5006Pool Road

boundaries to retain existing trees.

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/5006. Mitigation will still be required to ensure impacts on adjacent habitats are addressed. Retain and enhance the tree belts along the north and west boundary keeping them in the public open space - not in private garden space. Add a habitat corridor along the southern boundary and pond using locally native scrub and grassland species.

Education comments

Flood Risk

Site is located within Flood Zone 1. However, because of close proximity to River Wharfe, FFLs may need to be raised 600mm above the 100 yr flood level.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of 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	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	5497.77
Nearest bus stop	790
Nearest bus stop distance (m)	365.54

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Site is isolated within the green belt. No suitable for development.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site is isolated within the green belt. Not suitable for development.

Outer North West

5127 The Tannery, Leeds Road, Otley, LS21 1QX

Site Details

Easting	420771	Northing	445019	Site area ha	0.3	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

Outer North West**5127 The Tannery, Leeds Road, Otley, LS21 1QX****SHLAA conclusions****Availability:****Suitability:****Achievability:****Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
14/04539/COND	Consent, agreement or approval required by conditions 4, 5, 6, 7, 8, 9, 10, 12, 16, 20, 22 and 23 of Planning Application 11/04382/FU	A	100

Outer North West

5127 The Tannery, Leeds Road, Otley, LS21 1QX

09/03485/CA	Conservation Area Application to demolish commercial building	W	99
10/00739/FU	Demolition of tannery buildings, laying out of access road and erection of 12 houses, with car parking and landscaping	R	100
10/00742/CA	Conservation Area Application to demolish tannery buildings	R	100
11/04382/FU	Demolition of tannery buildings, laying out of access road and erection of 10 houses, with car parking and landscaping	A	100
09/01585/CA	Conservation Area Application to demolish the commercial buildings to the rear of tannery building	R	99
09/01586/FU	Demolition of commercial buildings to the rear, change of use, including alterations of the tannery building to form 10 two bedroom flats, 2 one bedroom flats and 2 studio flats and erection of 6 three bedroom houses, with car parking and landscaping	W	99
11/04383/CA	Conservation Area Application to demolish former tannery building	A	100
14/04173/COND	Consent, agreement or approval required by conditions 3, 4b and 6 of Planning Application 11/04383/CA	A	100

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	3395.17
Nearest bus stop	7259
Nearest bus stop distance (m)	33.15

Agricultural classification	Grade 4
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer North West

5155 Land east of Moor Road Bramhope

Site Details

Easting	424879	Northing	442918	Site area ha	3.8	SP7	Smaller Settlement Extension
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

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Other land uses - None

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

Description

Greenfield site on the southern edge of Bramhope. The land slopes downwards towards the southern boundary beyond which there is an area of established woodland. The route of the railway tunnel on the Leeds-Harrogate line lies to the east of the site.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Whilst the site is mainly contained by the adjacent existing housing and planting, it is an indefensible boundary. Development of the site creates an incursion into the Green Belt creating an irregular boundary.

SHLAA conclusions

Availability: Suitability: Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact	No material impact	Network Status	No objection

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported - Green.	

Ecology boundary

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Education comments

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Flood Risk

There is a minor watercourse running along the Southern boundary of the site. It should be assumed that there will be no development within 9m of the beck. Surface water flood risk = Low.

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	99.91	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	3806.56
Nearest bus stop	10840
Nearest bus stop distance (m)	348.11

Agricultural classification	Grade 4
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Whilst the site is mainly contained by the adjacent existing housing and planting, it is an indefensible boundary. Development of the site creates an incursion into the Green Belt creating an irregular boundary.

Site affects others?

No

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Whilst the site is mainly contained by the adjacent existing housing and planting, it is an indefensible boundary. Development of the site creates an incursion into the Green Belt creating an irregular boundary.

Outer North West

HLA29013 23-5 Manor Square, Otley

Site Details

Easting	420198	Northing	445596	Site area ha	0	SP7	Major Settlement Infill
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

Availability: Suitability: Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
14/01917/LI	Listed building application for alterations including new first and second floors to form 2 flats; division of existing ground floor shop into 2 retail units	R	100

Outer North West

HLA29013 23-5 Manor Square, Otley

14/01916/FU	Alterations including new first and second floors to form 2 flats; division of existing ground floor shop into 2 retail units	R	100
11/04439/EXT	Extension of time period for planning application 29/377/04/FU for change of use of 1st and 2nd floor offices to 8 flats	A	100
11/04440/EXT	Extension of time period for Listed Building Application 29/376/04/LI to carry out alterations of 1st and 2nd floor offices to form 8 flats	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	3637.87
Nearest bus stop	10941
Nearest bus stop distance (m)	144.67

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted