

Outer South East

265 Ash Tree Primary School, Kippax

Site Details

Easting	441550	Northing	430407	Site area ha	0.5	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Cleared former school site, trees in northern end, bounded partly by wall/railings and surrounded by wider residential.

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

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Good accessibility		5
Access comments		
Limited frontage to Westfield Lane and mitigation maybe needed for access onto Leeds Road		4
Local network comments		
cumulative issues		4
Mitigation measures		Total score
footway widening to achieve visibility		13
Highways site support		
yes with mitigation		
Contingent on other sites		
Contingent on other sites		

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	
Existing school site. Take off SHLAA.	

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	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 %	100.00
Nearest train station	East Garforth
Nearest train station distance (m)	2634.40
Nearest bus stop	4444
Nearest bus stop distance (m)	32.84
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 type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Existing school site to be deleted

1/10/14 - Now coming forward via capital receipts with capacity of 22. To be marketed for elderly - KH

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Former school now cleared vacant brownfield site, LCC is to market for sale for elderly accommodation.

Outer South East

298 Queen Street - Hollinshurst Depot, Allerton Bywater

Site Details

Easting	440138	Northing	428627	Site area ha	2.1	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Storage

Neighbouring land uses

Wholesale distribution

Dwellings

Mineral works and quarries

Other land uses - None

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

Description

Brownfield site, part of larger employment site but the main building is not included in this submission. The site is flat and mainly being used for storage. Boundaries are well defined with a fence and public footpath running around the site with steep banks to the east hiding a mineshaft. Road frontage is to the north and the north eastern boundary adjoins a new housing site.

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 South East

298 Queen Street - Hollinshurst Depot, Allerton Bywater

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

The site does not meet Public Transport or primary school standards in Core Strategy but is the subject of a current application which has been assessed against Regional Spatial Strategy standards

Rank (1-5)

3

Access comments

Suitable access can be achieved from Queen Street

5

Local network comments

The scale of development should not cause an issue on the local network

5

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Owlwood/Garforth

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

Environment Agency

Constraints

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

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance wildlife corridor links with river plain and woodland habitats to the south, west and north.

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Possible flood risk from a number of field drains around SW, S and E of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
09/04606/OT	Outline application to layout access road and erect 85 houses and 30 flats, with car parking	W	100
10/01412/OT	Outline Application to layout access and erect 79 dwelling houses	A	100
14/03823/OT	Variation of conditions 2 of outline permission 10/01412/OT (approved plans listed in the plans schedule).to allow a revised site layout	A	100

Spatial relationships

UDP Designations

Core Strategy

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	

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	Woodlesford
Nearest train station distance (m)	3347.38
Nearest bus stop	7848
Nearest bus stop distance (m)	136.17

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 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 existing settlement. Existing employment use but adjoins recently developed housing sites. No physical constraints, and has an existing (but undetermined) planning application for residential units.

Site affects others?

Sustainability summary

Summary of reps

Pro - All the green sites in the Outer South East need to be allocated to achieve the dwelling requirement. Will provide housing choice. Incorrect comment that site is too far from primary school as is only 600m away. Will provide S106 in transport, education, and open space and new homes bonus and construction jobs.

Neutral - Expect planning application 10-01412 to be granted on this site for 79 dwellings in August 2013 (not 55). Correct address is Biffa Waste Services Ltd. Queen Street, Great Preston LS26 8AL.

Statutory Consultee - Metro: Site is 527m which falls outside 400m standard of the current core bus network. Developer contributions will be required to improve the public transport to meet accessibility policies. 5 buses per hour, does have access to primary and secondary schools and primary health.

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Brownfield site granted planning permission in May 2014 for 79 units, with current application pending to revise layout and reduce site capacity to 76 units.

Outer South East

310 Barnsdale Road, Allerton Bywater

Site Details

Easting	442459	Northing	427808	Site area ha	1.8	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Office

Manufacturing and Wholesale

Other land uses - None

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

Description

The site has a current employment use and is set between two housing estates to the north and south (the latter being a new development) and an office development to the south east. Allotments border the site to the north west. Site is flat, long and thin with the only access / road frontage coming from the east. Trees align the boundaries of the site on all sides.

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 South East

310 Barnsdale Road, Allerton Bywater

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

4 buses per hour, 100% primary & secondary education, 80% employment

Rank (1-5)

4

Access comments

Visibility probably achievable from Barnsdale Road

5

Local network comments

Local congestion issues

3

Mitigation measures

Junction improvements onto Barnsdale Road

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

n/a

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

There is capacity at Garforth 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 South East

310 Barnsdale Road, Allerton Bywater

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor of the disused railway

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. French Drain adjacent to NW corner of site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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 %	0.01
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	5307.11
Nearest bus stop	7720
Nearest bus stop distance (m)	171.52

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 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

Brownfield site within the settlement, currently in employment use. Situated between two residential estates. Suitable for residential development in principle.

Site affects others?

Sustainability summary

Summary of reps

Anti - Site still in employment use and so not available. The suggested site capacity is excessive give the size of the site and the nature of the surrounding area.
Pro -
Statutory Consultee - Metro: Encourages prioritisation of this site based on 283m to core network, 6 buses per hour, access to primary and secondary schools and primary health. Unlikely that substantial bus service provision would be required.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site in employment use between two housing estates (one being a new development) and an office development. Supported by infrastructure providers.

Site Details

Easting	437857	Northing	430576	Site area ha	0.9	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses

Being used as paddock

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

Description

Field to the west of Swillington outside the settlement. Bounded to the east by a road, to the south and west by trees/hedgerows, and no boundary to the north as cuts across an open field.
--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

352 Swillington Lane (land on west side of), Swillington

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

Green Belt site. The site juts out to the west of Swillington, and is unrelated to the existing settlement form. Development could set a precedent for further Green Belt sprawl.

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

90% Primary, 90% Health, No Secondary or Employment. Within 700m of 3 buses per hour.

Rank (1-5)

2

Access comments

Suitable access can be achieved from Swillington Lane

5

Local network comments

The scale of the development should not cause an issue on the local network

5

Mitigation measures

Accessibility not ideal but on balance ok due to small scale of development

Total score

12

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

n/a

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

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

Environment Agency

Constraints

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

Outer South East

352 Swillington Lane (land on west side of), Swillington

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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

Nearest train station	Woodlesford
Nearest train station distance (m)	1822.36
Nearest bus stop	1777
Nearest bus stop distance (m)	233.90

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 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 juts out to the west of Swillington, and is unrelated to the existing settlement form. Development could set a precedent for further Green Belt sprawl.

Site affects others?

Sustainability summary

Summary of reps

Statutory Consultee - Metro: Falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet public transport accessibility requirements. 2197m to core network, 5 buses per hour, access to primary and secondary schools and primary health.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site juts out to the west of Swillington, and is unrelated to the existing settlement form. Development could set a precedent for further Green Belt sprawl.

Site Details

Easting	442093	Northing	427818	Site area ha	14.7	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Dwellings

Neighbouring land uses

Storage

Outdoor amenity and open space

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Currently under construction for housing, majority completed.

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

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	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 %	12.90
-----------------	-------

Nearest train station	East Garforth
Nearest train station distance (m)	5248.60
Nearest bus stop	5072
Nearest bus stop distance (m)	186.91

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 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

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site nearing completion for residential.

Outer South East

819 Queen Street, (a.k.a land south of Leeds Road), Allerton Bywater

Site Details

Easting	440374	Northing	428613	Site area ha	4.1	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Managed Forest

Storage

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Grazing field surrounded by open space to south, residential to east and west, woodlands to the north (other side of Queen Street) and open storage yard to the west.

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 South East

819 Queen Street, (a.k.a land south of Leeds Road), Allerton Bywater

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

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.

LCC

Ecology support	Already Develop
-----------------	-----------------

Already Developed Taylor Wimpey

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Outer South East

819 Queen Street, (a.k.a land south of Leeds Road), Allerton Bywater

App Number	Proposal	Decision	% of site
12/03131/COND	Consent, agreement or approval required by condition 3 of Planning Application 11/01713/RM	A	99
12/03130/COND	Consent, agreement or approval required by conditions 13, 17, 18, 22 and 23 of Planning Application 09/04353/OT		100
09/04353/OT	Outline application to layout access and erect residential development	R	100
11/01713/RM	114 houses, with landscaping	A	99

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 %	0.04
-----------------	------

Nearest train station	Woodlesford
Nearest train station distance (m)	3583.65
Nearest bus stop	1037
Nearest bus stop distance (m)	162.85

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 checked="" type="checkbox"/>

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

Outer South East

819 Queen Street, (a.k.a land south of Leeds Road), Allerton Bywater

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Benefits from planning permission with conditions discharged in 2012.

Outer South East

820 Micklefield (south of)

Site Details

Easting	444051	Northing	433282	Site area ha	6.1	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

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

Outer South East

820 Micklefield (south of)

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
Assessment of cumulative impact with other sites needed			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

LCC

Ecology support	Supported
Supported	

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	0.36	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	13.06	
N8 Urban 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 %	13.81
-----------------	-------

Nearest train station	East Garforth
Nearest train station distance (m)	2487.32
Nearest bus stop	10771
Nearest bus stop distance (m)	115.49

Agricultural classification	Grade 2
-----------------------------	---------

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

Site affects others?

Sustainability summary

Summary of reps

WYCA
None

PRO
None

ANTI
None

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 South East

822 Barrowby Lane, Garforth

Site Details

Easting	440279	Northing	433672	Site area ha	1.1	SP7	Major Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

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

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

Network Rail	

Yorkshire Water	
Treatment Works	
Under construction	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

LCC	
Ecology support	Supported
Supported	

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
11/04759/FU	New access road and 33 houses with landscaping	A	96

Outer South East

822 Barrowby Lane, Garforth

12/04925/COND	Consent, agreement or approval required by conditions 3, 5, 6, 7, 8, 9, 10, 11, 16, 17, 19, 20, 21 and 22 of Planning Application 11/04759/FU	A	96
14/9/00095/MOD	New access road and 33 houses with landscaping NON MATERIAL AMENDMENT to 11/04759/FU: Pump station elevation treatments	M01	96
14/9/00012/MOD	New access road and 33 houses with landscaping NON MATERIAL AMENDMENT to 11/04759/FU: Plots 17 and 18 parking spaces rearranged to accommodate surface watering pumping station.	M01	96

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 %	0.87
Nearest train station	Garforth
Nearest train station distance (m)	378.58
Nearest bus stop	12511
Nearest bus stop distance (m)	126.42
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 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

Site affects others?

Sustainability summary

Summary of reps

WYCA
None

PRO
None

ANTI
None

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 South East

823 Selby Road, Garforth

Site Details

Easting	441324	Northing	432058	Site area ha	3	SP7	Major Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

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

--

Outer South East

823 Selby Road, Garforth

SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

Impact	No material impact	Network Status	No objection, no mitigation required
Assessment of cumulative impact with other sites needed			

Network Rail

Yorkshire Water

Treatment Works	
Under construction	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

LCC

Ecology support	Supported
Supported	

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
12/04277/COND	Consent, agreement or approval required by conditions 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, 23 and 27 of Planning Application 11/03814/FU		99

Outer South East

823 Selby Road, Garforth

11/03740/RM	70 houses	W	99
11/03814/FU	68 houses	A	99
14/9/00120/MOD	68 houses NON MATERIAL AMENDMENT to 11/03814/FU: - Plot 51 to be handed to a "As". - 1.8M high fence added to rear boundary of plot 53	M01	99
12/04252/COND	Consent, agreement or approval required by condition 25 of Planning Application 11/03814/FU	A	99
12/9/00197/MOD	68 houses NON-MATERIAL AMENDMENT TO 11/03814/FU: Revision to road layout/configuration affecting plots 50-59; re-positioning of plots 54 and 55	M01	99

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

Nearest train station	East Garforth
Nearest train station distance (m)	1014.79
Nearest bus stop	2950
Nearest bus stop distance (m)	169.75

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 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"/>

Outer South East

823 Selby Road, Garforth

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

WYCA
None

PRO
None

ANTI
None

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 South East

825 Manor Farm buildings, Micklefield

Site Details

Easting	444461	Northing	433331	Site area ha	0.5	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

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

--

Outer South East

825 Manor Farm buildings, Micklefield

SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: Suitable

Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

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.	

LCC

Ecology support	Supported
Supported	

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
10/01855/EXT	Extension of Time Period Planning Application for 07/01571/FU (Change of use including part demolition of farm buildings and new build to form 14 dwelling houses	W	91

Outer South East

825 Manor Farm buildings, Micklefield

	and retention of 2 existing dwelling houses)		
11/01631/FU	Detached agricultural storage building	R	100
09/00909/FU	Erection of detached agricultural storage building	R	100
10/03358/EXT	Extension of Time Period of Planning Application 07/01571/FU (Change of use including part demolition of farm buildings and new build to form 14 dwelling houses and retention of 2 existing dwelling houses)	A	100
14/02901/COND	Consent, agreement or approval required by conditions 5, 7, 8, 9, 10, 11, 12, 13, 16 and 20 of Planning Application 10/03358/EXT	SPL	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	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	East Garforth
Nearest train station distance (m)	2900.19
Nearest bus stop	7817
Nearest bus stop distance (m)	181.45

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 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"/>

825 Manor Farm buildings, Micklefield

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

WYCA
None

PRO
None

ANTI
None

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 South East

827 Carlton View, Allerton Bywater

Site Details

Easting	440933	Northing	428713	Site area ha	0.9	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

Site type	Greenfield
On-site land uses	
Other	
Neighbouring land uses	
Dwellings	
Agriculture	
Other land uses	
Open greenspace, appears to be some garden encroachment	

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

Description	Greenfield site in Allerton Bywater. The site is well contained with an access point to the west. There are a few TPOs related to the site.
-------------	---

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 South East

827 Carlton View, Allerton Bywater

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)

Mostly meets accessibility standards

4

Access comments

Access achievable from Carlton View, although no direct link to adopted highway (likely ransom strip) - limit development to 30 units max

3

Local network comments

Small site with negligible local impact

5

Mitigation measures

Total score

12

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

n/a

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

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

Environment Agency

Constraints

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

Outer South East

827 Carlton View, Allerton Bywater

LCC

Ecology supportSupportedSupported - but Great Crested Newts recorded on adjacent land

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Possible surface water flood risk along Southern boundary.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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 %	0.40
-----------------	------

Nearest train station	Woodlesford
Nearest train station distance (m)	4128.72
Nearest bus stop	6427
Nearest bus stop distance (m)	168.70

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 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 within the existing settlement. Outline permission for residential development approved 2006, not built. Suitable in principle for residential use, subject to detailed design, as Tree Preservation Order (TPO) on site.

Site affects others?

Sustainability summary

Summary of reps

Anti - Strategic Green Infrastructure designation in Core Strategy. Not deliverable as it was not implemented during the six years it had planning permission and as planning permission has been left to lapse since.
Statutory Consultee - Metro: Encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. 173m to core network, 6 buses per hour, access to primary and secondary schools and primary health.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site within the existing settlement. Outline permission for residential development approved 2006, not built. Suitable in principle for residential use, subject to detailed design to account for Tree Preservation Order on site.

Outer South East

836 Barleyhill Road, Garforth

Site Details

Easting	440139	Northing	433001	Site area ha	0.7	SP7	Major Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

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 South East

836 Barleyhill Road, Garforth

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
12/03490/COND	Consent, agreement or approval required by conditions 3, 4, 6, 11, 12, 15, 16 and 18 of Planning Application 11/05386/FU	INT	100

Outer South East

836 Barleyhill Road, Garforth

11/05386/FU	Alterations to plots 1 - 6 and erection of 24 houses	A	100
13/01575/COND	Consent, agreement or approval required by conditions 16, 17 and 18 of Planning Application 11/05386/FU	INT	100
13/02770/COND	Consent, agreement or approval required by conditions 16, 17 and 18 of Planning Application 11/05386/FU	INT	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	6.96	
N8 Urban 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 %	15.76
-----------------	-------

Nearest train station	Garforth
Nearest train station distance (m)	806.27
Nearest bus stop	4515
Nearest bus stop distance (m)	86.11

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

Site affects others?

Sustainability summary

Summary of reps

WYCA
None

PRO
None

ANTI
None

NEUTRAL

HS2 line needs to be considered.

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 South East

1004 Kennet Lane (land to north of), Garforth

Site Details

Easting	441372	Northing	432744	Site area ha	3.2	SP7	Major Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

Other land uses - None

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

Description	Greenfield site in Garforth. Well contained by development and well connected to residential area. Boundary to the north is less well defined.
-------------	--

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 South East

1004 Kennet Lane (land to north of), Garforth

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Uncertain

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good accessibility

Rank (1-5)

5

Access comments

site accessed by Kennet Lane

5

Local network comments

cumulative issues

4

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

n/a

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

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

Environment Agency

Constraints

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

LCC

Ecology support	Not supported
-----------------	---------------

Not supported (RED). Kennet Lane Meadows covers the southern half of this site, based on the open grassland habitat. Also forms part of a valuable wildlife corridor alongside the disused railway.

Outer South East

1004 Kennet Lane (land to north of), Garforth

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary substantially amended as per drawing RM/1004. Mitigation will still be required to ensure impacts on wildlife corridor are addressed, i.e. minimum 10 metre buffer along the disused

Education comments

1232 + 1004 + 3110 +1244 = 6593 houses generates 1648 primary and 659 secondary children. Approx 4x2FE primary schools required.

Flood Risk

Flood Zone 1. Possible surface water flood risk along Southern boundary, where there are also a couple of public sewers.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	41.16	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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

1004 Kennet Lane (land to north of), Garforth

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

Nearest train station	East Garforth
Nearest train station distance (m)	359.91
Nearest bus stop	11002
Nearest bus stop distance (m)	199.06

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input 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 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

Site is within existing settlement. Southern part of site is designated as N1 greenspace on existing UDP and Local Nature Area. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 27, question G8. Site can be accessed from Kennet Lane.

Site affects others?

Sustainability summary

Summary of reps

Anti:

Why add more houses when the houses are not selling in Garforth anyway?

Would not offer enough money for the infrastructure of extra schooling transport roads etc.

Will more trains/buses be put on to accommodate the extra people at the bus stops and train station?

Losing the community feel and mentality as Garforth will become too large and practically join up to other areas as all the greenbelt boundaries are being swallowed up.

This will create more traffic on local road which is a quiet cul-de-sac.

Mature trees that block noise from Stocks Bros will be destroyed.

Residents enjoy a degree of privacy in back gardens with the meadow backing onto gardens. New houses would ruin this and possibly impact of the amount of light each garden receives.

Risk of increased crime rates.

There have been cases of subsidence (new housing off Selby Road/Ninelands Lane, new housing development near water tower), proposed building was submitted years ago but did not proceed because of the number of pit shafts found on this site. Probably unstable land - historically this area has been mined using bell-pits and shallow/drift mining for hundreds of years, many of these unrecorded (don't bother asking NCB - they don't even have search records/ know of the existence of the seams and tunnels under the whole of Garforth town from pits as recent as 1930!). Is on the site of the old Trench pit, if built upon would not only increase drainage demands but also reduce natural water absorption.

If green-belt must be developed go towards Micklefield for a new settlement. There are better alternative sites.

Pollution.

The review of greenspace issues shows Garforth and Swillington to have a surplus of space for outdoor sports. The community does not have access to school pitches or the cricket ground in Church Lane. As a result of flood prevention measures part of the field adjoining the recreation ground on Barley Hill Rd consists of a mound of earth and is therefore no longer available for football etc. Part of the Glebelands has been taken for an extension to the cemetery. The rate at which this extension is being filled suggests that there will be requests for more land in a few years time. There used to be football pitches which were removed when proposed building was submitted years ago. Also a beck which was partially contained which has caused flooding on Fairburn Drive. A large area of housing was allowed in the 60s and no facilities were outlined for recreation so that a space albeit not spectacular, is very valuable. A key dog walker route will be lost. The green area is also a haven for nature with all sorts of wildlife making it their home. The local pheasants are settled there and residents enjoy having a small natural space to enjoy within Garforth itself. Green spaces are desperately needed for children to play and for an improved quality of life.

Is on land immediately adjacent to a factory (Stocks Blocks) and this could cause health problems for new residents. Brick dust frequently falls on the field here and can cause breathing difficulties for asthma sufferers.

The roads are in bad state of repair now.

The children have to play in the streets as there is nowhere for them to play on and around Fairburn Drive.

Poor road links due to the proposed site as access would have to be made down small residential streets which is inappropriate and ridiculous. It raises the question of demolition of existing homes (ie the row of terraced homes at Town End.)

Significant disruption of building houses.

Police and fire services will face greater demands.

The traffic light system would need revision at the Wakefield Road/(top) Main Street junction to effectively manage the increased traffic flow at the junction of 4 busy arterial roads. Smaller, less busy streets would become cut-through routes to avoid congested routes which would put the public, children and vulnerable adults at risk of injury through an increase in road traffic accidents.

Garforth Main Street is interrupted by the volume of traffic parked road side around Main Street, particularly on Barleyhill Road and Church Lane, deeming the roads accessible by single file traffic only. There is insufficient parking available in Garforth for the proposed development given that in reality most people use their vehicles for park and ride at the railway stations and when shopping/attending appointments/school&education/childcare facilities.

Whenever there is heavy rain you see water pouring from the field along Kennet Lane to the nearest drain so this would need to be looked at. Garforth is built on clay. Surface water drainage is generally poor due to the impervious clay, inadequate drainage system and extensive building on green space that once acted as natural soakaways. Despite living on a hill and on a relatively high point my garden has, during the last decade, started flooding after heavy rain. This is as a direct result of the inadequate drainage of the relatively new buildings nearby. The junction of these two roads at the Holiday Inn or 'George' roundabout is particularly sensitive because the two busy main roads meet and, in heavy rain, this is one of the first areas to flood. (Homes in West Garforth and my friend's bungalow on Ninelands Lane also flood.) Garforth needs the few remaining green spaces to act as soakaways.

The section 106/Community Infrastructure Levy would not provide sufficient funds to build a new school but rather only money sufficient for extensions, most importantly the Academy does not have space for expansions.

National policy requires an assessment to be made regarding the reallocation of N1 land, with no assessment this cannot be removed.

Pro - I would trade this greenspace for a large Garforth park running the length of Wakefield Road. Possibly as the development is quite small and the area does have decent road links. It is enclosed within the existing Garforth boundary.

Travellers - Cottingley Springs can be expanded to accommodate. I know you cannot tarnish all travellers with the same brush but you can only relate to your own experience which has not been good at all. There should be no additional sites suitable for gypsy and travellers as this

1004 Kennet Lane (land to north of), Garforth

will increase already stretched “village” amenities, shops, pubs and policing is already challenging in Garforth. There is a site at Cottingley and this should be developed as there ia an existing site near Milford Lodge Motel within 4/5 miles now

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site within existing settlement. Southern half is allocated as N1 greenspace and Local Nature Area on UDP. Greenspace provision has been considered across the HMCA and local preference is to retain as greenspace.

Outer South East

1007 Selby Road (land south of), Garforth

Site Details

Easting	440016	Northing	431999	Site area ha	5.9	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Currently used for agriculture the site has no road frontage being surrounded by further fields and a beck to the north. Trees border the site on three sides, apart from the south east boundary where a further field leads to a disused railway track. Sloping site and part of a wider collection of SHLAA sites in this 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?	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?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

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

4. Preserve the setting and special character of historic towns

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

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

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

Isolated site. Not connected to settlement and has no road frontage. Performs an important role in safeguarding countryside.
--

Outer South East

1007 Selby Road (land south of), Garforth

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

60% 4 buses per hour

Rank (1-5)

3

Access comments

Landlocked site, requires adjacent site for access

3

Local network comments

Existing local congestion and significant cumulative issues

3

Mitigation measures

Total score

9

Highways site support

No

Contingent on other sites

Yes

Contingent on other sites

Yes

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

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

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

There is capacity at Garforth 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

FZ2 & FZ3 slightly encroaches site on boundary where site abuts The Beck (main river). Part of site is on top of Historic Landfill. See comments in main text of our response.

LCC

Ecology support	Supported with mitigation
-----------------	---------------------------

Supported with mitigation to protect and enhance the wildlife corridor of the beck to the south-west and fish ponds to the north. Retain a minimum 20 metres corridor to the beck. Otters (fish ponds), bats, White-clawed Crayfish and Water Voles to consider

Outer South East

1007 Selby Road (land south of), Garforth

Ecology boundary

Education comments

Flood Risk

Part of site in Flood Zone 1. Land adject to 'The Beck' is in Flood Zones 3A, 3B and 2. There are a number of large ponds within the site, and these appear to connect into The Beck. There are a number of public sewers within the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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

Nearest train station	Garforth
Nearest train station distance (m)	1742.89
Nearest bus stop	3356
Nearest bus stop distance (m)	382.26

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 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. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the existing settlement. There is no road frontage to the site for access.

Site affects others?

Sustainability summary

Summary of reps

Anti - A beck runs through this site. Water voles may also live in this area which are protected under the wildlife act 1981.
Statutory consultee - Metro: falls within 400m of the current core bus network. From a public transport perspective, 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. 378m to core network, 6 buses per hour, access to primary and secondary schools and primary health.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the existing settlement. There is no road frontage to the site for access.

Site Details

Easting	438694	Northing	430396	Site area ha	1.2	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

Other land uses - None

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

Description	Greenfield site between Swillington and Little Preston. Borders residential area 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?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (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 between Swillington and Little Preston, would significantly reduce the green belt gap.
--

Outer South East

1013 Goody Cross Lane (land to the south of), Little Preston

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

2 buses per hour within 600m of 3 buses per hour. 100% Primary, 100% Health. No Secondary or Employment.

Rank (1-5)

3

Access comments

The site has no frontage to adopted highway

1

Local network comments

The scale of the development should not cause an issue on the local network

5

Mitigation measures

None that can overcome the lack of access

Total score

9

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

n/a

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported with mitigation
-----------------	---------------------------

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

Outer South East

1013 Goody Cross Lane (land to the south of), Little Preston

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. However, strip of land adjacent to beck on Eastern boundary at risk of flooding.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	99.76	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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

1013 Goody Cross Lane (land to the south of), Little Preston

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

Nearest train station	Woodlesford
Nearest train station distance (m)	2290.81
Nearest bus stop	8816
Nearest bus stop distance (m)	220.11

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 type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" 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 between Swillington and Little Preston. As submitted the site has no access to the adopted highway - the inclusion of the commercial unit to the north would provide access.

Site affects others?**Sustainability summary****Summary of reps**

Neutral - Address should read Swillington LS26 8UU not Little Preston, it is in the pParish of Swillington. The site capacity is incorrect, for a site of 1.2ha it should be 35 not 100.

Anti - Within Strategic Green Infrastructure designation. Would reduce the average width of green belt between Swillington and Hall Road, Little Preston, from 200 metres to 100 metres and would pave the way for the merging of the communities. The parcel of land lying to the east which has already been the subject of a failed planning application would undoubtedly use any development of 1013 to bolster a renewed application. When your senior Planning officer visited the site many years ago in relation to an objection regarding a planning application for a single bungalow being built on the Little Preston side of the stream he said LCC would never be in favour of any type of infill on the fields between these communities, are you now going back on this statement? Wakefield Road is already dangerous and very busy and over the past few years, in addition to the deaths at the junction itself, there have been at least two fatalities within a few hundred yards of this junction. Any housing on this site would be on a slope and make any houses unsuitable for disabled people and therefore contrary to the Disability Act.

Pro - There are buses to Garforth Academy from outside the site and a school bus from Swillington. Bus stops close to the site provide services to the major employment centres of Leeds and Wakefield. Although these buses are not as frequent as the Leeds City Council standard, the site is well located to access employment areas such as Thorpe Park (4.5km) and the industrial areas around Junction 44 of the M1 (6.5km), and the AVL Enterprise Zone (6km). There are no significant physical or environmental constraints. The site is available now given the agreement in place between the landowners and a housebuilder. This is an achievable site, which has a realistic prospect of being delivered within 5 years; there are no known viability issues restricting the site from coming forward. Benefits include delivery of new family housing including affordable housing, direct and indirect construction jobs, New Homes Bonus, S106 monies for transport, education, and public open space, increased expenditure in the local economy.

Statutory consultee - Metro: Falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the 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 sites have been considered. 1710m to core network, 5 buses per hour, access to primary and secondary schools and primary health

Comments on phasing**DPP Allocation**

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site between Swillington and Little Preston. As submitted the site has no access to the adopted highway - the inclusion of the commercial unit to the north would provide access. Green Belt site between Swillington and Little Preston, would significantly reduce the green belt gap.

Outer South East

1044 Wakefield Road and Barrowby Lane, Garforth

Site Details

Easting	439916	Northing	433519	Site area ha	21.9	SP7	Major Settlement Extension
HMCA	East Leeds, Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

Other land uses - None

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

Description	Flat triangular site currently used for agriculture. It is set to the east of Garforth but bordered by housing to the east and north. Farms are located to the south west and further fields beyond. A small pylon runs along part of the northern boundary.
-------------	--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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 South East

1044 Wakefield Road and Barrowby Lane, Garforth

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

Relates well to settlement. Fairly well contained reducing potential for further 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

Not all of the site meets requirements for primary education and health, difficult for pedestrian crossing A642 to reach local centre

Rank (1-5)

4

Access comments

Size of site would require multiple accesses to be provided

5

Local network comments

Local congestion issues and potential for significant cumulative impact with other nearby sites

3

Mitigation measures

Unclear whether sufficient mitigation and capacity improvements can be achieved

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster			

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
There is capacity at Garforth 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 South East

1044 Wakefield Road and Barrowby Lane, Garforth

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

3112+1100+1044+2156+2032+2091+3111(east area) + 1226 (outer NE area) = 2349 houses generates 587 primary and 235 secondary children. New 2FE primary school required, plus potentially land for expansion of existing schools.

Flood Risk

Flood Zone 1. There is a field drain running across middle of site, and the land immediately adjacent to this is at risk of surface water flooding.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	99.61	% 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"/>	

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

Other Spatial Relationship

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

Nearest train station	Garforth
Nearest train station distance (m)	744.54
Nearest bus stop	5789
Nearest bus stop distance (m)	225.04

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 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 has potential for both housing and a retail function. It is set close to Garforth town centre and is the only substantial piece of undeveloped land in the vicinity. There are strong links to the settlement with existing residential properties along the east and northern boundaries. It is also partially contained by existing farms to the south west, reducing the potential for unrestricted sprawl. The site is flat with no physical constraints that would prevent development.

Site affects others?

Sustainability summary

Summary of reps

Garforth is deficient in outdoor Sport, Amenity and Children's facilities and needs more providing not greenspace removing. Garforth should remain as a village and not become a town. Historically this area has been mined using bell-pits and shallow/drift mining for hundreds of years, many of these unrecorded and are likely to be dangerous. Not enough work has been undertaken to assess these sites properly. There is also heavy criticism of the work presented with much confusion over the SA process and accusations of lack of transparency. The proposed HS2 rail-link is in such close proximity to the development.

WYCA				
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
229	4	Yes	Yes	
Yes				

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. No longer identified as needed for a potential extension of the town centre which means less need for a site in this location. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.

Outer South East

1100 Wakefield Road - Clearview Farm, Garforth LS25

Site Details

Easting	439724	Northing	433304	Site area ha	3.6	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

Other land uses - None

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

Description	Flat rectangular site currently used for agriculture, with a farm in place on the western part. It is set to the east of Garforth with a road separating the site from the settlement. The site is flat, borders another farm to the south and is surrounded on the north and west by further agriculture.
-------------	--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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 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 South East

1100 Wakefield Road - Clearview Farm, Garforth LS25

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

Well connected to settlement. Tree line to north west boundary contain site reducing potential for further 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

Railway station just outside 800m buffer, difficult for pedestrians crossing A642 to reach local centre

Rank (1-5)

4

Access comments

Highway frontage likely to be insufficient for required sightlines

3

Local network comments

Local congestion/capacity issues and potential for significant cumulative impact with other nearby sites

3

Mitigation measures

Unclear whether sufficient mitigation and capacity improvements can be achieved

Total score

10

Highways site support

No

Contingent on other sites

Yes

Contingent on other sites

Yes

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

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

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

There is capacity at Garforth 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 South East

1100 Wakefield Road - Clearview Farm, Garforth LS25

LCC	
Ecology support	Not supported
Not supported (RED). No site-based designations but Water Vole records in drain to north of the site.	

Ecology boundary	
Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1100. Mitigation will be required to maintain flows of water in the ditch, and provide habitat enhancement through ditch enhancements and flood water attenuation pond designed to retain water for Water Vole habitat at north of site - most of these enhancement works will be required in the excluded area.	

Education comments	
3112+1100+1044+2156+2032+2091+3111(east area) + 1226 (outer NE area) = 2349 houses generates 587 primary and 235 secondary children. New 2FE primary school required, plus potentially land for expansion of existing schools.	

Flood Risk	
Flood Zone 1	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	

Natural England	
Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.	

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

Outer South East

1100 Wakefield Road - Clearview Farm, Garforth LS25

N32 Greenbelt	99.69	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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
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	Garforth
Nearest train station distance (m)	982.89
Nearest bus stop	9935
Nearest bus stop distance (m)	157.75

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 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 connected to the settlement it would be more suitable if developed alongside SHLAA ref 1044. The site needs to be combined with 1044 to achieve suitable access. The proposed HS2 rail line runs to the north west.

Site affects others?

Sustainability summary

Summary of reps

Anti
Wakefield Road is narrow and dangerous.
Traf on the A642 is already at it maximum capacity.
Barwick Road is already extremely busy and cannot cope with extra traffic.
Increased traffic congestion in general as well as grid lock at peak times at such areas as Garforth Bridge, Townend, Lidgett Lane/Selby Road junction
There is already a major issue with traffic backlog on Aberford Road.
Any sort of building along the Selby Road corridor in Garforth would cause major traffic problems.
Garforth Rail services are over crowded with inadequate parking at the railway station.
The flooding at Garforth Bridge roundabout has on occasions blocked two of Garforth's main arterial routes.
Site sits upon old mine workings and bell pits.
Garforth needs the few remaining green spaces to act as soakaways.
There are other sites which would be more suitable for us as residents, such as Hawks Nest Wood and the old A.E Turbines site on the A642 (which is a brownfield site and is ripe for commercial development).
Site 1232 would be the most suitable to develop.
Further retail development here as an extension to the town centre is clearly unnecessary.
No need to develop these pieces of land as a traveller site, since the current planned expansion of Cottingley Springs will be more than adequate.

Pro
Just about the closest of any of the Green Belt sites on the map to a truly sustainable core centre of facilities, ie. Garforth Town Centre.

WYCA				
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
155	4	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. The proposed HS2 rail line runs to the north west. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.

Outer South East

1118 Church Lane and Manor Farm (existing phase 3 housing allocations), Micklefield

Site Details

Easting	444430	Northing	433361	Site area ha	14.9	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

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

Summary of infrastructure provider comments

Highways Agency

Impact	Major impact	Network Status	Likely to require significant physical mitigation
Assessment of cumulative impact with other sites needed			

Network Rail

Yorkshire Water

Treatment Works	
Appropriate stand off distance(s)/diversion(s) required for all infrastructure. Nearest part of site less than 200m from Micklefield wwtw- may be odour issues. Micklefield WWTW does not have capacity to deal with this level of development and major upgrade would be required.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	
Eastern boundary runs along ordinary watercourse (Sheep Dike) and runs along FZ3 2/3. Drain runs across middle of site with FZ3 along the drain. See comments in our previous I&O consultation.	

LCC

Ecology support	Not supported
Not supported (Red) - The Sheep Dike which runs along one side of this proposed allocation flows under the M1 to Hartley Wood/Castle Hills SEGI which has an area of species rich fen. Protect the dike during construction to ensure that the marsh is not impacted by pollution and sediment - leave a minimum 10 metre biodiversity buffer to the Sheep Dike.	

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1118. Mitigation will still be required to ensure impacts on adjacent habitat are addressed.

Education comments

Flood Risk

Mostly Flood Zone 1, but in the first instance it should be assumed there will be a 9m easement (ie no development) in those parts of the site adjacent to Sheep Dike and the 'Main Drain'
--

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

App Number	Proposal	Decision	% of site
------------	----------	----------	-----------

Spatial relationships

UDP Designations

N32 Greenbelt	0.67	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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 %	0.22
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	2872.35
Nearest bus stop	7817
Nearest bus stop distance (m)	137.82

Agricultural classification	Grade 2
-----------------------------	---------

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

WYCA
None

PRO
None

ANTI
None

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 South East

1149A Park Lane / Doctor's Lane (land off), Allerton Bywater

Site Details

Easting	441538	Northing	428515	Site area ha	40.6	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Water Storage and Treatment

Other land uses - None

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

Description

Large site that adjoins the northern border of Allerton Bywater, this used to be a railway line and is set on an embankment preventing access to the majority of the site. Site has an agriculture use with two sections of woodland in the central part, the south east section has a road frontage and is well linked to residential development.

SHLAA conclusions

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

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

--

Outer South East

1149A Park Lane / Doctor's Lane (land off), Allerton Bywater

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	99.95	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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 %	8.73
Nearest train station	East Garforth
Nearest train station distance (m)	4526.77
Nearest bus stop	9373
Nearest bus stop distance (m)	409.15
Agricultural classification	Grade 3b

Outer South East

1149A Park Lane / Doctor's Lane (land off), Allerton Bywater

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	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Safeguarded land (PAS)	

DPP Allocation Conclusion	
Large agricultural site with two sections of woodland in the central part, the south east section has a road frontage and is well linked to residential development. Site 1149 at Issues and Options stage also contained an area of Green Belt to the south but site now split so that 1149B (Green Belt) is not allocated and 1149A (existing PAS) is retained as PAS. Concern at the scale of the site in relation to the size of Allerton Bywater, and including local preference determined to retain as PAS because on balance are better sites for development earlier than this one.	

Outer South East

1149B Park Lane / Doctor's Lane (land off), Allerton Bywater

Site Details

Easting	442360	Northing	428206	Site area ha	12.3	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Office

Other land uses - None

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

Description

Agricultural fields and small area of car park hardstanding, all bounded by trees. Road frontages to south and east, open fields to north and west (adjacent PAS site) and residential and an office building 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?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	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 South East

1149B Park Lane / Doctor's Lane (land off), Allerton Bywater

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

Would consitute rounding off with defensible boundaries, however, without development of 1149B (now identified to remain as PAS) could lead to encroachment and sprawl.

SHLAA conclusions

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

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

--

Outer South East

1149B Park Lane / Doctor's Lane (land off), Allerton Bywater

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 %	1.50
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	4898.84
Nearest bus stop	1129
Nearest bus stop distance (m)	158.30

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 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

Comments on phasing

DPP Allocation
Not proposed as housing allocation

DPP Allocation Conclusion
Site 1149 at Issues and Options stage contained an area of Green Belt to the south and existing PAS to the north, but site now split so that 1149B is the Green Belt part only. Site bounded by trees, containing agricultural fields and a small area of car park hardstanding. Could constitute rounding off of the settlement with defensible boundaries. However, concern at the scale of the site (plus 1149A which would be required) in relation to the size of Allerton Bywater. As 1149A retained for PAS, determined not to allocate as no need to increase size of PAS larger in this location and on balance are better sites for development elsewhere.

Outer South East

1165 Barwick Road (land north of), Garforth

Site Details

Easting	440606	Northing	434293	Site area ha	9.7	SP7	Major Settlement Extension
HMCA	Outer North East, Outer South East				Ward	Harewood	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Transport tracks and ways

Dwellings

Other land uses - None

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

Description

Green Belt site set just north of Garforth. The site is part of a wider collection of sites between Garforth and the motorway to the north, which this section borders. Currently in agricultural use the site is flat, consisting of open fields and a small group of trees in the centre. A road abuts the western boundary but the site stops just short of this.

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?		Yes	
Is there a good existing barrier between the existing urban area and the undeveloped land?		Yes	
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl		

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes	
Does the site provide access to the countryside	Yes	
Does the site include local/national nature conservation areas (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 South East

1165 Barwick Road (land north of), Garforth

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

Relates poorly to settlement in isolation. The site could be considered to round off the settlement if developed with the other cluster of sites to the north of Garforth. Well contained by the motorway to the north reducing potential for further 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

Fails Public Transport requirements and has a poor footway connection into Garforth Town Centre

Rank (1-5)

3

Access comments

No frontage onto highway, requires other site for access

2

Local network comments

Route into Garforth constrained by narrow railway bridge, capacity/congestion issues on wider network

3

Mitigation measures

The cumulative impact on capacity of local network with other large nearby sites needs to be considered, local physical constraints would also need to be addressed

Total score

8

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	no objection
--------	--------------------	----------------	--------------

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

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

There is capacity at Garforth 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 South East

1165 Barwick Road (land north of), Garforth

LCC

Ecology support

Not supported

Not supported (RED). Parts of the site recently assessed against Local Wildlife Site (Site of Ecological and Geological Importance, SEGI) criteria and sufficient to be designated, based on importance for Great Crested Newts.

Ecology boundary

Supported with mitigation if Red hatched areas (Local Wildlife Site) are excluded and boundary amended as per drawing RM/1165. Mitigation will still be required to ensure impacts on Great Crested Newts are addressed. Parts of site have been designated as Local Wildlife Site in 2012.

Education comments

Flood Risk

Flood Zone 1. Watercourse located to the North of the site and large area of land is shown to be highly susceptible to surface water flooding, adjacent to where the watercourse runs under the M1 in culvert, towards Cock Beck.

Utilities

Gas

Northern Gas Networks owns and operates a high pressure pipeline which crosses this site. The pipeline will be protected by means of a legal easement. The Institution of Gas Engineers and Managers document TD1 Edition 5 recommends a minimum building proximity distance of 27.39m to normally occupied properties.

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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

1165 Barwick Road (land north of), Garforth

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	

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

Nearest train station	Garforth
Nearest train station distance (m)	673.37
Nearest bus stop	4418
Nearest bus stop distance (m)	430.07

Agricultural classification	Grade 3b
-----------------------------	----------

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 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 proposed HS2 rail route runs through the middle of the site, which would significantly reduce development potential for housing. The site is well contained by the motorway to the north consequently there is little potential for further sprawl into the Green Belt. Highways concerns re access - no site frontage and route to Garforth constrained by narrow railway bridge. These considerations will need to be taken into account in any detailed design and capacity may need to be reduced accordingly once more details of the proposed rail line are known.

Site affects others?

Sustainability summary

Major negatives Greenfield and biodiversity. Minor negatives greenspace; climate change; transport access; local needs and pollution. Minor positives Quality of housing and floodrisk.

Summary of reps

Anti

Site ref. 1232 1. Site is sufficient to accommodate the required number of houses, with land remaining, which could be utilized for other purposes (see below); 2. Road access to the site would be by Ridge Road, giving direct access to main road transport links, without the necessity of traffic moving through Garforth. 3. Development conditions could include provision of healthcare and retail facilities, which would serve both the development and provide much-needed additional facilities for the nearby Micklefield. 4. Development conditions, too, could include allocation of space to create a green corridor between it and Garforth, thus minimising impact on natural habitat and wildlife, and to provide much-needed recreational space, e.g. parkland, nature trails, woodland and sports areas. 5. New sewage and drainage infrastructure would be incorporated in planning conditions, and would thus have no impact on existing facilities.

The boundary between the Outer North East and Outer South East areas to the north of Garforth is not considered to represent a characteristic or definitive boundary between the two areas. For example, in relation to our client's land at site 1165, the boundary appears to follow an arbitrary course following no apparent physical features. It is surmised that this boundary is an historic one and merely follows the established ward boundaries rather than defining two areas of different characteristics. As was highlighted in our response to the Community Infrastructure Levy consultation, it is suggested that the M1 and A1 might be more appropriate features to define the boundary between Outer North and Outer South East areas. It is highlighted that a large area of land located to the south of the M1 was proposed for exclusion from the Aberford and District Neighbourhood Area in the Council's recent consultation on Neighbourhood Area Designations. The reason behind this exclusion was because the land bares more relationship with Garforth than Aberford. This is a sensible and logical approach which is recommended should be followed for the Site Allocations Plan.

is noted that the Site Assessment for site 1165 make assumptions on the basis that the site is suitable in conjunction with other surrounding land. We strongly consider that site 1165 does not represent the best opportunity to meet development needs in a way which would be least damaging to the purposes of the Green Belt. The site is isolated from the settlement. The topography of the land to the south of the motorway results in open

all these areas would over populate the area with too many people

GY There are numerous pre-19th century mine workings here. These will have to be excavated, filled and compacted

There is a perceived blight on any development in the north of these sites due to HS2. Who will risk building, never mind buying, houses here?

The effective breach of the natural boundary of the village of Garforth provided by both Wakefield Road and Selby Road; Pushing further away from residents of Garforth, who are already ill-served for recreational space within the village, the green spaces surrounding it

Why cannot these houses be built on makins Farmland so traffic could use the A656 Ridge Road giving direct access to the motorway. New amenities i.e. drainage etc, Could be installed to eliminate flood impact on Garforth. This would also have an impact on an under privilege Micklefield and an over populated Garforth.

We have seen many changes and it has grown considerably and facilities are now fully in use, with already a huge increase in traffic. Your proposals are a step too far and will totally change this area

Have lived here 55 years and very little has changed regarding sport facilities.

The geology of the land I am led to believe is shifting so not suitable

There have been cases of subsidence (new housing off Selby Road/Ninlands Lane, new housing development near water tower).

Garforth has a natural boarder with large amounts of birds and other wildlife which older residents and school children appreciate and benefit from. Obviously if a new development were to go ahead all this would disappear.

There is also the problem if the HS2 passing through site 1165.

Why build more houses when the housing market in Garforth are not selling anyway.

We seem to have been the dumping ground for extended building including the industrial site at East Garforth plus the re-routing of the M1 which skirts three sides of Garforth. One of the original routes was between Scholes and Barwick which was the logical route to avoid traffic

through Cross gates. Now to rectify this bad error another bypass is to be built (crossing Swillington Common) to ease the Crossgates congestion.

What Garforth really needs is a natural parkland and the agricultural land bordering the Wakefield Road is ideal, currently we only have playing field areas – no specific park, and we were amazed when part of Gletelands was taken to extend the burial site.

NO council in this country seems to consider the complete environment, which is needed to improve a quality of life. Roofs over heads, needs to be developed in conjunction with social infrastructures', i.e. NOT just retail, we have a Main Street with empty shops dying, at least help rebuild the Main Street shopping experience , NOT ignore it !Communities require, places to visit, space to walk, space for activities and play, community centres, health centres, swimming / fun pools, halls/community centres to allow creative involvement, running, athletics, sports complexes to permit interaction at a social level, with these elements it creates neighbourly attitudes and ultimately a secure environment for all to live in. The local authority have a responsibility to provide these element, if not directly financed at least dealt with by the URBAN DEVELOPEMENT PLAN [which we live in hope will not be butchered by CENTRAL GOVERMENT and the Dept of the ENVIRONMENT on behalf of their friends in the city].

Since the 60s Garforth's population alone has increased by almost 80% without community facilities or Green open space been provided or proposed. We can only assume due to its supposed 'socio' economic groups B, C and now D mix in the minds of Leeds City Councillors, as the mantra is 'concentrate on the "Inner City problems rt". The inner city problems have been caused, again by infill mass house building without consideration to the life style of the resident's social, welfare, medical and other facilities.

Infill house building adds to existing problems, prevents the community bonding, no facilities leads to frustration, problems accessing transport links ,creates youth boredom and compounds already unsocial activities and further increases the problems with inadequate services such as drains flooding, public transport etc. and telecomm infrastructures'.

The proposed building of a retail unit will bring in further traffic from outlying areas adding to the existing congestion problems and would be of no benefit to Garforth at all in fact would prnhahly have the Opposite Affect and finish off Main St as A viable shopping centre. Main St has struggled at times, but currently there is a good selection of smaller shops, dentists, Doctors, opticians, plus the larger Factory Shop, Co Op and Pease's all of these providing a variety of services. The Councils recent investment in improved pavements & its plans for Main St shows a commitment to the traders. These traders already have to compete with Tesco's locally & Sainsbury's at nearby Colton, so to introduce a further supermarket would be the killer blow and all this investment would have been wasted, Garforth would end up with boarded up shops.

With all the Government assistance available now to buy new houses plus the incentives from the builders themselves there will be a knock on effect on the older houses that make up the majority of the housing in Garforth making it more difficult for them to sell.

Having grown up in Garforth and now living in Adel, I have always been within walking distance of open fields. Sadly however, looking at the proposed plans, I fear that this is all about to change. Whilst I appreciate that there is a need for new housing, I am disappointed that the solution appears to be for Leeds to grow outwards. Could we not perhaps think more imaginatively and radically about ways in which to redesign the urban centres to make them more amenable for family living. so, the trend for increasing numbers of students at the two Universities to live in purpose built residential blocks closer to the city centre, presumably means that more properties could become available in areas like Headingley. This would surely be the perfect opportunity to make Headingley more family-friendly and encourage the migration of families into this area.

Garforth as an area is already very full, with regular congestion on Aberford road. The trains are over congested on morning and evening rush hour. The schools are significantly oversubscribed and cannot cater for further children moving to / growing up in the area.

Garforth has a distinct identity, built on its geographical identity and its particular public services - the academy, the medical centre, the NPT and so forth. In turn this means Garforth has a thriving shopping centre.

These proposed developments threaten both of these characteristics as they break one of the natural boundaries of Garforth and through their size threaten the viability of the existing public services.

They would also put a significant stress on transport infrastructure. Wakefield Road/ Selby Road are already congested at peak times, and the Garforth Rail services are over crowded with inadequate parking at the railway station.

Therefore I would suggest that the land ref site 1232 will accommodate things in a better way.

1. Access can be from Ridge Road giving access to A63. A642 and A1/M1 link road without going through the heart of our village causing chaos.
2. No flooding impact as new infrastructure would need to be developed.
3. Space to accommodate green areas within development
4. Extra provision of dentists, doctors etc could also be provided in this area.

Garforth is in the Outer South East HMA and other urban extensions to Garforth are listed within that HMA. This site relates purely to Garforth, given the location of the M1 motorway, which acts as a barrier to the north of the site and the majority of this site is located in the Outer South East HMA. This site should therefore be listed in the Outer South East HMA.

1165 Barwick Road (land north of), Garforth

- the development of the sites on Wakefield Road and Selby Road would also breach the existing boundary of the village, which surely is leading to urban sprawl which seems to be the only reason given for some locations being coded as red/unsuitable for allocation of housing (eg 3106). Why does such a reason exclude housing development, when it clearly applies to another and yet this is coded green/greatest potential to be allocated for housing – there seems to be very different rules at play for various sites

Metro

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but 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.

Distance to Core Network (Centre of site) Primary Health	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to
735 Yes	7 Yes	Yes		

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site in isolation would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.

Outer South East

1169 Hall Farm Road (paddock to the rear of), Micklefield LS25

Site Details

Easting	443931	Northing	433684	Site area ha	1	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Small field bordered by residential properties on three sides, to the north are further fields. Gently sloping site that due to the topography is raised slightly above the surrounding houses. Trees line the boundaries and there are two access points, one to the south and the other to the east.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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 South East

1169 Hall Farm Road (paddock to the rear of), Micklefield LS25

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

Well related to settlement. Development would round off this part of Micklefield. Well contained reducing potential for further 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

Poor bus services, rail available but outside 800m buffer

Rank (1-5)

2

Access comments

Access achievable onto St Helens Drive

5

Local network comments

Small site with no significant impact, but cumulative issues with much larger adjacent sites

4

Mitigation measures

Total score

11

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

n/a

Network Rail

Yorkshire Water

Treatment Works	Micklefield
-----------------	-------------

There is capacity at Micklefield 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 South East

1169 Hall Farm Road (paddock to the rear of), Micklefield LS25

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	98.56	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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	East Garforth
Nearest train station distance (m)	2442.36
Nearest bus stop	10894
Nearest bus stop distance (m)	168.99

Agricultural classification	Grade 2
-----------------------------	---------

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. Whilst the site is well related to the existing settlement pattern, it is subject to a planning obligation requiring its retention and laying out as a tree belt in association with an adjacent planning permission. As it has not been possible to secure the provision of the tree belt through voluntary means or court action a compulsory purchase order has been made to secure the provision of the tree belt and an inquiry into the confirmation of the order is scheduled to take place in April 2013.

Site affects others?

Sustainability summary

Summary of reps

WYCA
Table 3 below contains sites that are 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.

R 1.01 2202 6 Yes Yes Yes

PRO
None

ANTI
NONE

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Whilst the site is well related to the existing settlement pattern, it is subject to a planning obligation requiring its partial retention and laying out as a tree belt in association with an adjacent planning permission. As it has not been possible to secure the provision of the tree belt through voluntary means or court action a compulsory purchase order has been made to secure the provision of the tree belt. This CPO was won through an inquiry held in April 2013.

Outer South East

1173 Honeysuckle Close (adjacent to) , Micklefield (land to south of)

Site Details

Easting	444609	Northing	432048	Site area ha	8.3	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Managed Forest

Other land uses - None

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

Description

Flat site set just to the south of the main settlement. Currently in agricultural use as a single field. This is bordered on two sides by woodland, to the east the main road provides a frontage whilst to the north the site abuts grazing land that was part of an old quarry.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

1173 Honeysuckle Close (adjacent to) , Micklefield (land to south of)

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

Set to the south of Micklefield the site only connected by one boundary. However, it is contained on all sides eliminating any potential for further 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

100% rail

Rank (1-5)

3

Access comments

Frontage to Great North Road should provide visibility

5

Local network comments

Cumulative issues

4

Mitigation measures

Total score

12

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster			

Network Rail

Yorkshire Water

Treatment Works	Micklefield
There is capacity at Micklefield 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 South East

1173 Honeysuckle Close (adjacent to) , Micklefield (land to south of)

LCC

Ecology support

Supported with mitigation

Supported with mitigation to enhance the adjacent woodland to the east and south west by planting up an area of at least 0.15 hectares towards the southern corner of the site.

Ecology boundary

Education comments

2157A+1176+1270+1173 = 1248 houses generates 312 primary and 125 secondary children. 1.5FE primary school required.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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"/>	

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

Other Spatial Relationship

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

Nearest train station	East Garforth
Nearest train station distance (m)	3191.93
Nearest bus stop	911
Nearest bus stop distance (m)	417.42

Agricultural classification	Grade 3a
-----------------------------	----------

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 checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. The site is set on the southern edge of Micklefield. Whilst development would extend the settlement to the south it is surrounded by woodland which provides natural screening from the countryside and eliminates the possibility of further sprawl.

Site affects others?

Sustainability summary

Summary of reps

WYCA

Amber Sites outside the Core Public Transport Network

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but 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.

A 8.30 2890 4 Yes Yes Yes

PRO

Having undertaken assessments of the sites within the Outer South East Leeds market area it is clear that in order to meet the Council's housing requirement, green, amber and red sites will be required. The capacity of green sites should be reduced as not all the site capacities have been calculated correctly; a large proportion of the amber sites are not deliverable and the capacity should be reduced. This site should be green to help capacity.

ANTI

Does not relate to settlement, Garforth is a better option for housing

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is set on the southern edge of Micklefield. Development would extend the settlement significantly to the south and presents a significant encroachment into the Green Belt.

Outer South East

1174 **Micklefield Railway Station Car Park (land to north of), Micklefield, LS25**

Site Details

Easting	444632	Northing	432746	Site area ha	0.7	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Terminals and Interchanges

Other land uses - None

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

Description

Triangular shaped flat site set between Micklefield station and existing housing. Currently an agricultural use, the field borders the station car park to the south, the houses to the north are separated by a small access road that runs along the boundary. There is a small gap in the north east corner where the field links to further fields that are designated as a future housing site through the UDP. Trees line the the eastern boundary.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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 South East

1174 Micklefield Railway Station Car Park (land to north of), Micklefield, LS25

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

Development would slightly extend the settlement. Adjacent to railway station. Well contained with low potential for further 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

100% rail

Rank (1-5)

3

Access comments

Access via Garden Village is not suitable

1

Local network comments

Cumulative issues

4

Mitigation measures

Total score

8

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact Network Status No objection

n/a

Network Rail

Impact on existing station, opportunity for increased car parking

Yorkshire Water

Treatment Works Micklefield

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

Environment Agency

Constraints

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

Outer South East

1174 Micklefield Railway Station Car Park (land to north of), Micklefield, LS25

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	85.19	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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 %	3.02
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	3070.67
Nearest bus stop	3207
Nearest bus stop distance (m)	208.59

Agricultural classification	Grade 2
-----------------------------	---------

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. The site is well contained by residential development to the north and the railway station and railway line to the south and the A1/M to the east. Development would effectively constitute rounding off of the settlement north of the railway. Access is an issue and would only be possible through the UDP allocated Housing site that adjoins the site in the north east corner, which is currently undeveloped.

Site affects others?

Sustainability summary

Summary of reps

WYCA

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but 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.

A 0.66 2891 6 Yes Yes Yes

PRO

reclassify the Site as a 'green' site due its proximity to the main urban area of Micklefield

ANTI

None

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt triangular flat site but well contained with low potential for sprawl by residential development to the north and the railway station and railway line to the south and the A1/M to the east. Development would effectively constitute rounding off of the settlement north of the railway. Access would only be possible through the UDP allocated (undeveloped) housing site adjoining to the north east.

Outer South East

1175A Brigshaw Lane (land to east of), Kippax

Site Details

Easting	441291	Northing	429718	Site area ha	3	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other

Other land uses

SEGI

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

Description

Currently an agricultural use the site consists of a square shaped field bordered by trees. It has a road frontage along the western boundary and abuts a Site of Ecological and Geological Importance (SEGI) to the east (the SHLAA site has been separated so this section is no longer included within this site).

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South East

1175A Brigshaw Lane (land to east of), Kippax

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

Set to the south of settlement but is linked to the north and west. No defensible boundary to south could lead to further sprawl.

SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	
No objection			

Network Rail

--

Yorkshire Water

Treatment Works	Owlwood/Garforth
There is capacity at Garforth 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	

Ecology boundary

--

Education comments

--

Flood Risk

Flood Zone 1. Some public sewers within the site
--

Utilities

Gas

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage

Outer South East

1175A Brigshaw Lane (land to east of), Kippax

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	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	East Garforth
Nearest train station distance (m)	3335.45
Nearest bus stop	1249
Nearest bus stop distance (m)	277.06

Agricultural classification	Grade 3
-----------------------------	---------

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 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 designated N5 proposed greenspace on the existing UDP, however, the site is still in agricultural use. See also greenspace section, page 27, question G9. The original SHLAA site has been split as the eastern side is a protected Site of Ecological and Geological Importance (SEGI), site B, so is not considered suitable for development. In Green Belt terms there is existing residential development to the west and north of the site so the site relates well to the existing settlement.

Site affects others?

Sustainability summary

Summary of reps

WYCA

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but 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 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.

National Grid

Site Ref: 1175a. Land to the east of Brigshaw Lane, Kippax. Crossed by XK overhead line (275kV).

Due to the presence of the above assets in relation to potential housing sites, National Grid would like the following comments to be taken into consideration.

Overhead Line crossing through a site / close proximity

SEE FULL REP

PRO

Objection to amber colour coding of site 1175A and proposed expansion of site. Support for amendment to existing UDP N5 allocation.

Recommendation to colour code site 1175A (as expanded) green.

ANTI

Triffic on Brigshaw Lane, The site does not benefit from strongly defined, defensible barriers, Ecological value of adjacent SEGI

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Square agricultural field with road frontage. Set to the south of settlement which could lead to further sprawl but is linked to the north and west. Adjacent to a Site of Ecological and Geological Importance (SEGI) to the east.

Outer South East

1175B Brigshaw Lane (land to east of), Kippax

Site Details

Easting	441425	Northing	429772	Site area ha	1	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

Other land uses - None

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

Description	The site is designated as a Site of Ecological & Geological Importance (SEGI). Site is roughly square, flat and overgrown. A pylon is situated in the south east corner.
-------------	--

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	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?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

Outer South East

1175B Brigshaw Lane (land to east of), Kippax

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

Protected SEGI. Performs important function in protecting countryside.

SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	
No objection			

Network Rail

--

Yorkshire Water

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

Environment Agency

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

LCC

Ecology support	Not supported
Not supported (RED). The site includes part of Kippax Measow SEGI which is important for calcareous grassland and scrub.	

Ecology boundary

--

Education comments

--

Flood Risk

Flood Zone 1. Some public sewers within the site

Utilities

Gas

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage

Outer South East

1175B Brigshaw Lane (land to east of), Kippax

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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 %	0.74
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	3272.84
Nearest bus stop	1249
Nearest bus stop distance (m)	241.39

Agricultural classification	Grade 3
-----------------------------	---------

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 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. This section of SHLAA site 1175 is a protected Site of Ecological and Geological Importance (SEGI) on the existing UDP and West Yorkshire Ecology have objected to its potential development.

Site affects others?

Sustainability summary

Summary of reps

WYCA
Table 5 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. 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).
R 1.01 2.31 5 YES YES YES

PRO
Site could be brought forward with other adjacent sites.

ANTI
Ecological value of adjacent SEGI

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site and a protected Site of Ecological and Geological Importance (SEGI) on the existing UDP and West Yorkshire Ecology have objected to its potential development.

Outer South East

1176 Pit Lane (land to south of), Micklefield LS25

Site Details

Easting	444295	Northing	432596	Site area ha	4.3	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture
Allotment and city farm

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

Gently sloping, triangular shaped site which abuts housing to the east. Currently used for agriculture the site is a single field but has allotments currently in use in the southern corner. A road frontage runs along the northern boundary, to the west is offices and to the south of this is a steep bank that was part of an old quarry.

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 South East

1176 Pit Lane (land to south of), Micklefield LS25

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: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

100% rail

Rank (1-5)

4

Access comments

Visibility achievable on Pit Lane, however narrow road with footway on on side and has limited visibility at junction with Great North Road

5

Local network comments

Cumulative issues

4

Mitigation measures

Junction improvement of Pit Lane and Great North Road

Total score

13

Highways site support

Yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

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

Network Rail

Possible impact on Micklefield Parkway

Yorkshire Water

Treatment Works	Micklefield
-----------------	-------------

There is capacity at Micklefield 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 South East

1176 Pit Lane (land to south of), Micklefield LS25

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

2157A+1176+1270+1173 = 1248 houses generates 312 primary and 125 secondary children. 1.5FE primary school required.

Flood Risk

Flood Zone 1. NW corner of site susceptible to surface water flooding.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	1.17	% overlap
N34 PAS	97.39	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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	East Garforth
Nearest train station distance (m)	2756.31
Nearest bus stop	3207
Nearest bus stop distance (m)	161.12

Agricultural classification	Grade 3a
-----------------------------	----------

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 checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

The site is a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site has a long road frontage. The southern part of the site is currently being used for allotments. Retention or replacement of allotments can be considered at detailed design stage.

Site affects others?

Sustainability summary

Summary of reps

WYCA
table 1 below contains sites that are classified as 'Sites which have potential to be allocated for housing' but fall 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.
G 4.30 2576 6 Yes Yes Yes

PRO
it is considered that in many instances the Council's proposed levels of deliverability are too high. As such our assessment has made a simple deduction of 20% of the green sites (excluding our Client's two Sites 820 and 1176) in order to provide a more appropriate rate of delivery.

ANTI
Junction visibility onto
Great North Road;
Site is used for allotments

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

PAS site with long road frontage and adjoining housing to the east. Majority is agricultural field with southern part in current use for allotments and smallholdings whereby their retention or replacement would be considered at detailed design stage.

Outer South East

1226 Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25

Site Details

Easting	440024	Northing	434005	Site area ha	17.4	SP7	Major Settlement Extension
HMCA	Outer North East, Outer South East				Ward	Harewood	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

Roughly triangular in shape the site has a current agricultural use consisting of open fields. The site is flat and bordered to the north and west by roads, though the motorway to the north is inaccessible. To the south are sporadic dwellings and beyond this the railway line.

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 of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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 South East

1226 Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25

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

In isolation the site relates poorly to settlement. If the site was developed as part of a cluster of sites to the north of Garforth it may constitute rounding off of the settlement. Site is well contained by roads and a railway line 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

Poor footway connection into Garforth Town Centre with little scope for mitigation due to restriction under nearby railway bridge

Rank (1-5)

3

Access comments

The level of development would require multiple accesses to be provided, position of new junctions would need to be considered in conjunction with access requirement for sites on opposite side of Barwick Road

4

Local network comments

Route into Garforth constrained by narrow railway bridge, significant cumulative capacity/congestion issues on wider network

2

Mitigation measures

Unclear whether the physical constraints on Barwick Road can be mitigated. Significant cumulative impact on capacity of local network with other large nearby sites

Total score

9

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.			

Network Rail

Level crossing; asset protection issues. Contribution to Garforth station facilities Nanny Goat Lane in part Network Rail ownership

Yorkshire Water

Treatment Works	Owlwood/Garforth
There is capacity at Garforth 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 South East

1226 Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor function alongside the south side of the motorway through native shrub planting and a network of wildlife ponds to benefit the locally important population of Great Crested Newts.

Ecology boundary

Education comments

3112+1100+1044+2156+2032+2091+3111(east area) + 1226 (outer NE area) = 2349 houses generates 587 primary and 235 secondary children. New 2FE primary school required, plus potentially land for expansion of existing schools.

Flood Risk

Flood Zone 1. However parts of site may be at risk of flooding from a number of minor watercourses / drains within the site.

Utilities

Gas

In the road on the east side of the site there is a high pressure pipeline owned by Northern Gas Networks. The Institution of Gas Engineers document TD1 Edition 5 recommends a minimum building proximity to normally occupied properties of 27.39m to this pipeline. As the pipeline is in public highway there will be no easement. In addition to the high pressure pipeline Northern Gas Networks operates a medium pressure main which runs in the verge of the same road. If the site access is to be taken from this road there is the possibility that this main be need lowering to accommodate the new road construction.

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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

1226 Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25

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	

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
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	Garforth
Nearest train station distance (m)	737.41
Nearest bus stop	4418
Nearest bus stop distance (m)	326.07

Agricultural classification	Grade 3b
-----------------------------	----------

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 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. The proposed HS2 rail route affects the northern part of the site. The site is well contained by the motorway to the north so little potential for further sprawl into the Green Belt. Flat site with road frontage. Highways concerns re access - route to Garforth constrained by narrow railway bridge. These considerations will need to be taken into account in any detailed design and capacity may need to be reduced accordingly once more details of the proposed rail line are known.

Site affects others?

Sustainability summary

Major negative greenfield. Minor negatives biodiversity and pollution. Minor positives culture; quality of housing and floodrisk.

Summary of reps

Metro

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but 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.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
573	4	Yes		
Yes	Yes			

Pro

It should be noted that whilst parts of the site (notably site reference 1226) are located within the neighbouring Outer North East Housing Market Area, such classifications are based of ward boundaries rather than the operation of housing market areas in practice or closely defined functional boundaries such as major highways as in this case. In reality, the M1 forms a natural barrier between the Outer South East and the Outer North East Housing Market Areas and it is considered that the entirety of the Barwick Road site (including site reference 1226) would contribute to the provision of housing within the Outer South East.

Anti

Site bounded by the motorway and to the south by a railway lin. A farm track (Nanny Goat Lane) runs adja cent to the south side of the site accessing whitehouse farm. Greenfield agricultural land and if allowed to be used for housing it will be lost forever. There is already enough brownfield lane within LeedsUDP area to use before greenfield sites and enough housing which only needs to be refurbished.

Garforth is bursting at the seams and its existing infrastructure as well as schools, GPs surgeries, dentists, policing and other public services (including drainage and the flooding risk) could not possibly absorb a large increase in population.

I believe that the corridor that will accommodate HS2 is unsuitable and that houses should not be built within 1 kilometre of the track. All the land identified above could be used for greenspace or industry but is not appropriate for housing

Garforth as an area is already very full, with regular congestion on Aberford road. The trains are over congested on morning and evening rush hour. The schools are significantly oversubscribed and cannot cater for further children moving to / growing up in the area.

Garforth has a distinct identity, built on its geographical identity and its particular public services - the academy, the medical centre, the NPT and so forth. In turn this means Garforth has a thriving shopping centre.

These proposed developments threaten both of these characteristics as they break one of the natural boundaries of Garforth and through their size threaten the viability of the existing public services.

They would also put a significant stress on transport infrastructure. Wakefield Road/ Selby Road are already congested at peak times, and the Garforth Rail services are over crowded with inadequate parking at the railway station.

Garforth is in the Outer South East HMA and other urban extensions to Garforth are listed within that HMA. This site relates purely to Garforth, given the location of the M1 motorway, which acts as a barrier to the north of the site and the majority of this site is located in the Outer South East HMA. This site should therefore be listed in the Outer South East HMA.

1226 Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25

these is already insufficient parks and sports facilities

A development of a new settlement on the land off Ridge Road (which is known as Makins farmland) and close to the Peckfield rounabout (site ref:1232) would allow a green belt corridor between Garforth and the new development.

What Garforth really needs is a natural parkland and the agricultural land bordering the Wakefield Road is ideal, currently we only have playing field areas – no specific park, and we were amazed when part of Gletelands was taken to extend the burial site.

Why was this only put through odd letterboxes and so very late?

Some areas it is not known what lies underneath, where old coalmine workings are, swampy ground.

1232 makins farm land seems much more suitable for several reasons.Accessability from m1 etc rather than through garforth.Drainage.Flooding is an issue in some areas of garforth already additional housing will worsen this.Local services.School,doctors and the police will face greater demands.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site in isolation would have an unacceptable impact on the Green Belt in terms of sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability.Highways access concerns due to narrow bridge into Garforth. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.

Outer South East

1232A Stourton Grange Farm North, Selby Road - Ridge Road, Garforth

Site Details

Easting	442454	Northing	433468	Site area ha	137.7	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Green belt site, majority is agricultural fields plus farm buildings and a pond and strands of trees. Bounded by roads to the north and east, housing to the west, and railway line to the south.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Outer South East

1232A Stourton Grange Farm North, Selby Road - Ridge Road, Garforth

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

Large site that would result in significant encroachment in the Green Belt. Well contained by roads/railway around the site but would greatly reduce separation between Garforth and Micklefield.

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			

Outer South East

1232A Stourton Grange Farm North, Selby Road - Ridge Road, Garforth

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

Nearest train station	East Garforth
Nearest train station distance (m)	977.11
Nearest bus stop	5486
Nearest bus stop distance (m)	778.61

Agricultural classification	Grade 2
-----------------------------	---------

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 checked="" 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

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt. Very large site, has been split from former single site at Issues and Options into 1232A north of railway, and 1232B south of railway. 1232B incorporates sites 1244 and 3110 and area reduced (including build out rates in the plan period). North portion 1232A not as favoured as 1232B through local preference. It is closer to HS2, and smaller gap between it and Micklefield so more impact on the green belt.

Outer South East

1232B Stourton Grange Farm South, Selby Road - Ridge Road, Garforth

Site Details

Easting	442381	Northing	432315	Site area ha	132.9	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Green belt site, all agricultural fields. Bounded by roads to the east and south, housing to the west, and railway line to the north.

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?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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?	
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

Large site that would result in significant encroachment in the Green Belt. Well contained by roads/railway around the site but would reduce separation between Garforth and Micklefield.

Outer South East

1232B Stourton Grange Farm South, Selby Road - Ridge Road, Garforth

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			

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	99.88	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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 %	0.01
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	1084.88
Nearest bus stop	8010
Nearest bus stop distance (m)	732.30

Agricultural classification	Grade 2
-----------------------------	---------

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 checked="" 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

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt. Very large site, has been split from former single site at Issues and Options into 1232A north of railway, and 1232B south of railway. 1232B incorporates sites 1244 and 3110. Site capacity of 1232B reduced to allow for build out rates in the plan period. The railway line to the north and existing roads to east and south create defensible boundaries. Development dependant on comprehensive development including former sites 1244 and 3110. South portion chosen through local preference. It is further from HS2, and a larger gap between it and Micklefield so less impact on the green belt. A large site will improve opportunity for securing new facilities/services. Good road links and strong defensible boundaries. Development to include a green corridor/park as buffer to Garforth so can act as a new settlement, and a sufficient part of the site must be reserved for education use.

Outer South East

1237 Astley Lane (land to the north and east of), Swillington,

Site Details

Easting	438896	Northing	429628	Site area ha	6.2	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Manufacturing and Wholesale

Other land uses - None

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

Description

Greenfield site to the south of Swillington. Separated from residential area by industrial estate to the north.

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?	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 to the south of Swillington. Development would extend the settlement to the south and could set a precedent for further sprawl to the north and east of the site.

Outer South East

1237 Astley Lane (land to the north and east of), Swillington,

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

5% Health, 40% Primary, No Secondary, No Employment, No Transport

Rank (1-5)

1

Access comments

Frontage on Astley Lane with scope for required visibility

4

Local network comments

The scale of the development should not cause an issue on the local network

5

Mitigation measures

Speed limit reduction from National to 30mph along and in advance of site frontage may also require traffic calming features to support reduction

Total score

10

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

n/a

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported with mitigation
-----------------	---------------------------

Supported with mitigation to protect and enhance the beck that flows down the east of the site (which flows to St Aidans). Provide a 20 metre buffer from the beck.

Outer South East

1237 Astley Lane (land to the north and east of), Swillington,

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Fleakingley Beck runs along Eastern boundary of the site. Public sewer runs across SW corner of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	94.58	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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	Woodlesford
Nearest train station distance (m)	2147.61
Nearest bus stop	7695
Nearest bus stop distance (m)	467.26

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 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 to the south of Swillington. Although the site borders an industrial/trading estate, the site is poorly connected with the residential area of Swillington. Development would extend the settlement to the south and could set a precedent for further sprawl to the north and east of the site. Highways concerns re poor accessibility.

Site affects others?

Sustainability summary

Summary of reps

WYCA
Table 3 below contains sites that are 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.
R 6.17 1288 5 No No No

PRO

ANTI

NEUTRAL
Site should be assessed for employment use

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site to the south of Swillington. Although the site borders an industrial/trading estate, the site is poorly connected with the residential area of Swillington. Development would extend the settlement to the south and could set a precedent for further sprawl to the north and east of the site. Highways concerns re poor accessibility.

Outer South East

1244 Garforth Cliffe Park (land to the north of) , LS25

Site Details

Easting	441634	Northing	432169	Site area ha	3.5	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Holiday park

Other land uses - None

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

Description

Flat rectangular site currently with an agricultural use. It is bordered to the south by a caravan park, reservoir and a small area of woodland. To the east is existing housing and to the west and north are further fields. There is an access road in the south west corner but this would not be wide enough or suitable to support a new housing development.

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	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 South East

1244 Garforth Cliffe Park (land to the north of) , LS25

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

Well contained site with good links to settlement. Development would round off this section of Garforth.

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 buses, 20% primary, 50% secondary, 50% health

Rank (1-5)

2

Access comments

No frontage onto adopted highway, abuts larger potential development sites

3

Local network comments

Significant cumulative issues

4

Mitigation measures

Total score

9

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

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

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

There is capacity at Garforth 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 South East

1244 Garforth Cliffe Park (land to the north of) , LS25

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

1232 + 1004 + 3110 + 1244 = 6593 houses generates 1648 primary and 659 secondary children. Approx 4x2FE primary schools required.

Flood Risk

Flood Zone 1. Covered reservoir located adjacent to the SW corner of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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

Nearest train station	East Garforth
Nearest train station distance (m)	874.68
Nearest bus stop	12496
Nearest bus stop distance (m)	340.30

Agricultural classification	Grade 2
-----------------------------	---------

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 site is well related to Garforth and, with site 3110 would round off the settlement if developed. It is flat with no constraints apart from access. Highways concerns re no direct access. Would have to access through adjoining sites.

Site affects others?

Sustainability summary

Summary of reps

WYCA

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but 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.

A 3.48 561 4 No No Yes

PRO

Could house more elderly accomadation, new housing could be used to improve current drainage improving area.

ANTI

The fact that the site is undeliverable without access from other adjoining land is a significant constraint. It is also advised that this site is presently tenanted.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Now included as part of 1232B following discussions at member meeting - 91 capacity carried into 1232B

Outer South East

1269 Pit Lane and Roman Road (land between), Micklefield

Site Details

Easting	443412	Northing	432286	Site area ha	27.7	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Mineral works and quarries

Other land uses - None

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

Description

Large flat site currently with an agricultural use. Fields surround a farm in the centre, the site is bordered to the south and west by roads. There is a quarry to the east and some sporadic housing that runs along the north east boundary. Trees line the northern border containing the site.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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 South East

1269 Pit Lane and Roman Road (land between), Micklefield

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

Isolated site that does not relate to settlement. Development would reduce the separation between Garforth and Micklefield and set a precedent for further 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

The site fails all the accessibility criteria

Rank (1-5)

1

Access comments

Has frontage access to the highway

4

Local network comments

Local congestion issues

3

Mitigation measures

Total score

8

Highways site support

No

Contingent on other sites

Would require the development of 1232 and 2157 to meet CS standards

Contingent on other sites

Would require the development of 1232 and 2157 to meet CS standards

Highways Agency

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.			

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
There is capacity at Garforth 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. Site abuts Peckfield Landfill site

Outer South East

1269 Pit Lane and Roman Road (land between), Micklefield

LCC

Ecology supportSupported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor function of the land to the north, and tree belt along the roadside to the west i.e. minimum 20 metre buffer along northern boundary and retention of vegetation along road to the west.

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Part of site shown to be at risk of surface water flooding.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	99.74	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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	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	

Sch. Ancient Mon.	0.00
-------------------	------

Other Spatial Relationship

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

Nearest train station	East Garforth
Nearest train station distance (m)	1986.10
Nearest bus stop	12951
Nearest bus stop distance (m)	836.46

Agricultural classification	Grade 2
-----------------------------	---------

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 checked="" 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

Green Belt site. Isolated site, unrelated to the existing settlement of Micklefield. Development would set a precedent for unrestricted sprawl and contribute to the coalescence of Garforth and Micklefield. Highways concerns re poor accessibility.

Site affects others?

Sustainability summary

Summary of reps

WYCA
Table 3 below contains sites that are 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.
R 27.66 1812 6 No No No

PRO
none

ANTI
none

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Isolated site, unrelated to the existing settlement of Micklefield. Development would set a precedent for unrestricted sprawl and contribute to the coalescence of Garforth and Micklefield. Highways concerns re poor accessibility.

Outer South East

1270 Pit Lane and The Crescent (land between), Micklefield

Site Details

Easting	444319	Northing	432359	Site area ha	14.8	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Mineral works and quarries

Other land uses - None

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

Description

The site is a disused part of the quarry to the west, it now has an agricultural use as grazing land. The eastern section borders the southern part of Micklefield, here the site slopes steeply upwards before levelling off once it is much higher than 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?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	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		

Outer South East

1270 Pit Lane and The Crescent (land between), Micklefield

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

Site is set to the west of settlement and doesn't relate particularly well. However, it is fairly well contained by the quarry to the west which reduces potential for further 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

4 buses per hour, 100% primary, 40% secondary, 100% health

Rank (1-5)

4

Access comments

Frontage onto Moorleigh Drive

5

Local network comments

Small site with no significant impact

5

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.			

Network Rail

Yorkshire Water

Treatment Works	Micklefield
There is capacity at Micklefield 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. Site abuts Peckfield Landfill site

Outer South East

1270 Pit Lane and The Crescent (land between), Micklefield

LCC

Ecology support

Not supported

Not supported (RED). Possible Magnesian Limestone grassland areas that will need to be removed - further botanical survey required and Red areas will need to be assessed against Local Wildlife Site (SEGI) criteria.

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawing RM/1270. Mitigation will still be required to ensure adjacent habitats are protected and enhanced. Parts of the site are potential Local Wildlife Site -

Education comments

2157A+1176+1270+1173 = 1248 houses generates 312 primary and 125 secondary children. 1.5FE primary school required.

Flood Risk

Flood Zone 1. Field drain along NW boundary.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	94.99	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.03		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		Regeneration Areas		
N5 Open Space	0.00		Inner South RA	0.00	% overlap
N6 Playing Pitch	0.00		LB Corridor RA	0.00	
N8 Urban Green Corridor	0.00		EASEL RA	0.00	
CC Shopping Quarter	0.00		Aire Valley RA	0.00	
UDP City Centre	0.00		West Leeds Gateway	0.00	
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input checked="" type="checkbox"/>				

Sch. Ancient Mon.	0.00
-------------------	------

Other Spatial Relationship

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

Nearest train station	East Garforth
Nearest train station distance (m)	2827.36
Nearest bus stop	12482
Nearest bus stop distance (m)	205.68

Agricultural classification	Grade 2
-----------------------------	---------

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 checked="" type="checkbox"/>
-------------------------------	-------------------------------------

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

Conclusions

Issues and Options Summary

Green Belt site. The site is adjacent to an existing quarry and slopes steeply because of this. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl. Development would be highly visible due to the height and sloping nature of the land.

Site affects others?

Sustainability summary

Summary of reps

WYCA
Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but 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.
A 14.78 2648 6 Yes Yes Yes

PRO
None

ANTI
Assessment acknowledges site is not suitable and does not relate well to settlement. •Garforth more appropriate locatThe site has no road frontage to Pit Lane or Great North Road. Access via The Crescent unsuitable.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is adjacent to an existing quarry and slopes steeply because of this. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl. Development would be highly visible due to the height and sloping nature of the land.

Outer South East

1276 Newfield Lane - land at Manor House Farm, Ledsham

Site Details

Easting	445761	Northing	429737	Site area ha	0.7	SP7	Other Rural Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Part brownfield containing farm buildings and hardstanding, and part greenfield grazing field. Bounded by road frontage or hedgerows.

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: Medium (6-10yrs)

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	66.21	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	5332.78
Nearest bus stop	14
Nearest bus stop distance (m)	215.38

Agricultural classification	Grade 2
-----------------------------	---------

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

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Not proposed as housing allocation

DPP Allocation Conclusion
'Sieved out' site at Issues and Options. It would significantly extend out from the settlement and not be well proportioned to the existing boundaries. It would also be a large increase compared to the size of Ledsham which has minimal facilities and is not within the settlement hierarchy.

Outer South East

1277 Claypit Lane, Hill Top Farm, Ledsham

Site Details

Easting	445385	Northing	429784	Site area ha	3.3	SP7	Other Rural Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

Site type	Mixed
-----------	-------

On-site land uses

Agriculture
Dwellings

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

Agricultural field with some tree cover, farm buildings and dwellings with gardens. Steep bank down to Park Lane.

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	

Outer South East

1277 Claypit Lane, Hill Top Farm, Ledsham

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

Sieved out site.

SHLAA conclusions

Availability: Longterm (+11yrs) 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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	91.88	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	5011.92
Nearest bus stop	12701
Nearest bus stop distance (m)	128.49

Agricultural classification	Grade 2
-----------------------------	---------

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
Not proposed as housing allocation

DPP Allocation Conclusion
'Sieved out' site at Issues and Options as not within the settlemenet hierarchy. Agricultural field with some tree cover, farm buildings and dwellings with gardens. It would extend out from the settlement and not be well proportioned to the existing boundaries.

Outer South East

1321 Moorleigh Drive, South of Pondfields Drive, Kippax

Site Details

Easting	441689	Northing	430637	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Allotment and city farm

Neighbouring land uses

Allotment and city farm

Dwellings

Other land uses - None

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

Description

The site is the central section of a larger allotment site. Small and roughly square the site appears to have been vacant for some time, and is overgrown. Residential properties border the site to the east and west, access is also available via a road to the west.

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 South East

1321 Moorleigh Drive, South of Pondfields Drive, Kippax

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)

Meets Core Strategy standards in most areas but falls short of secondary education

4

Access comments

Has access onto Pondfields Drive

5

Local network comments

Spare capacity in this area

5

Mitigation measures

None

Total score

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 Owlwood/Garforth

There is capacity at Garforth 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 under1 ha. See comments in main text of our response.

Outer South East

1321 Moorleigh Drive, South of Pondfields Drive, Kippax

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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

App Number	Proposal	Decision	% of site
12/02642/CLE	Certificate of Existing lawful use of allotments as vacant land	W	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	99.99	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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	East Garforth
Nearest train station distance (m)	2406.52
Nearest bus stop	2357
Nearest bus stop distance (m)	127.83

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 type="checkbox"/>

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

Conclusions

Issues and Options Summary

Designated as N1A allotment site on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 28, question G10. Development would be set within the middle of the allotment area, so could set a precedent for further pressure to release adjacent land.

Site affects others?

Sustainability summary

Summary of reps

Anti-development

- retain as allotments

Pro-development

- limited development only

Statutory

Combined Authority/Metro

Red Sites within the Core Public Transport Network

Table 5 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. 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: 127; Buses per hour: 4; Access to Primary Schools: Yes; Access to Secondary Schools: Yes; Access to Primary Health: Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Designated as N1A allotment site on the UDP and local preference is for retention. Development would be set within the middle of the allotment area, so could set a precedent for further pressure to release adjacent land.

Outer South East

1357 Ninevah Lane, Allerton Bywater

Site Details

Easting	440644	Northing	428414	Site area ha	2.9	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

Site type	Mix 50:50
-----------	-----------

On-site land uses

Agriculture
Dwellings

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

The site is flat, roughly square and joined by residential development to the east and the north. The land has a mix of uses, residential properties are located in the south west corner, and a farm building currently used as a kennels is to the south east. Above this to the north is vacant grassland. The site is contained to the west by a dense tree line and to the north by a public footpath.

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?	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?	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 South East

1357 Ninevah Lane, Allerton Bywater

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

Strong links to settlement. Well contained by tree to west reducing potential for further 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

Good accessibility

Rank (1-5)

5

Access comments

Access from Ninevah Lane

5

Local network comments

No issues

5

Mitigation measures

Ninevah Lane would need improvements to width and pedestrian facilities

Total score

15

Highways site support

Yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

n/a

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

There is capacity at Garforth 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 South East

1357 Ninevah Lane, Allerton Bywater

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the adjacent Lowther North Site of Ecological and Geological Interest through native hedgerow and scrub planting in the south western corner.

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	99.98	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	

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	

Sch. Ancient Mon.	0.00
-------------------	------

Other Spatial Relationship

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

Nearest train station	Woodlesford
Nearest train station distance (m)	3880.62
Nearest bus stop	1045
Nearest bus stop distance (m)	245.64

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 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 has strong links with the settlement connected to residential development to the east and the north. The site is well contained on all sides, the trees lining the western boundary create a natural buffer that would prevent further sprawl into the Green Belt.

Site affects others?

Sustainability summary

Summary of reps

Neutral
Should be coded amber. Query the high overall access score attributed to the site, particularly as it is noted that highway improvement works will be necessary in order to make site developable.

Statutory
Combined Authority/Metro
Green and Amber Sites within the Core Public Transport Network
Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall 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.
Distance to Core Network: 236; Buses per hour: 6; Access to Primary Schools: Yes; Access to Secondary Schools: Yes; Access to Primary Health: Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site with strong links with the settlement connected to residential development to the east and the north and well contained on all sides with trees lining the western boundary creating a natural buffer that would prevent further sprawl into the Green Belt. Contains a mix of uses, part greenfield and part brownfield.

Outer South East

1366 Selby Road (land south of), Garforth , LS25 1

Site Details

Easting	439869	Northing	432359	Site area ha	1.1	SP7	Major Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

Three separate sites all set along Selby Road. These are small, flat brownfield sites, two with existing houses on. The other is an access way into properties and some parking.

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 South East

1366 Selby Road (land south of), Garforth , LS25 1

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

4 buses per hour, 100% employment, 100% primary health & secondary education

Rank (1-5)

4

Access comments

Adjacent sites needed

3

Local network comments

Cumulative issues

4

Mitigation measures

Total score

11

Highways site support

Yes but adjacent sites needed

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Owlwood/Garforth

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

Environment Agency

Constraints

FZ1 under 1 ha. Site furthest east is on an historic landfill.

Outer South East

1366 Selby Road (land south of), Garforth , LS25 1

LCC	
Ecology support	Supported
Supported	

Ecology boundary	

Education comments	
1366+2132+3109A and C+2131 = 863 houses generates 216 primary and 86 secondary children. New 1FE primary school required.	

Flood Risk	
Flood Zone 1. The eastern section has a public surface water sewer running within the site.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	

Natural England	
Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.	

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	0.21	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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
-----------------	------

Nearest train station	Garforth
Nearest train station distance (m)	1486.27
Nearest bus stop	3186
Nearest bus stop distance (m)	36.49

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 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 is split into three sections, each are brownfield sites located within the settlement. Two sites contain existing residential dwellings and the other is surrounded by houses. These have been submitted as a way to improve access into the larger site to the south (allocated as Protected Area of Search (PAS) site on the existing UDP, not within the Green Belt), which adjoins the site.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

A three part brownfield site located within the settlement boundary. Two sites contain existing residential dwellings and the other is surrounded by houses. Originally submitted as a way to improve access into the larger adjacent PAS site to the south (2132). Not allocated because not needed in the plan period as part of access for 2132 (as 2132 proposed to retain as PAS, not an allocation), and can't also allocate as PAS as not Green Belt.

Outer South East

2032 Lotherton Way, Ash Lane, Garforth

Site Details

Easting	441351	Northing	433840	Site area ha	0.7	SP7	Major Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Vacant land

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Outdoor sport facility

Other land uses - None

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

Description

Vacant overgrown site sandwiched between residential dwellings to the east, employment to the west and north and a playing pitch to the south. Main road frontage is to the west which borders the site.

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 South East

2032 Lotherton Way, Ash Lane, Garforth

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

SHLAA conclusions

Availability: Short (later)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 100% primary, 100% health,

Rank (1-5)

4

Access comments

Landlocked site, requires adjacent site for access

3

Local network comments

Local congestion issues

3

Mitigation measures

Possible traffic signals incorporating other existing junctions

Total score

10

Highways site support

No

Contingent on other sites

Yes

Contingent on other sites

Yes

Highways Agency

Impact No material impact Network Status no objection

n/a

Network Rail

Yorkshire Water

Treatment Works Owlwood/Garforth

There is capacity at Garforth 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 under1 ha. See comments in main text of our response.

Outer South East

2032 Lotherton Way, Ash Lane, Garforth

LCC	
Ecology support	Supported
Supported - but Great Crested Newts to consider	

Ecology boundary	

Education comments	
3112+1100+1044+2156+2032+2091+3111(east area) + 1226 (outer NE area) = 2349 houses generates 587 primary and 235 secondary children. New 2FE primary school required, plus potentially land for expansion of existing schools.	

Flood Risk	
Flood Zone 1. There is Yorkshire Water pumping station and associated pipework located within the site.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	

Natural England	
Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.	

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

App Number	Proposal	Decision	% of site
10/00772/FU	Detached workshop to vacant land	R	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"/>	

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

Other Spatial Relationship

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

Nearest train station	Garforth
Nearest train station distance (m)	730.77
Nearest bus stop	4325
Nearest bus stop distance (m)	259.59

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

Within the existing settlement (not Green Belt). Set in an employment area but does have residential properties adjoining the site. Highways concerns regarding the access - Ash Lane is narrow with no footways, private and serves existing industrial uses. Without use of adjacent playing pitches site there is little scope to improve.

Site affects others?

Sustainability summary

Summary of reps

Anti-development

- school playing fields and should remain so for use within the school
- traffic jams at all rush hours including Main Street/Lidgett Lane
- new residential uses may not be compatible with the industrial character. Para 123 of the NPPF regarding amenity and continuance of existing businesses is relevant.
- We would also query whether the site is capable of being adequately accessed. Existing local policy prevent further development in this area until such time as there are improvements to the highway facilities. Ash Lane is an unadopted private road which does not meet the standards required for an industrial road in the Leeds Street Design Guide (SDG). An appeal decision for the site in 2011 (APP/N4720/A/10/21385 74) has upheld that the highway facilities are inadequate and development (in this case employment) would have an unacceptable effect on highway safety. The same conclusions would apply to residential development.
- increased traffic levels especially around the Fairburn Drive and Thames Drive area

Pro-development

- only if playing fields and pitches are re-located to another suitable site within Garforth

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Within the existing settlement. Concerns over access and without use of adjacent site 2091 (not to be allocated) there is little scope to improve.

Outer South East

2040 Bullerthorpe Lane (Temple Point), Colton

Site Details

Easting	437704	Northing	432725	Site area ha	2.6	SP7	Main Urban Area Infill
HMCA	East Leeds, Outer South East				Ward	Garforth and Swillington	

Site Characteristics

Site type	Brownfield
On-site land uses	
Storage	
Neighbouring land uses	
Transport tracks and ways	
Agriculture	
Dwellings	

Other land uses - None

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

Description	Site has been cleared with current permission for housing. Roughly rectangular in shape, the western side curves as it adjoins an existing office development. The eastern edge borders the motorway, which is hidden by a line of trees.
-------------	---

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 encroahment

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 South East

2040 Bullerthorpe Lane (Temple Point), Colton

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)

Has Planning Permission

5

Access comments

Has Planning Permission

5

Local network comments

Has Planning Permission

5

Mitigation measures

Has Planning Permission

Total score

15

Highways site support

Yes - has planning permission

Contingent on other sites

No

Contingent on other sites

No

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

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

Network Rail

Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

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

Environment Agency

Constraints	
-------------	--

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

Outer South East

2040 Bullerthorpe Lane (Temple Point), Colton

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Part of site at risk from surface water flooding.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
12/03712/COND	Consent, agreement or approval required by conditions 4, 5, 7, 8, 10, 13, 16 and 17 of Planning Application 12/01422/FU		95
11/02402/FU	Erection of 86 houses and associated greenspace	R	98
12/04236/FU	Variation of condition 3 of Planning Application 12/01422/FU (Erection of 86 houses and associated greenspace) to allow use of alternative materials	A	95
12/01422/FU	Erection of 86 houses and associated greenspace	A	95
12/9/00203/MOD	Erection of 86 houses and associated greenspace NON MATERIAL AMENDMENT to 12/01422/FU: House type substitutions to Plots 39, 40, 44, 45, 49, 50, 51, 52, 56, 57, 74, 75, 78, 79, 15, 16, 17, 66 and 67	M01	95

Spatial relationships

UDP Designations

Core Strategy

2040 Bullerthorpe Lane (Temple Point), Colton

N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00		Inner South RA	0.00	% overlap
N6 Playing Pitch	0.00		LB Corridor RA	0.00	
N8 Urban Green Corridor	0.00		EASEL RA	0.00	
CC Shopping Quarter	0.00		Aire Valley RA	0.00	
UDP City Centre	0.00		West Leeds Gateway	0.00	
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Cross Gates
Nearest train station distance (m)	2231.90
Nearest bus stop	7932
Nearest bus stop distance (m)	323.63
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 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

Planning permission for residential development granted August 2012. Former employment allocation on the existing UDP.

Site affects others?

Sustainability summary

Minor negative - loss of employment and pollution. Significant positive effect projected as brownfield site, flood risk and as a result of highways assessment, emissions, transport network and local needs met locally. Minor positive housing and access to a wider range of green space typologies.

Summary of reps

For Development

Against Development

Site 2040 is not physically or visually linked nor is it considered to be within the same housing market.

Statutory

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.

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 South East

2091 Aberford Road, Garforth LS25

Site Details

Easting	441359	Northing	433694	Site area ha	1.7	SP7	Major Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Outdoor sport facility

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Other land uses - None

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

Description

Greenfield land with two playing pitches on site. Pitches are currently in use, some trees line the boundary of the site. A mix of employment and residential adjoin the site, the main road runs along the southern boundary with a smaller road along the west.

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 South East

2091 Aberford Road, Garforth LS25

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

4 buses per hour, 100% primary, 20% secondary, 80% health

Rank (1-5)

4

Access comments

Site frontage onto complex section of A642, level differences limit options for access. Mitigation works might be needed

4

Local network comments

Local congestion issues

3

Mitigation measures

Possible traffic signals incorporating other existing junctions

Total score

11

Highways site support

Yes with possible mitigation

Contingent on other sites

No

Contingent on other sites

No

Highways Agency

Impact No material impact Network Status No objection

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

Network Rail

Yorkshire Water

Treatment Works Owlwood/Garforth

There is capacity at Garforth 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 South East

2091 Aberford Road, Garforth LS25

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

3112+1100+1044+2156+2032+2091+3111(east area) + 1226 (outer NE area) = 2349 houses generates 587 primary and 235 secondary children. New 2FE primary school required, plus potentially land for expansion of existing schools.

Flood Risk

Flood Zone 1. YW rising main located inside the Western boundary of the site

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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"/>	

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

Other Spatial Relationship

LCC ownership %	99.54
-----------------	-------

Nearest train station	East Garforth
Nearest train station distance (m)	687.44
Nearest bus stop	8628
Nearest bus stop distance (m)	136.84

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

Within existing settlement (not Green Belt). Current use as playing pitches though not protected N6 protected playing pitch under the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 28, question G11.

Site affects others?

Sustainability summary

Summary of reps

Anti-development

- Whilst residential properties exist nearby, new residential uses may not be compatible with the industrial character.
- do not consider that sites for sport and recreation should be being considered as suitable for residential development sites
- increasing flooding in the centre of the village and down to Garforth Bridge
- drainage and flooding, particularly at the Old George Roundabout (Miller and Carter Restaurant by the Holiday Inn) and at the junction of Wakefield Road/(top)Main Street.
- increased traffic levels especially around the Fairburn Drive and Thames Drive area
- congestion on Aberford road
- Access would be onto an already congested A642
- The only access is via Kennet Lane. Heavy vehicles will make life miserable for people living in Kennet Lane/Thames Drive/Witham Way
- Hugely increased traffic congestion in general as well as grid lock at peak times at such areas as Garforth Bridge, Townend, Lidgett Lane/Selby Road junction
- develop it for employment
- You get into a situation coming out of The Crescent where you are waiting for people who work in the industrial units down Ash Lane to turn left on to Aberford Road. So you've effectively got 4 lanes of traffic waiting on each other

Pro-development

- support because infill development
- support only if playing fields and pitches are re-located to another suitable site within Garforth

Statutory

Combined Authority - Metro

Amber Sites outside the Core Public Transport Network

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but 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.

Core Network (centre of site): 117; Buses per hour: 6; Access to primary schools: Yes; Access to secondary schools: Yes; Access to Primary Health: Yes

Sport England

Land identified for outdoor sport in the open space audit, it is clear if this is new space or just recognition of an existing site. We note Garforth does have a surplus of outdoor sport, however any disposal for change needs to be done by understanding local demand and supply for pitches and with close consultation with the area's sports clubs, to understand their needs and demand for sport and whether their membership will increase in future.

We would object to this change unless one or more of our policy exceptions are met, as set out above, exceptions E1 – E5. 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.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Within existing settlement. Currently in use as playing pitches and local preference for their retention.

Outer South East

2131 Moorgate Kippax

Site Details

Easting	441884	Northing	431066	Site area ha	8.9	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Unmanaged Forest

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Site is heavily treed and adjoins the northern boundary of Kippax, set beyond the rear gardens of Sandgate Drive. The site slopes gently upwards to the North and eventually links to open fields. Access is possible from Bula Close and Baildon Avenue.

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 South East

2131 Moorgate Kippax

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: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 40% primary health % primary education, 90% employment

Rank (1-5)

4

Access comments

Access via Bula Close or Baildon Avenue

5

Local network comments

Cumulative issues

4

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
--------	--------------	----------------	---

n/a

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

There is capacity at Garforth 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 South East

2131 Moorgate Kippax

LCC

Ecology support

Not supported

Not supported (RED). No site-specific designations but relict calcareous grassland likely to be present on parts of this site, UK BAP Priority Habitat, and it offers a valuable open grassland/scrub link to the nearby Roach Limehills SSSI to the north.

Ecology boundary

Potential Local Wildlife Site - needs to be assessed.

Education comments

1366+2132+3109A and C+2131 = 863 houses generates 216 primary and 86 secondary children. New 1FE primary school required.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
13/03846/FU	Residential development of 166 dwellings and associated works		99

Spatial relationships

UDP Designations

N32 Greenbelt	0.01	% overlap
N34 PAS	99.99	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	

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	

Sch. Ancient Mon.	0.00
-------------------	------

Other Spatial Relationship

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

Nearest train station	East Garforth
Nearest train station distance (m)	1999.28
Nearest bus stop	13139
Nearest bus stop distance (m)	296.85

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 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

The site is a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site is well treed, which could severely limit development opportunities.

Site affects others?

Sustainability summary

Summary of reps

Pro-development

- PAS should come forward before any Green Belt
- The masterplan retains a significant tree belt along the northern boundary of the site which will facilitate the provision of a 'woodland walk'. A green corridor is also proposed linking Baildon Avenue with the woodland walk area. The site will therefore retain a significant amount of the existing vegetation and associated habitat as well as providing access to the SSSI. Whilst the site is currently well treed, the arboricultural survey confirms the much of this is self set and of low quality. The presence of the existing trees does therefore reduce the developable area, but a significant number of dwellings can still be delivered. The Council's assessment suggests the site could deliver 285 dwellings, whereas the masterplan identifies that up to 200 dwellings can be delivered.

Anti-development

- All services limited particularly water, whose quality is often poor.
- The old hedgerows contain hazel and wild flowers such roses and honeysuckle. Whilst Ash, Sycamore, Hawthorn, Oak and other tree species have self seeded and continue to grow and flourish. Orchids grow in damper areas and a variety of wildflowers in the grassland. A wide variety of woodland birds inhabit the area pigeons, doves, sparrows, tits, magpies, jays, wrens, with visiting hawks, owls and seasonal migratory species. Amphibians live and breed in the small pond with hedgehogs, rabbits and other animals. Bats also fly through the area.
- The whole area acts as a dam, slowing down the water falling on the area itself, but also the land to the north up hill of this area. Most winters and last year in particular springs appeared in the hillside above this area and water flowed into the woods pooling throughout the woods. The only drain from the site I;m aware of could not cope with the flow if the area hadn't held back vast volumes of water. Flooding occurs in the Health centre region further down hill from time to time, this problem is likely to increase should this development be allowed.
- In pl area 2131 has large coal deposits in the top metre of the ground and possibly deeper. One would assume that properties cannot be built on such land. In 2012 the Fire Service were called out to extinguish a fire in the ground that had been burning constantly for two years and was about to burn through a wooden power cable pole. The fire continued to burn in the ground away from the pole until the winter floods finally extinguished it. In my estimation there are a few thousand tonnes of this material on site at least which would need moving off site and replacing with inert fill.
- It would be prudent to review the likelihood of demand for new housing in this locality given the low take up of recent local developments.
- It contains a variety of trees which are protected under City of Leeds Tree Preservation Order (no.30) 2009 (land to the rear of Sandgate Drive LS25)
- Access and egress from this site will pass along two cul-de-sacs which are not suitable for any volume of traffic, into Moorgate Drive which is restricted by parked cars for the health centre, leading into Gibson Lane and the Leeds Road onto Selby Road.
- Health centre car park is full
- 285 houses could well produce 500 extra vehicles. This would cause serious problems on the small existing estate roads and Leeds Road. Especially at rush hour at Charlie Sweeps Corner etc which is often gridlocked now.
- sloping site (mainly clay)
- Kippax health centre car park full
- 400 or more cars will be a big problem for Baulden Avenue / Bula Close / Sandgate Drive / Gibson Lane / Leeds Road
- In the not too distant future an incinerator plant is to be built in the Stourton and Pontefract Lane area. Kippax is downwind of this and we will get the fallout from that.
- The traffic lights at the junction of the B6137 with the A656 towards Castleford need replacing with a roundabout to speed up traffic flow in all directions. Whereas the A63 Selby Road is massively congested every rush hour and adding further commuter traffic from any proposed development in this area will only make this situation worse.
- provides access to the nearby Roach Limehills SSSI

Neutral

- Access and egress cannot be via Sandgate Drive, but rather, use the old Sandgate Lane into Selby Road
- the boundary of the PAS designation for site no.2131 has been incorrectly drawn on the current consultation documents for the Site Allocation Plan and as a result, land to the south east previously included in the designation has been omitted from the drawing.
- any development must adhere to the Kippax village design statement

Statutory

Combined Authority (Metro)

Amber Sites outside the Core Public Transport Network

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but 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.

Distance to Core Network (centre of site): 306; Buses per hour: 4; Access to primary schools: Yes; Access to secondary schools: Yes; Access to primary health: Yes

Outer South East

2131 Moorgate Kippax

Comments on phasing

DPP Allocation

Safeguarded land (PAS)

DPP Allocation Conclusion

Site allocated as PAS in the UDP and not situated within land defined as the Green Belt. Kippax is a smaller settlement within the CS settlement hierarchy and release of this site would not fit with CS priorities, there are local preferences for alternative sites/strategic options and therefore site should be retained as PAS.

Outer South East

2132 Selby Road Garforth

Site Details

Easting	439903	Northing	432247	Site area ha	18	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Set just to the South of Selby Road the site is predominantly greenfield and also some brownfield areas containing dwellings and outbuildings. The site contains residential gardens and the majority consists of fields with some tree cover, these are bordered by trees and a beck to the south east. A walkway which was once originally a railway line runs along the eastern boundary, the eastern section of the site slopes steeply downwards. The main access is from the west which links to a major roundabout.

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 South East

2132 Selby Road Garforth

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

LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 10% primary, 60% secondary, 40% health

Rank (1-5)

4

Access comments

Scale of development will require more than one access, relatively limited frontage with highway

4

Local network comments

Existing local congestion and significant cumulative issues

3

Mitigation measures

New through road within site to bypass existing A63

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact Major Impact

Network Status

Likely to require significant physical mitigation

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

Network Rail

Yorkshire Water

Treatment Works Owlwood/Garforth

There is capacity at Garforth 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

Site abuts FZ2 and 3 and a main river (The Beck). Part of the site is on top of an historic landfill. See comments in main text of our response.

Outer South East

2132 Selby Road Garforth

LCC

Ecology support

Not supported

Not supported (RED). No site-specific designations but Garforth Disused Railway to the eastern end and calcareous/species-rich neutral grasslands occur within the site together with ponds with Water Vole records. Linked to surrounding sites of high nature conservation value (SSSI) by disused railway wildlife corridor. Needs to be considered against Local Wildlife Site (SEGI) criteria.

Ecology boundary

Potential Local Wildlife Site - needs to be assessed.

Education comments

1366+2132+3109A and C+2131 = 863 houses generates 216 primary and 86 secondary children. New 1FE primary school required.

Flood Risk

Flood Zone 1. MajorYW infrastructure located within the site, including sewers and treatment works. Watercourses / ponds located along SW and SE boundaries.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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

2132 Selby Road Garforth

N32 Greenbelt	0.30	% overlap
N34 PAS	99.99	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationship

LCC ownership %	0.04
-----------------	------

Nearest train station	Garforth
Nearest train station distance (m)	1565.51
Nearest bus stop	3186
Nearest bus stop distance (m)	149.76

Agricultural classification	Grade 3
-----------------------------	---------

Overlaps SSSI	<input 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 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

The site is a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The eastern section slopes steeply down towards a disused railway line. The site contains several extended gardens which could make development difficult if in different ownerships. Highways will only support one access into the site and this limits the capacity to a maximum of 200 units. Ecology concerns.

Site affects others?

Sustainability summary

Summary of reps

Anti-development

- Congestion on A642 Wakefield Road and Garforth Main Street
- Congestion on A63 Selby Road (especially leading up to the Old George public house and roundabout and up to the traffic lights at the Lidgett Lane junction)
- drainage from buildings and associated impermeable surfaces would impact on the flooding situation in Kippax, via Sheffield Beck which is often stressed and flooded
- The area around the reference site has flooded in the past both at the nearby Garforth Bridge roundabout and from Sheep field beck. More housing would obviously exacerbate the current flooding problem.
- impact on the disused railway line and beck
- increased traffic levels especially around the Fairburn Drive and Thames Drive area
- insufficient parks and sports facilities
- public footpath which runs across this field.
- Water voles may live in this area and I understand they are protected under the wildlife act 1981
- increase of drivers using the rat runs through the residential areas of Ringway and Barley Hill Road
- have major detrimental effect on the Linesway now a Nature Reserve. Close to Yorkshire Water Storm sewage Tanks which sometimes overflow and smell
- There is insufficient parking available in Garforth for the proposed development given that in reality most people use their vehicles for park and ride at the railway stations
- Garforth Main Street is interrupted by the volume of traffic parked road side around Main Street, particularly on Barleyhill Road and Church Lane, deeming the roads accessible by single file traffic only
- would massively increase already severely congested roads in Garforth, particularly Wakefield Road and Town End
- problems around land ownership

Pro-development

- PAS site, should come forward before Green Belt
- Leeds City Council state that only 10% of the site meets the primary school accessibility standards. The standard is that sites should be within a 20 minute walk (1,600m) of a primary school. We object to this point as the site is only 650m from Strawberry Fields Primary School.
- Leeds City Council states that only 60% of the site meets the secondary school standards. The standard is that sites should be within a 30 min direct walk (2,400m) to a secondary school or 5 minute walk to a bus stop offering a 15 minute service frequency to a major public transport interchange. We object to this point because the Garforth Academy is across the road from the site, and a maximum distance of 700m away from the furthest point of the site.
- Leeds City Council state that only 40% of the site meets the health accessibility standard of sites being within a 20 minute (1,600m) walk. We object to this assessment as Garforth Medical Centre is 1km away from the site, and well within the 20 minute walk standard.
- A Development Masterplan has been produced which shows 2 access points on Selby Road, increasing the potential capacity of the site to circa 155 dwellings

Statutory

Combined Authority (Metro)

Amber Sites outside the Core Public Transport Network

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but 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.

Distance to Core Network (Centre of Site): 147; Buses per hour: 6; Access to primary schools: Yes;

Access to secondary schools: Yes; Access to primary health: Yes

Comments on phasing

DPP Allocation

Safeguarded land (PAS)

DPP Allocation Conclusion

Some brownfield areas containing dwellings and outbuildings but predominantly greenfield containing residential gardens and the majority consisting of fields with some tree cover, these are bordered by trees and a beck to the south east. Existing Protected Area of Search. Highways previously only supported one access into the site which limited the capacity but capacity has now increased. Would need

Outer South East

2132 Selby Road Garforth

comprehensive masterplan although multiple owners would make this difficult and not allow early delivery. Also ecology concerns. Retain as PAS because on balance are better sites for development earlier than this one.

Outer South East

2156 North of Lotherton Way, Hawks Nest Wood (west off), Garforth

Site Details

Easting	440788	Northing	434075	Site area ha	36.3	SP7	Major Settlement Extension
HMCA	Outer North East, Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

Site is set just north of Garforth and is part of a wider collection of sites. Currently used for agriculture it is mainly fields with a few sporadic dwellings. Flat site that has a road frontage running along the western boundary. Some tree cover, mainly along the boundary but there are two small collections within the site. The site abuts a larger protected forest area to the east.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South East

2156 North of Lotherton Way, Hawks Nest Wood (west off), Garforth

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

Site is set beyond the railway line and links to an industrial rather than residential area. Well contained on all sides 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

Part of site 3 buses per hour, 40%primary, 40% secondary, 40% health, poor footway connection into Garforth Town Centre with little scope for mitigation due to restriction under nearby railway bridge

Rank (1-5)

3

Access comments

The level of development would require multiple accesses to be provided, position of new junctions would need to be considered in conjunction with access requirement for sites on opposite side of Barwick Road

4

Local network comments

Route into Garforth constrained by narrow railway bridge, capacity/congestion issues on wider network

2

Mitigation measures

Unclear whether the local physical constraints on Barwick Road could be addressed. Significant cumulative impact on local network with other large nearby sites

Total score

9

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.			

Network Rail

Level crossing; asset protection issues. Contribution to Garforth station facilities

Yorkshire Water

Treatment Works	Owlwood/Garforth
There is capacity at Garforth 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 South East

2156 North of Lotherton Way, Hawks Nest Wood (west off), Garforth

LCC	
Ecology support	Not supported
Not supported (RED). Parts of site recently assessed against Local Wildlife Site (SEGI) criteria and sufficient to be designated, based on importance for Great Crested Newts.	

Ecology boundary	
Supported with mitigation if Red hatched areas (Local Wildlife Site) are excluded and boundary substantially amended as per drawing RM/2156. Mitigation will still be required to ensure impacts on Great Crested Newts are addressed - including protection an	

Education comments	
3112+1100+1044+2156+2032+2091+3111(east area) + 1226 (outer NE area) = 2349 houses generates 587 primary and 235 secondary children. New 2FE primary school required, plus potentially land for expansion of existing schools.	

Flood Risk	
Flood Zone 1. Watercourses running through site and along Northern boundary.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	

Natural England	
Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.	

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

2156 North of Lotherton Way, Hawks Nest Wood (west off), Garforth

N32 Greenbelt	98.85	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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
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	Garforth
Nearest train station distance (m)	473.61
Nearest bus stop	4418
Nearest bus stop distance (m)	459.90

Agricultural classification	Grade 3
-----------------------------	---------

Overlaps SSSI	<input 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 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. The site is well contained by the motorway to the north, consequently there is little potential for further sprawl into the Green Belt. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns.

Site affects others?

Sustainability summary

Summary of reps

Anti
Garforth has doubled in size over the last 40 years and new builds are continuing.
A63 & A642 is at present completely inadequate and tail backs are an everyday occurrence.
Alternative approach - Develop 1232 instead.
There is a perceived blight on any development in the north of these sites due to proposed HS2.
Access to Garforth is by a single track rail bridge which would be a bottleneck and also then lead to the Towngate junction which would be another bottleneck as it already causes delays at busy periods of the day.
The northern edge of Garforth is defined by impermeable built form at Lotherton Way Industrial Estate which provides a good existing barrier between the urban area and undeveloped land to the north.
Wildlife rich adjoining space of Hawks nest wood, building on this land would have a detrimental effect on this habitat.
We already have HS2 coming through this site in a few years time. We have already had the M1 coming through these fields. Two railways and a motorway is a lot of noise pollution.

Neutral
Site 2156 has already been allocated for retail and would be a more appropriate site than 1044.

Pro
A tiny portion of site 2156 may have to be foregone in order to maintain a suitable buffer strip adjacent to one of the possible alignments of the High Speed 2 (HS2) railway line

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
501	7	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.

Outer South East

2157A Ridge Road, East of

Site Details

Easting	443704	Northing	433492	Site area ha	28.1	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Large site that extends Micklefield to the West. Currently has an agricultural use, no bulidings are within the site which consists of fields and a small collection of trees. The site is flat and has a road running through the centre that separates the northern and southern sections.

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	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	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 South East

2157A Ridge Road, East of

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

Large site but well linked to settlement. No defensible boundary to west which reduces separation between settlements and could lead to 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

Poor buses, 20% rail,

Rank (1-5)

2

Access comments

Large scale development, will require multiple access points, access positions need to be considered in conjunction with access to large development site opposite

4

Local network comments

Significant cumulative issues

3

Mitigation measures

Total score

9

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

Micklefield

There is capacity at Micklefield 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 South East

2157A Ridge Road, East of

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

2157A+1176+1270+1173 = 1248 houses generates 312 primary and 125 secondary children. 1.5FE primary school required.

Flood Risk

Flood Zone 1. Field drains adjacent to site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	99.73	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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	East Garforth
Nearest train station distance (m)	2175.98
Nearest bus stop	6808
Nearest bus stop distance (m)	155.60

Agricultural classification	Grade 3a
-----------------------------	----------

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. Site 2157 has been split into A and B. Site A adjoins Micklefield and is the section of SHLAA site 2157 that has the most potential for development. The site is flat with a long road frontage that runs through the centre. Site A would extend Micklefield to the west and north and would need strong defensible boundaries to prevent further sprawl into the Green Belt gap between Garforth and Micklefield.

Site affects others?

Sustainability summary

Summary of reps

Pro				
The Ridge Road is a much preferred alternative and will not incur such massive changes to Garforth's already busy roads and facilities.				
Anti				
Would reduce the strategic gap between Micklefield and Garforth resulting the merging of the two settlements, especially if 1232 developed. Garforth more appropriate location.				
The Council's justification for rejecting site 2157B are equally applicable to site 2157A.				
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
1959	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site that has a long road frontage but would significantly extend Micklefield to the west and north, without strong defensible boundaries to prevent further sprawl into the Green Belt gap between Garforth and Micklefield. 1232B is a better site for development and allocating both sites would greatly increase coalescence.

Outer South East

2157B Ridge Road, East of

Site Details

Easting	443478	Northing	433606	Site area ha	105.9	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

Large site set between Garforth and Micklefield. Flat in an agricultural use, the only buildings present are part of a farm set along the western boundary. Roads surround the site on all sides except for part of the eastern boundary which adjoins onto SHLAA site 2157A.

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	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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 South East

2157B Ridge Road, East of

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

Large site out of scale with settlement. Site is contained by roads but would significantly reduce the separation between Garforth and Micklefield. Performs important role in safeguarding countryside.

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

Poor buses, 20% rail, 30% primary

Rank (1-5)

3

Access comments

Large scale development, will require multiple access points, access positions need to be considered in conjunction with access to large development site opposite

4

Local network comments

Significant cumulative issues

4

Mitigation measures

Unknown - to be assessed through TA

Total score

11

Highways site support

Yes with mitigation

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

Micklefield

There is capacity at Micklefield 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 South East

2157B Ridge Road, East of

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Field drains with and adjacent to site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	100.00	% 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	0.04				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				% overlap
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	East Garforth
Nearest train station distance (m)	1985.21
Nearest bus stop	6808
Nearest bus stop distance (m)	402.07

Agricultural classification	Grade 3a
-----------------------------	----------

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 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. Site 2157 has been split into A and B. Site B is considered disproportionate to the settlement. It is not well related to the existing settlement and would result in a substantial incursion into Green Belt, out of scale with Micklefield. Development would also significantly reduce the gap between Micklefield & Garforth. The proposed HS2 rail route runs through the northern part of the site.

Site affects others?

Sustainability summary

Summary of reps

Anti				
The corridor that will accommodate HS2 is unsuitable and houses should not be built within 1 kilometre of the track.				
Build a new retail centre in the southern part of 2157B and build homes around it.				
Provides a buffer between Garforth and Micklefield.				
Pro				
Incorporating this part of the site into the site area for 2157A would facilitate the delivery of the planned park and ride facility at Micklefield.				
If an alternative to housing has to be found then why not make one big site and develop a whole new infrastructure that feeds both the new development and the closest existing village where provisions are lacking.				
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
1742	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site which is disproportionate and not well related to the settlement of Micklefield. It would result in a substantial incursion into Green Belt and significantly reduce the gap between Micklefield and Garforth. The proposed HS2 rail route runs through the northern part of the site. 1232B is a better site for development and allocating both sites would greatly increase coalescence.

Outer South East

3096 King Edward Avenue, Allerton Bywater

Site Details

Easting	440562	Northing	428392	Site area ha	3.4	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture
Unmanaged Forest

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

Flat 'C' shaped site with an unusual boundary that doesn't relate well to the existing features on the ground. The main section of the site is part of a field to the west and a wooded area in the east. Long thin sections stretch further east and include a footway to the north east and further fields to the south east, including one dwelling.

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?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South East

3096 King Edward Avenue, Allerton Bywater

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

Most of site disconnected from settlement. No defensible boundary creating potential for further sprawl. Provides access to countryside.

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 100% employment, 30% primary & secondary education, 30% primary health

Rank (1-5)

4

Access comments

Access from Ninevah Lane

5

Local network comments

No issues

5

Mitigation measures

Ninevah Lane would need improvements to width and pedestrian facilities

Total score

14

Highways site support

Yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

n/a

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

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

Environment Agency

Constraints

FZ1 under 1ha - site abuts FZ2 - see comments in main text of our response

Outer South East

3096 King Edward Avenue, Allerton Bywater

LCC

Ecology support

Not supported

Not supported (RED). No site-specific designations but is immediately adjacent to Lowther North SEGI, based on open water for wintering wildfowl, that could be adversely impacted on by disturbance from residential development on this site.

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Field drains within site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	98.92	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.21	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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	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	

Sch. Ancient Mon.	0.00
-------------------	------

Other Spatial Relationship

LCC ownership %	1.06
-----------------	------

Nearest train station	Woodlesford
Nearest train station distance (m)	3803.58
Nearest bus stop	1037
Nearest bus stop distance (m)	307.03

Agricultural classification	Grade 4
-----------------------------	---------

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 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 relates poorly to the existing settlement and extends beyond the tree lined buffer on the western boundary of site 1357 currently in place that acts as a strong defensible boundary. Further encroachment into the Green Belt would impact on the countryside and the existing Site of Ecological and Geological Importance (SEGI) to the south of the site.

Site affects others?

Sustainability summary

Summary of reps

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
316	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site which relates poorly to the existing settlement and extends beyond the tree lined buffer on its western boundary that acts as a strong defensible boundary. Flat 'C' shaped site with an unusual boundary that doesn't relate well to the existing features on the ground. Further encroachment into the Green Belt would impact on the countryside and the existing Site of Ecological and Geological Importance (SEGI) to the south of the site.

Outer South East

3100A Whitehouse Lane, Swillington

Site Details

Easting	440258	Northing	429835	Site area ha	1.9	SP7	Other Rural Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses

Being used for grazing

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

Description

Greenfield site in Great Preston. Well connected to built up area with houses to east and west. Fields to north. Very steep sloping, and a significant amount of tree planting.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	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

Outer South East

3100A Whitehouse Lane, Swillington

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

Well contained site and does not perform an important role in safeguarding the countryside.

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

4buses per hour, 100%employment, primary, secondary and health

5

Access comments

No highway frontage without 3100B being developed

1

Local network comments

spare capacity but cumulative issues

4

Mitigation measures

Total score

10

Highways site support

no - requires 3100B to be developed for access

Contingent on other sites

Yes 3100B

Contingent on other sites

Yes 3100B

Highways Agency

Impact

Network Status

Supported with mitigation

Network Rail

Yorkshire Water

Treatment Works

Owlwood/Garforth

There is capacity at Garforth 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 South East

3100A Whitehouse Lane, Swillington

LCC

Ecology support

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	98.89	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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 %	0.01
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	3466.47
Nearest bus stop	9659
Nearest bus stop distance (m)	257.00

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 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 split into A and B. Site A is the western half of the site and is within the Green Belt. Very steep gradient prohibiting development and does not relate particularly well to the existing settlement pattern.

Site affects others?

Sustainability summary

Summary of reps

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
245	5	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Within the Green Belt. Very steep gradient prohibiting development and does not relate well to the existing settlement pattern.

Outer South East

3100B Whitehouse Lane, Swillington

Site Details

Easting	440346	Northing	429960	Site area ha	1.2	SP7	Other Rural Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site in Great Preston. Connected to residential area to the south. Fields and countryside to the north.
--

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?	No
Do features provide boundaries to contain the development?	No

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (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?	

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

About a third of site in Green Belt. Performs a limited role in safeguarding countryside from encroachment. However, development could be contained through appropriate design and landscaping.

Outer South East

3100B Whitehouse Lane, Swillington

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 100% employment, 50% primary, 50% secondary and 50% health

Rank (1-5)

3

Access comments

Access only achievable from St Aidens Road, but visibility poor at junction with Berry Lane

4

Local network comments

spare capacity but cumulative issues

4

Mitigation measures

Signals at junction of Berry Lane and St Aidens Road???

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

Network Status

Supported with mitigation

Network Rail

Yorkshire Water

Treatment Works

Owlwood/Garforth

There is capacity at Garforth 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

Outer South East

3100B Whitehouse Lane, Swillington

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	36.98	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.07	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	3317.53
Nearest bus stop	11426
Nearest bus stop distance (m)	350.09

Agricultural classification	Grade 3
-----------------------------	---------

Overlaps SSSI	<input 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 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 split into A and B. The majority of site B is within the existing settlement area, not Green Belt. A small part of the site to the north is within the existing Green belt. The site is well related to the settlement and no Highways issues raised.

Site affects others?

Sustainability summary

Summary of reps

Anti

Strategy Policy SP10 is clear that no Green Belt review will take place at the rural village tier. The viability of such a steeply sloping site is questioned. The Site Assessment does not include the comments/input of highways nor a score for access. The exit onto Berry Lane from St. Aidans Road (the only access point to the whole estate) has a very poor sight line to the west. Two development plans in recent years have been refused and access was one notable reason. Development of this site would threaten the peace and biological diversity of the SSSI on Townclose Hills and the Linesway which is an ecological gem, green corridor and much used and loved leisure amenity. We consider that the partial inclusion of this site within the Outer South East MCA is not logical or appropriate.

Clearly inadequate information was being given at the time of requesting signatures. In my opinion conducting a petition in this manner is grossly unfair and very misleading and is open to the question, has the petition been conducted fairly and lawfully? Site 3100B ISN'T Green Belt land. Objections raised are regarding increased traffic on St Aidans Road. In recent years as a result of direct bank payments etc there has been a rapid decline in people using Post Offices. I would like to point out the fact that the traffic on St. Aidens Road has also declined rapidly. Any increase in traffic from new housing will only take traffic levels to comparable levels of when the general public used the Post Office more frequently.

Pro

Although technically the site would extend Great Preston towards Garforth, the minor encroachment and the topography means that from no public vantage point would Great Preston appear visually to be encroaching towards Garforth.

WYCA

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
351	5	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Majority is in existing settlement area with 25% in Green Belt. Well related to the settlement.

Outer South East

3101 Preston Lane, Great Preston

Site Details

Easting	440000	Northing	429275	Site area ha	19.5	SP7	Other Rural Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture
Dwellings

Neighbouring land uses

Agriculture
Dwellings
Allotment and city farm

Other land uses - None

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

Description

Large greenfield site to the south of Great Preston. Site cuts across several fields and has a poorly defined boundary. Houses and allotments to north, fields on remaining sides.

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?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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 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 South East

3101 Preston Lane, Great Preston

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

Green Belt site. Large site to the south west of Great Preston. The site has no existing defensible boundary and, if developed, would set a precedent for further 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

4 buses per hour, 100% employment, 70% primary health & primary / secondary education

Rank (1-5)

4

Access comments

Wood Lane should provide access

5

Local network comments

spare capacity but cumulative issues

4

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	Major Impact	Network Status	Likely to require significant physical mitigation

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
There is capacity at Garforth 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 South East

3101 Preston Lane, Great Preston

LCC	
Ecology support	Not supported
Not supported (RED). No site-based designations but parts of the site are Lowland mixed deciduous woodland a UK BAP priority habitat. These blocks of woodland form important links between Hollinhurst Wood and Preston Hill SEGIs. Brown Hares to consider (UK BAP Priority species).	

Ecology boundary	
Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/3101. Mitigation will still be required to protect and enhance the boundaries with woodland by providing a 20 metre buffer (planted with native shrubs and small trees). Brown Hares to consider (UK BAP Priority species).	

Education comments	

Flood Risk	
Flood Zone 1. Some field drainage within site.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	

Natural England	
Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.	

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	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.07	
N1A Allotments	0.04	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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	

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 %	1.04
-----------------	------

Nearest train station	Woodlesford
Nearest train station distance (m)	3185.81
Nearest bus stop	9748
Nearest bus stop distance (m)	210.39

Agricultural classification	Grade 3
-----------------------------	---------

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 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. Large site to the south west of Great Preston. The site has no existing defensible boundary and, if developed, would set a precedent for further sprawl. Development would not relate well to the existing settlement pattern. Site contains mature tress, and public right of way.

Site affects others?

Sustainability summary

Summary of reps

Anti
Should read land to west of Wood Lane. Also map poorly drawn. Some of allocated land is public open space owned by the Parish Council who have not been consulted.

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
215	5	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt large site to the south west of Great Preston. The site has no existing defensible boundary and, if developed, would set a precedent for further sprawl. Development would not relate well to the existing settlement pattern and cuts across several fields. It also contains mature trees.

Site Details

Easting	442009	Northing	429847	Site area ha	1.5	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site to the south of Kippax. Housing to the north, fields and countryside to the south. The site has a fairly sharp slope.

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 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?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

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

4. Preserve the setting and special character of historic towns

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

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

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

Green Belt site to the south of Kippax. No existing defensible boundary. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl.

Outer South East

3102 Woodlands View, Kippax

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 100% employment, 100% primary health, 45% primary & secondary education

Rank (1-5)

4

Access comments

Access from Park Lane looks suitable

5

Local network comments

spare capacity

5

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

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

Environment Agency

Constraints

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

LCC

Ecology support	Not supported
-----------------	---------------

Not supported (RED). No site-based designations but parts of the site are Lowland mixed deciduous woodland a UK BAP priority habitat. These blocks of woodland form important links.

Outer South East

3102 Woodlands View, Kippax

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Public sewers located within the site. Surface water flow path running across the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	99.05	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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 %	3.33
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	3223.19
Nearest bus stop	5586
Nearest bus stop distance (m)	202.87

Agricultural classification	Grade 2
-----------------------------	---------

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 to the south of Kippax. Sloping site. No existing defensible boundary. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl.

Site affects others?

Sustainability summary

Summary of reps

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
299	4	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site to the south of Kippax. Sloping site. No existing defensible boundary. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl.

Outer South East

3103 Sandgate Lane, Kippax

Site Details

Easting	442133	Northing	431013	Site area ha	2.1	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Unmanaged Forest

Other land uses - None

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

Description

Gently sloping site currently with an agricultural use. Adjoins a heavily treed area to the south, this separates the site from Kippax and prevents any road access being available. To the north there is no visible boundary on the ground, as the site cuts through a series of fields.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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 South East

3103 Sandgate Lane, Kippax

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

Not connected to settlement. Provides important countryside protection, if development would set precedent for further sprawl.

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4 buses per hour

Rank (1-5)

4

Access comments

No highway frontage

3

Local network comments

Cumulative issues

4

Mitigation measures

Total score

11

Highways site support

No

Contingent on other sites

Yes

Contingent on other sites

Yes

Highways Agency

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Owlwood/Garforth

There is capacity at Garforth 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 South East

3103 Sandgate Lane, Kippax

LCC

Ecology support

Not supported

Not supported (RED). No site-specific designations but important calcareous grassland recorded on parts of this site, UK BAP Priority Habitat, and it offers a valuable open grassland link to the nearby Roach Limehills SSSI to the north. Needs to be assessed.

Ecology boundary

Potential Local Wildlife Site - needs to be assessed.

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	98.43	% overlap
N34 PAS	1.57	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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
-------------------	------

Other Spatial Relationship

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

Nearest train station	East Garforth
Nearest train station distance (m)	2103.24
Nearest bus stop	389
Nearest bus stop distance (m)	340.78

Agricultural classification	Grade 2
-----------------------------	---------

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 site is not connected to the settlement and has no road access. Development alone would represent an island of development unrelated to the existing settlement. Development would only be possible through the neighbouring Protected Area of Search (PAS) site, which is well treed.

Site affects others?

Sustainability summary

Summary of reps

Pro				
The development of site no. 2131 could lead to possibility of his site being developed. Could upgrade to Amber.				
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
299	4	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is not connected to the settlement and adjoins a heavily treed area to the south, this separates the site from Kippax and prevents any road access being available. Development would represent an island unrelated to the existing settlement. To the north there is no visible boundary on the ground, as the site cuts through a series of fields. Development would only be possible through neighbouring site 2131 but this is now identified to retain as existing PAS, so no need to extend it to include 3103.

Outer South East

3104 Sandgate Rise, Kippax

Site Details

Easting	442368	Northing	430469	Site area ha	5.6	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

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	Partially well-defined	Road front	No

Description

Long, flat thin strip of agricultural land that adjoins Kippax to the west. No visible boundary to the east as the site boundary runs along fields. Public Right of Way runs through the centre of the site, however, there is no road frontage or access for vehicles.

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 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 South East

3104 Sandgate Rise, Kippax

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

Relates poorly to settlement and would create a high potential for further sprawl.

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 70% primary, 70%health

Rank (1-5)

4

Access comments

Very limited highway frontage with Sandgate Rise only

2

Local network comments

Cumulative issues

4

Mitigation measures

Total score

10

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
There is capacity at Garforth 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. Site abuts an historic landfill. See comments in main text of our response.

Outer South East

3104 Sandgate Rise, Kippax

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	97.64	% 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	0.00	
N8 Urban 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 %	0.29
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	2691.27
Nearest bus stop	11813
Nearest bus stop distance (m)	344.48

Agricultural classification	Grade 2
-----------------------------	---------

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 site has no existing defensible boundary, so development would lead to a high risk of further sprawl. Development would be unrelated to the existing settlement form. Access issues, limited road frontage.

Site affects others?

Sustainability summary

Summary of reps

Pro				
See no reason why Kippax could not be joined to Ledston Luck as this is an isolated community and could solve problems with transport and shops. Road access could be onto Ridge Road.				
Development would not result in coalescence with surrounding areas.				
Anti				
This site would enclose on the playing fields and as such is an impractical development				
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
342	4	No	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site has no existing defensible boundary so development would lead to a high risk of further sprawl. Development would be unrelated to the existing settlement form. Access issues, limited road frontage.

Outer South East

3105 Sandgate Drive, Kippax

Site Details

Easting	442187	Northing	430556	Site area ha	2.1	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

Site type	Mixed
-----------	-------

On-site land uses

Allotment and city farm

Dwellings

Neighbouring land uses

Allotment and city farm

Dwellings

Agriculture

Other land uses - None

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

Description

Site overlaps existing dwellings to the north and allotments in the southern section. The site is flat, set within the settlement and has a road frontage. Part of a larger allotment site with more plots immediately to the south. Fields are to the east, currently hidden from view by a line of trees along the boundary.

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 South East

3105 Sandgate Drive, Kippax

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

--

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 100% primary, 100% health, 0% secondary

Rank (1-5)

4

Access comments

Access available onto Keble Garth, 2nd point of access maybe needed for level of development

4

Local network comments

Cummulative issues

4

Mitigation measures

Total score

12

Highways site support

Yes, but 2nd access may be needed

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

n/a

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

There is capacity at Garforth 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. Site abuts an historic landfill. See comments in main text of our response.

Outer South East

3105 Sandgate Drive, Kippax

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Report of blocked ditch between adjacent housing and allotments.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	3.47	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.53	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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	East Garforth
Nearest train station distance (m)	2558.90
Nearest bus stop	11813
Nearest bus stop distance (m)	143.59

Agricultural classification	Grade 2
-----------------------------	---------

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

The site is designated as N1A allotments on the existing UDP and is in current allotment use. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 28, question G12.

Site affects others?

Sustainability summary

Summary of reps

Anti				
This is a fully occupied allotment site and should be protected as such. There is a waiting list for allotments in this area				
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
150	4	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Allotment N1a site so is not considered suitable for development. The site boundary is also not rational as contains existing dwellings and may be an anomaly.

Outer South East

3106 Selby Road, Swillington

Site Details

Easting	438784	Northing	432415	Site area ha	82.4	SP7	Main Urban Area Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture
Dwellings
Hotels, boarding and guest houses

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

Large ribbon site that extends to the west of Garforth and continues to the main urban area. The site is broadly flat and is a mix of fields and sporadic dwellings set along the main road. The site also includes a hotel, postal sorting office and other employment sites. To the south there is no visible boundary in place to mark the end of the site as the boundary curves through fields.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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 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 South East

3106 Selby Road, Swillington

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

Development of the site would join Garforth with the main urban area. Land performs an important separation role, as well as safeguarding countryside. High potential for further sprawl if developed.

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 50% secondary, 40% health

Rank (1-5)

4

Access comments

Large site, will require multiple points of access

5

Local network comments

Significant cumulative issues

4

Mitigation measures

Total score

13

Highways site support

Yes, but likely significant external network capacity issues

Contingent on other sites

Contingent on other sites

Highways Agency

Impact Major Impact

Network Status

Likely to require significant physical mitigation

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

Network Rail

Yorkshire Water

Treatment Works

Owlwood/Garforth

There is capacity at Garforth 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

FZ2 & FZ3 encroaches site slightly to NE. Site abuts main river (The Beck) along North east boundary. See comments in main text of our response.

Outer South East

3106 Selby Road, Swillington

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Numerous flooding incidents relating to properties on Selby Road, due to water running off Swillington Common (opposite). Old George roundabout has badly flooded in past. Last occasion was due to a blockage within the adjacent culvert.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	99.10	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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	0.89	% 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
-------------------	------

Other Spatial Relationship

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

Nearest train station	Garforth
Nearest train station distance (m)	2224.67
Nearest bus stop	5040
Nearest bus stop distance (m)	191.35

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

Conclusions

Issues and Options Summary

Green Belt site. The site relates poorly to Garforth and would result in a significant isolated finger of development encroaching into the Green Belt to the west of Garforth, eroding the gap between Garforth and East Leeds. Preventing the coalescence of settlements is one of the purposes of Green Belts. The site has no existing defensible boundaries. The western part of site is affected by the proposed HS2 rail route.

Site affects others?

Sustainability summary

Summary of reps

Anti
Provides a good natural barrier before Swillington common.

Pro

Statutory
From a public transport perspective, these sites (in principle) would be acceptable for housing development.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt sit which relates poorly to Garforth and would result in a significant isolated finger of development encroaching into the Green Belt to the west of Garforth, eroding the gap between Garforth and East Leeds. Preventing the coalescence of settlements is one of the purposes of Green Belts. The site has no existing defensible boundaries. The western part of site is affected by the proposed HS2 rail route.

Outer South East

3107 Selby Road (N), Garforth

Site Details

Easting	440241	Northing	432064	Site area ha	2.2	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture
Unmanaged Forest

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

The southern section of the site is part of a field whilst the northern end is heavily treed. No road frontage is in place. Along the eastern boundary is a disused railway line now used as a footpath, this is significantly lower than the site and is lined with trees along the embankment.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South East

3107 Selby Road (N), Garforth

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

Isolated from settlement. No links to built up area. No defensible boundary creating potential for further sprawl.

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4 buses per hour

Rank (1-5)

4

Access comments

No highway frontage

3

Local network comments

Existing local congestion and significant cumulative issues

3

Mitigation measures

Total score

10

Highways site support

No

Contingent on other sites

Yes

Contingent on other sites

Yes

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

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

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

There is capacity at Garforth 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 South East

3107 Selby Road (N), Garforth

LCC

Ecology support

Not supported

Not supported (RED). No site-specific designations but mature woodland along northern parts, a beck and ponds together with adjacent Garforth Disused Railway Local Nature Area.

Ecology boundary

Supported with mitigation if Red hatched area excluded and boundary amended as per drawing RM/3107. Mitigation will still be required to ensure impacts on adjacent habitats are addressed i.e. provide a buffer to adjacent woodland and disused railway. Wate

Education comments

Flood Risk

Flood Zone 1. Watercourse and ponds located adjacent to Northern boundary.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	99.82	% overlap
N34 PAS	0.18	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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
-------------------	------

Other Spatial Relationship

LCC ownership %	25.23
-----------------	-------

Nearest train station	Garforth
Nearest train station distance (m)	1610.28
Nearest bus stop	3002
Nearest bus stop distance (m)	265.76

Agricultural classification	Grade 3
-----------------------------	---------

Overlaps SSSI	<input 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 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 in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. A large portion of the site is covered with trees.

Site affects others?

Sustainability summary

Summary of reps

For Development

Against Development
buffer to maintain the identities and boundaries of Garforth and surrounding villages.
Not suitable for housing - on a main road.

Statutory
From a public transport perspective, this site (in principle) would be acceptable for housing development.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. A large portion of the site is covered with trees.

Outer South East

3108 Selby Road (S), Garforth

Site Details

Easting	440122	Northing	432089	Site area ha	0.6	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Unmanaged Forest

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Small square site covered in trees. A beck runs through the northern section of the site. There is no road frontage and it is surrounded by further trees and fields.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Isolated site that isn't connected to the settlement. High potential for further sprawl.
--

Outer South East

3108 Selby Road (S), Garforth

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4 buses per hour

Rank (1-5)

4

Access comments

No highway frontage

3

Local network comments

Existing local congestion and significant cumulative issues

3

Mitigation measures

Total score

10

Highways site support

No

Contingent on other sites

Yes

Contingent on other sites

Yes

Highways Agency

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Owlwood/Garforth

There is capacity at Garforth 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 under1 ha. See comments in main text of our response.

LCC

Ecology support Not supported

Not supported (RED). No site-specific designations but woodland, a beck and ponds, all UK BAP Priority Habitats. Possible protected species Water Voles.

Outer South East

3108 Selby Road (S), Garforth

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Watercourse and ponds located adjacent to Northern boundary.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	99.64	% overlap
N34 PAS	0.33	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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

3108 Selby Road (S), Garforth

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

Nearest train station	Garforth
Nearest train station distance (m)	1621.12
Nearest bus stop	3002
Nearest bus stop distance (m)	287.46

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 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 in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. It is also covered with dense trees.

Site affects others?

Sustainability summary

Summary of reps

For Development

Against Development
buffer to maintain the identities and boundaries of Garforth and surrounding villages.
Not suitable for housing - on a main road.

Statutory

From a public transport perspective, these sites (in principle) would be acceptable for housing development.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. It is also covered with dense trees.

Outer South East

3109A Selby Road/Leeds Road, Kippax

Site Details

Easting	440555	Northing	431195	Site area ha	11.3	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Large site that has been split into three parts. This section is located to the west of Kippax and adjoins the settlement along the boundary. The site slopes downwards towards the west and has an access road that runs through the centre. A small number of dwellings are situated along this road within the site. Along the western boundary is a tree lined public bridleway.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3109A Selby Road/Leeds Road, Kippax

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

Links to settlement to the east. Fairly well contained site, however, potential for further sprawl to south. Would narrow the gap between Garforth and Kippax.

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Mostly meets accessibility standards

Rank (1-5)

4

Access comments

Access via Brecks Lane - width less than 5.5m width in places and forms cul-de-sac with 60 existing dwellings - limit any new development to 140 dwellings

4

Local network comments

Existing local congestion and potential cumulative issues

3

Mitigation measures

Total score

11

Highways site support

Yes

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 Owlwood/Garforth

There is capacity at Garforth 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 South East

3109A Selby Road/Leeds Road, Kippax

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor function of the Garforth Disused Railway LNA to the west.

Ecology boundary

Education comments

1366+2132+3109A and C+2131 = 863 houses generates 216 primary and 86 secondary children. New 1FE primary school required.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	99.89	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.07	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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 %	2.30
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	2109.61
Nearest bus stop	8392
Nearest bus stop distance (m)	364.69

Agricultural classification	Grade 3
-----------------------------	---------

Overlaps SSSI	<input 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 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"/>

Outer South East

3109A Selby Road/Leeds Road, Kippax

Conclusions

Issues and Options Summary

Green Belt site. The original site has been split. Development of site A would not result in the coalescence of Garforth and Kippax and is therefore more acceptable in Green Belt terms. However, whilst the site is contained on the west and eastern boundaries, there could be further pressure for release of land to the north and south should the site be released. Highways have concerns over access and capacity should be limited to a maximum of 140 units on the site.

Site affects others?

Sustainability summary

Summary of reps

For Development

strong defensible boundary to the north, east and west.

Extending site 3109A will remedy the access constraints of site 3109A. Vehicular access to site 3109A is, however, constrained whereas direct vehicular access can be provided to the specified area of site 3109B.

Site is not high quality agricultural land.

Against Development

Leeds Road is very busy already - Road infrastructure inadequate.

Plans suggest that Brecks Lane would be the main access to the site. This would cause mayhem - concern that the large increase in traffic on such a minor road as there is only the one route into the proposed site.

Also the access to Bridleways and other leisure activities should be protected.

Development of this site would affect the Leeds country way and represent a loss of a valuable amenity - A large housing development would deter people from using facilities.

Both Brecks & Green lanes are used as access ways by many walkers, horse riders, cyclists and particularly young families, heading towards the Linesway, Kippax Common, Billy Woodand and quiet thoroughways to Swillington, Allerton Bywater and Garforth. A large housing development along these routes could deter people from using these unique leisure facilities!

Mining subsidence

Access too narrow, particularly at school times.

In the past it has been known that emergency services vehicles (Fire engine) have not been able to access Brecks Gardens and Green Lane due to the narrow road and parked cars - Do highway constraints exist in terms of capacity and upgrade of Brecks lane?

A single entry road would cause chaos for emergency services to access given the narrow road and angle of access from Leeds Road on to Brecks Lane.

The infrastructure in this area is not sufficient to support the addition of another 140 houses.

The junction of Leeds Rd/Brecks Lane/Brexedale Ave is often a bottleneck during the morning and afternoon school runs and when coping with rush hour traffic and can often lead to traffic stand still. The addition of many more vehicles using this junction, from a probable large proportion of the extra 140 houses can only make this much worse.

The rural amenity of The Lines would be permanently spoiled - It would be environmentally bad spoiling lineway and blocking access to it.

The site does not have strong defensible boundaries to prevent future sprawl.

Most of the site would be an isolated incursion into the Green Belt.

The land is used as a safe way to walk to Garforth without having any major roads to cross i.e. safer access for high school age children to get to Garforth comprehensive.

Statutory

From a public transport perspective, we would encourage the prioritisation of this site based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site contained on the west and eastern boundaries but which would create significant encroachment and would lead to further pressure for release of land to the north and south. Highways concerns over access. Local preference that on balance are better sites for Green Belt release than this one.

Outer South East

3109B Selby Road/Leeds Road, Kippax

Site Details

Easting	440766	Northing	431766	Site area ha	65.6	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Large site that has been split into three parts. This section abuts Garforth to the north and Kippax to the south, a link road runs through the site which joins the two settlements. The majority of the site is used for agricultural purposes but has sporadic dwellings located around the site, as well as farm buildings and a nursery. The edges of the site relate poorly to features on the ground cutting through fields rather than existing boundaries.

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	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

Development would merge Garforth and Kippax, two separate settlements. Green belt serves an important function.

Outer South East

3109B Selby Road/Leeds Road, Kippax

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Mostly meets accessibility standards

Rank (1-5)

4

Access comments

Scale of development will require multiple access points

4

Local network comments

Existing local congestion and significant cumulative issues

3

Mitigation measures

Unknown - to be assessed through Transport Assessment

Total score

11

Highways site support

Yes with mitigation

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

Owlwood/Garforth

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

Environment Agency

Constraints

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

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor function of the Garforth Disused Railway LNA to the west.

Outer South East

3109B Selby Road/Leeds Road, Kippax

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Field drainage in SW corner. Previous flood incidents in part of site opposite Farndale Court relating to a blocked culvert.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	99.28	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.01	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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	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 %	0.12
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	1510.53
Nearest bus stop	8392
Nearest bus stop distance (m)	259.85

Agricultural classification	Grade 3
-----------------------------	---------

Overlaps SSSI	<input 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 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 original site has been split. Site B is the largest part of the site and currently serves an important Green Belt function in separating Garforth and Kippax. Any coalescence of the settlements would be contrary to Green Belt policy, prevention of coalescence being one of the purposes of Green Belts.

Site affects others?

Sustainability summary

Summary of reps

For Development
A specified area of site 3109b should be made available to provide access to site 3109a.

Against Development
Is there to be no Green Belt at all in the Garforth area?
Agree site should be red.
Should not be built on in order to maintain the identities and boundaries of Garforth and surrounding villages
Site provides a buffer between garforth and micklefield if the amber site beyond garforth cliff is used and 31098 provides the same purpose for kippax, allowing each village to maintain a distinct presence while allowing new housing to be built
Pressure on road networks
healthcare and local services will be beyond breaking point

Statutory
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.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Large Green Belt site that if developed would lead to complete coalescence of Garforth and Kippax, contrary to one of the key functions of Green Belt.

Outer South East

3109C Selby Road/Leeds Road, Kippax

Site Details

Easting	441261	Northing	431407	Site area ha	1.5	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Large site that has been split into three parts. This section is set to the north east of Kippax with one boundary linking to the settlement. Site has an agricultural use, fields surround a farm in the centre. Limited amount of trees on site, most line the boundary and the edges of fields but there is a small collection to the east of the farm up until the boundary of the site.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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 South East

3109C Selby Road/Leeds Road, Kippax

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

Relates well to settlement, however, boundaries to north and east are poor and could lead to further sprawl.

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Mostly meets accessibility standards

Rank (1-5)

4

Access comments

Access off Roach Grange Avenue ok for up to 200 dwellings

4

Local network comments

Existing local congestion and potential cumulative issues

3

Mitigation measures

Total score

11

Highways site support

Yes

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

Owlwood/Garforth

There is capacity at Garforth 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 South East

3109C Selby Road/Leeds Road, Kippax

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor function of the Garforth Disused Railway LNA to the west.

Ecology boundary

Education comments

1366+2132+3109A and C+2131 = 863 houses generates 216 primary and 86 secondary children. New 1FE primary school required.

Flood Risk

Flood Zone 1. Watercourses and ponds located within the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	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	East Garforth
Nearest train station distance (m)	1663.77
Nearest bus stop	9206
Nearest bus stop distance (m)	171.12

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 type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. The original site has been split. Site C is more suitable in Green Belt terms than B as it would not result in the coalescence of Garforth and Kippax. There is existing development to the west and south so development here would be better related to the existing settlement pattern. Highways would only support a maximum of 200 units.

Site affects others?

Sustainability summary

Summary of reps

For Development

Against Development

The site does not have strong defensible boundaries.

Highway constraints - Road system already inadequate.

Topography - site steeply sloping.

Clarity needed as to what the situation is with regard to development and highway linkages

It is also key that schools and medical facilities in the area can cope with that many new people - what has been done to ensure that other areas of infrastructure can cope?

The site would encroach into the gap between Garforth and Kippax.

Statutory

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site in agricultural use. Would not result in coalescence of Garforth and Kippax. Existing development to the west and south so relates well to the existing settlement pattern and has suitable access and strong defensible boundaries.

Outer South East

3110 Acaster Drive, Garforth

Site Details

Easting	441728	Northing	432339	Site area ha	5.5	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Flat site currently with an agricultural use. To the east is existing housing and to the west and south are further fields. Road access is available at the northern end of the site but this consists of a single tree lined track.

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	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 South East

3110 Acaster Drive, Garforth

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

Relates well to settlement and would round off this section.

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor buses, 95% rail, 10% primary, 10% health

Rank (1-5)

2

Access comments

No frontage onto adopted highway, abuts larger potential development site

3

Local network comments

Significant cumulative issues

4

Mitigation measures

Total score

9

Highways site support

No

Contingent on other sites

Yes

Contingent on other sites

Yes

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

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

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

There is capacity at Garforth 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 South East

3110 Acaster Drive, Garforth

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

1232 + 1004 + 3110 + 1244 = 6593 houses generates 1648 primary and 659 secondary children. Approx 4x2FE primary schools required.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	97.27	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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 %	0.30
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	718.29
Nearest bus stop	11002
Nearest bus stop distance (m)	341.31

Agricultural classification	Grade 2
-----------------------------	---------

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. The site is relatively well related to Garforth and, with site 1244 would round off the settlement if developed. It is flat with no constraints apart from access. Highways concerns re no direct access. Would have to access through adjoining sites. Highway concerns re accessibility and poor access options for such a large site.

Site affects others?

Sustainability summary

Summary of reps

For Development

An access can be achieved from Severn Drive and the landowner has acquired options to acquire and demolish three adjoining existing properties in order to achieve this. The 'issue' has therefore been addressed and as such there is no 'issue' to resolve.

The owner of the land has an option on three properties on Severn Drive to provide a suitable access for this site as reflected in the enclosed masterplan.

Phasing - Suitable for all 3 phases.

Against Development

New schools, health services, policing etc required.

No direct access - the fact that the site is undeliverable without access from other adjoining land is a significant constraint.

Site correctly coded amber.

Local services and amenities under pressure already

Site would impact detrimentally on traffic on the A63

Would be detrimental to the well being of the elderly residents of Cliff Top Park if this land was used as building land.

Statutory

The site 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.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Now included as part of 1232B following discussions at member meeting - capacity carried over into 1232B

Outer South East

3112 Wakefield Road, Garforth

Site Details

Easting	439448	Northing	433110	Site area ha	9.3	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Single field located to the west of Garforth, separated from the settlement by Wakefield Road which runs along the eastern boundary. Trees line the remaining sides to the north, west and south. Further fields are set beyond this as well as two farms, one to the north and the other to the west.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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 South East

3112 Wakefield Road, Garforth

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

Good links to settlement, however, development would mean crossing the main road which currently acts as a strong defensible boundary. Potential for further sprawl.

SHLAA conclusions

Availability: Unknown

Suitability: Unsuitable

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 100% employment, 75% primary & secondary education, 75% primary health

Rank (1-5)

4

Access comments

Long frontage with Wakefield Road should provide access

5

Local network comments

Local congestion and cumulative issues

3

Mitigation measures

Total score

12

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.			

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
There is capacity at Garforth 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 South East

3112 Wakefield Road, Garforth

LCC

Ecology support

Supported with mitigation

Supported with mitigation provided that the ditch along the northern boundary (which has a record of Water Vole - a UK BAP and UK protected species) is protected and enhanced through a 20 metre buffer on both sides of the ditch, and surface water attenuation.

Ecology boundary

Education comments

3112+1100+1044+2156+2032+2091+3111(east area) + 1226 (outer NE area) = 2349 houses generates 587 primary and 235 secondary children. New 2FE primary school required, plus potentially land for expansion of existing schools.

Flood Risk

Flood Zone 1. Watercourse along the NW boundary of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	99.97	% overlap	
N34 PAS	0.00		
RL1 Rural Land	0.00		
N1 Greenspace	0.00		
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Overlaps N37 SLA	<input type="checkbox"/>		
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
-------------------	------

Other Spatial Relationship

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

Nearest train station	Garforth
Nearest train station distance (m)	1309.34
Nearest bus stop	5745
Nearest bus stop distance (m)	140.20

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 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. By itself the site would not relate well to the existing settlement form, but along with sites 1100 and 1044 could form a logical extension to the northwest of Garforth. There are no constraints on the site that would prevent development as the site is flat with a long road frontage.

Site affects others?

Sustainability summary

Summary of reps

For Development

Against Development

Open site - not visually contained

Beyond the urban barrier of the A642.

Does not benefit from defensible barriers.

Site not well related - Even separated from nearby green sites.

Isolated incursion into the Green belt - Once the natural boundary of Garforth has been broken this is likely to set precedent for future developments.

Development of this site will set a precedent for further development and sprawl.

No infrastructure and lack of facilities to support further housing in Garforth area - development will only exacerbate current situation.

There is already a deficient lack of suitable infrastructure on public services in this area already such as police, schools, doctors / dentists - new primary, secondary schools and medical facilities required.

Families already living in Garforth may have to send their children to schools further away due to lack of school places. Are new schools planned?

More new homes make it likely that children will have to go to schools out of their local area - school and NHS provision, already under pressure, should be considered when assessing the viability of any plans for new housing.

Phasing in the long term 10 - 20 years.

Road network inadequate - traffic/congestion already bad.

The drains and sewers are all old and already cannot cope with heavy rain causing problems with flooding - The drains already can't cope with regular flooding which causes major disruption.

It is essential that a green belt corridor is kept between the East of Leeds and Garforth.

Of the M1, Garforth is utterly impossible due to the extremely poor & overcrowded service due to the massive daily influx of non residents from all over the West & North Ridings who want to take advantage of the cheaper Metro fares).

The corridor which accommodates HS2 is unsuitable for housing and that houses should not be built within 1 kilometre of the track.

Unstable land due to mine workings.

The loss of this land would contribute to lost national food production capacity.

Has a geological survey been carried out - land unsuitable due to mining.

Site should be red. The site is simply not needed if the other amber sites and the revised list of dark green sites are proceeded with, and Micklefield Parish Council considers that the sites we have advocated as being correctly colour coded amber have far more legitimacy in forming the pool of sites from which the housing allocations and the PAS designations should be chosen.

Statutory

From a public transport perspective, we would encourage the prioritisation of this site based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.

Site Details

Easting	439571	Northing	433722	Site area ha	0.6	SP7	Major Settlement Extension
HMCA	East Leeds, Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Small, flat square shaped site set to the west of Garforth. Currently part of a field in an agricultural use, some trees line the east, north and west boundary. No features of note on site.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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 South East

3113 Barrowby Lane, Garforth

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

Doesn't relate well to settlement, however, could be considered with adjoining site 1044.

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Landlocked site, Public Transport standards not met

Rank (1-5)

2

Access comments

Requires development of adjacent site for access

3

Local network comments

Local congestion/capacity issues and potential for significant cumulative impact with other nearby sites

2

Mitigation measures

The potential for mitigation and capacity improvements needs to be considered with in conjunction with other nearby sites

Total score

7

Highways site support

No

Contingent on other sites

Yes

Contingent on other sites

Yes

Highways Agency

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
There is capacity at Garforth 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 South East

3113 Barrowby Lane, Garforth

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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

Nearest train station	Garforth
Nearest train station distance (m)	1087.65
Nearest bus stop	2526
Nearest bus stop distance (m)	585.16

Agricultural classification	Grade 2
-----------------------------	---------

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 site is small and by itself is not well related to the existing settlement. However, if it is brought forward with SHLAA site 1044 it has some potential for residential development. The proposed HS2 rail line runs to the north of the site. Highways concerns re access and accessibility.

Site affects others?

Sustainability summary

Summary of reps

WYCA
Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but 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 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.
A 0.57 588 4 No No No

PRO

ANTI
A63 & A642 is at present completely inadequate The A63 route from the Peckfield roundabout into central Leeds via the above junction A63 & A642 is congested at peak, Fairburn Drive and Thames Drive area & Town End. It does not benefit from strong defensible barriers. Site is too close to HS2. Please develop Makins farm instead. Micklefield has room to develop there.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. The proposed HS2 rail line runs to the north and highways concerns regarding access and accessibility. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.

Outer South East

3115 New Hold, Garforth

Site Details

Easting	441062	Northing	434254	Site area ha	2.6	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Unmanaged Forest

Other land uses - None

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

Description

Greenfield flat site, hedgerow to west and forest area to east but no clear boundaries on north or south as site is part of a wider field/scrubland.
--

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	No
Are these buildings used for agricultural purposes?	No

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

4. Preserve the setting and special character of historic towns

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

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

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

Green Belt site. Site is isolated and unrelated to the existing settlement, with no road access and poor accessibility. The site provides access to the countryside and Hawks Nest Wood. The site has no existing defensible boundaries.
--

Outer South East

3115 New Hold, Garforth

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

landlocked site, Public Transport standards not met, outside thresholds for local services

Rank (1-5)

2

Access comments

requires development of adjacent site for access

3

Local network comments

local congestion/capacity issues and potential for significant cumulative impact with other nearby sites

2

Mitigation measures

the potential for mitigation and capacity improvements needs to be considered with in conjunction with other nearby sites

Total score

7

Highways site support

no

Contingent on other sites

yes

Contingent on other sites

yes

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

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

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

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

Environment Agency

Constraints

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

LCC

Ecology support	Not supported
-----------------	---------------

Not supported (RED). Whole site recently assessed against Local Wildlife Site (SEGI) criteria and sufficient to be designated, based on importance for Great Crested Newts.

Outer South East

3115 New Hold, Garforth

Ecology boundary

Meets Local Wildlife Sites criteria.

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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

Nearest train station	Garforth
Nearest train station distance (m)	753.36
Nearest bus stop	8628
Nearest bus stop distance (m)	695.00

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 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. Site is isolated and unrelated to the existing settlement, with no road access and poor accessibility. The site provides access to the countryside and Hawks Nest Wood. The site has no existing defensible boundaries. The proposed HS2 rail line runs to the north of the site.

Site affects others?

Neighbouring site 2156 would need to be brought forward to provide access to site

Sustainability summary

Summary of reps

WYCA
Table 3 below contains sites that are 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.

R 20.08 674 12 Yes Yes Yes

PRO

ANTI

A63 & A642 is at present completely inadequate, The A63 route from the Peckfield roundabout into central Leeds via the above junction A63 & A642 is congested at peak and none peak periods. Traffic travelling from the south & east from Kippax, Great & Little Preston, Swillington, Ledston, Sherburn-in-Element, and motorway traffic to & from junction 42 at the AIM which is directed to Leeds all will meet at this junction and all add to the flow and congestion which is already apparent.

I believe that the corridor that will accommodate HS2 is unsuitable and that houses should not be built within 1 kilometre of the track

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Site is isolated and unrelated to the existing settlement, with no road access and poor accessibility. The site provides access to the countryside and Hawks Nest Wood. The site has no existing defensible boundaries. The proposed HS2 rail line runs to the north of the site. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.

Outer South East

3116 Pit Lane, Micklefield

Site Details

Easting	444150	Northing	433142	Site area ha	5.7	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Outdoor sport facility

Other land uses - None

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

Description

Flat site set to the west of Micklefield. Field in agricultural use with no buildings within the site. Limited amount of trees in place along the boundaries. There is no road frontage.

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)	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 South East

3116 Pit Lane, Micklefield

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

Relates poorly to settlement, only connected partially on one side. High potential for further sprawl.

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability:

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Poor buses but 100% rail, 25% primary

3

Access comments

No frontage onto adopted highway, abuts larger potential development site

3

Local network comments

Cumulative issues

4

Mitigation measures

Total score

10

Highways site support

No

Contingent on other sites

Yes

Contingent on other sites

Yes

Highways Agency

Impact Minimal material impact

Network Status

No objection subject to satisfactory mitigation

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

Network Rail

Yorkshire Water

Treatment Works

Micklefield

There is capacity at Micklefield 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

small encroachment of FZ3 into site. See comments in main text of our response.

Outer South East

3116 Pit Lane, Micklefield

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Land adjacent to school. Requires further investigation.

Flood Risk

Flood Zone 1. Watercourse along Southern boundary.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	99.92	% 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				% overlap
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 %	0.01
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	2576.77
Nearest bus stop	11215
Nearest bus stop distance (m)	250.09

Agricultural classification	Grade 3a
-----------------------------	----------

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. Adjacent to school. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites (ie. To see if site required for school expansion). Highways concerns re access - no linkage to adopted highway.

Site affects others?

Sustainability summary

Summary of reps

WYCA

Table 3 below contains sites that are 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.

R 5.66 2399 6 Yes Yes Yes

PRO

proximity to Micklefield Primary School –justification provided by the council suggests that discussions are being held with the adjacent primary school over possible plans for future expansion. While our Client is in no position to prejudice these discussions they consider that this should not be seen as a constraint and the council should therefore explore the merits of the site for residential allocation also.

ANTI

None

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site which relates poorly to settlement, only connected partially on one side and high potential for further sprawl. It is adjacent to a school and therefore at this time cannot state with certainty that it won't be needed for a school expansion. Highways concerns over access.

Outer South East

3117 Selby Road, Garforth

Site Details

Easting	440077	Northing	431869	Site area ha	1.3	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Triangular shaped site that covers roughly half of a field in agricultural use. The site is surrounded by further fields and has no road frontage or access. Trees line the south west boundary but this is the only side that is well defined. An old railway line currently used as a bridleway is just beyond the site to the east.

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?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

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

4. Preserve the setting and special character of historic towns

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

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

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

No links to the settlement, isolated site. High potential for further sprawl.

Outer South East

3117 Selby Road, Garforth

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

The site fails all the accessibility criteria

Rank (1-5)

1

Access comments

No frontage onto adopted highway, abuts larger potential development site

3

Local network comments

Existing local congestion and significant cumulative issues

3

Mitigation measures

Total score

7

Highways site support

No

Contingent on other sites

Yes

Contingent on other sites

Yes

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

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

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

There is capacity at Garforth 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

small encroachment of fz3 where boundary adjoins The Beck, main river. See comments in main text of our response.

LCC

Ecology support	Supported with mitigation
-----------------	---------------------------

Supported with mitigation to protect and enhance the beck to the south west - providing a 20 metre buffer to the beck.

Outer South East

3117 Selby Road, Garforth

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Watercourse along Western boundary. 2 YW public sewers cross the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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

Nearest train station	Garforth
Nearest train station distance (m)	1844.39
Nearest bus stop	3002
Nearest bus stop distance (m)	502.44

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 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. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the exiting settlement. There is no road frontage to the site for access. A large portion of the site is covered with trees.

Site affects others?

Sustainability summary

Summary of reps

WYCA
Table 3 below contains sites that are 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.

R 1.29 465 5 No No No

PRO
None

ANTI

The ose does not seem to have been assessed fairly with Garforth havng more green sites and sites havew been assessed differently to other areas.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the exiting settlement. There is no road frontage to the site for access. A large portion of the site is covered with trees.

Outer South East

3308 Land south of Micklefied

Site Details							
Easting	445267	Northing	431666	Site area ha	0.8	SP7	Other
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Road verges	

Other land uses - None

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

Description	
Flat Scrub field bounded on all sides by hedgerows then roads and A1M close to the north. Not connected to a settlement.	

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

--

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

Nearest train station	East Garforth
Nearest train station distance (m)	3939.89
Nearest bus stop	8320
Nearest bus stop distance (m)	233.85

Agricultural classification	Grade 2
-----------------------------	---------

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

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Sieved out site not connected to any settlement.

Outer South East

3321 **Berry Lane, Great Preston**

Site Details

Easting	440357	Northing	429457	Site area ha	3.2	SP7	Other Rural Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Outdoor sport facility

Education

Other land uses - None

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

Description

Partial infill site set in Great Preston. The site consists of a few fields, is relatively flat with no features of note, just a few trees along the boundaries. Road frontage is available to the north and west. The site wraps around a cricket ground / pitch to the north and further fields to the south.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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 South East

3321 Berry Lane, Great Preston

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

Strong links to settlement. Development would reduce separation between Great Preston and Allerton Bywater.

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

Mostly meets accessibility standards

Rank (1-5)

4

Access comments

Potential access onto Preston Lane or Berry Lane

4

Local network comments

Spare capacity within local network

4

Mitigation measures

Total score

12

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

There is capacity at Garforth 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 South East

3321 Berry Lane, Great Preston

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	0.04	
N8 Urban 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
-----------------	------

Nearest train station	Woodlesford
Nearest train station distance (m)	3556.94
Nearest bus stop	1393
Nearest bus stop distance (m)	146.47

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 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 set in the centre of Great Preston and has strong links to the settlement, bordered on three sides by housing. However, given the location so close to Allerton Bywater development would reduce the separation between the two settlements with potential for coalescence.

Site affects others?

Sustainability summary

Summary of reps

WYCA

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but 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 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.

A 3.23 139 5 Yes Yes Yes

PRO

ANTI

No southern defensible boundary. The Parish Council question the misleading description of this site. It is not bordered on three sides by housing. Both proposed access points, Berry Lane and Preston Lane are debatable whether they would be suitable. two protected sport pitches. South - Parish Council public open space. East is Field and the Lines bridleway. West - several houses and a garden centre. If all the greens are used then this amber site is not required.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site in the centre of Great Preston consisting of fields and wrapping round a cricket ground / pitch to the north and further fields to the south. It has strong links to the settlement, bordered on three sides by housing. However, given the location so close to Allerton Bywater development would reduce the separation between the two settlements with concerns over potential for coalescence.

Outer South East

3351 2 Brigshaw Lane, Allerton Bywater

Site Details

Easting	440581	Northing	429036	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Residential institution

Neighbouring land uses

Dwellings

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Existing elderly persons home with large garden and some tree cover. Bounded by hedgerows/trees and fronting onto Brigshaw Lane.
--

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 (early) 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
09/00638/FU	Two storey rear and side extension to form additional 16 bedrooms and residents lounge to care home	W	92

Outer South East

33512 Brigshaw Lane, Allerton Bywater

13/03075/FU	Change of use involving part demolition of an elderly persons home to form a private dwelling, erection of a double detached garage and erection of detached dwelling to the rear with new access drive	A	99
11/03842/DEM	Determination for demolition of residential home	PAR	100
11/04852/OT	Demolition of existing nursing home to provide eight semi detached houses	A	100
14/02503/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03075/FU	A	99
09/03434/FU	Two storey rear and side extension to form additional 16 bedrooms and residents lounge to care home	R	92

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	Woodlesford
Nearest train station distance (m)	3760.68
Nearest bus stop	13709
Nearest bus stop distance (m)	39.93

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 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"/>

Outer South East

3351 2 Brigshaw Lane, Allerton Bywater

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 South East

3352 **51 Westfield Lane Kippax**

Site Details

Easting	441032	Northing	430549	Site area ha	0.4	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

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

--

Outer South East

3352 51 Westfield Lane Kippax

SHLAA conclusions

Availability: Short (early) 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
09/01457/FU	Laying out of access road and erection of 9 houses	W	97

Outer South East

335251 Westfield Lane Kippax

11/00793/FU	Laying out of access road and erection of 5 houses	A	100
09/05241/FU	Laying out of access road and erection of 9 houses	R	97

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	East Garforth
Nearest train station distance (m)	2550.34
Nearest bus stop	14025
Nearest bus stop distance (m)	423.98

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

Site affects others?

Sustainability summary

Summary of reps

WYCA
None

PRO

ANTI

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 South East

3441 Land at Hall Lane Ledston

Site Details							
Easting	443507	Northing	428508	Site area ha	3.8	SP7	Other Rural Extension
HMCA	Outer South East				Ward	Kippax and Methley	

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

Other land uses - None

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

Description	
Field bounded by a row of trees to the north and south with fields beyond, and a tree belt to the east, rear of gardens to the west.	

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

Sieved out site.

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations	
N32 Greenbelt	100.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
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
Nearest train station	East Garforth
Nearest train station distance (m)	4927.23
Nearest bus stop	10109
Nearest bus stop distance (m)	163.87
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 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
Not proposed as housing allocation

DPP Allocation Conclusion
Field bounded by trees and a tree belt to the east. 'Sieved out' site at Issues and Options. The site does have defensible boundaries but would significantly extend out from the settlement and not be well proportioned to the existing boundaries. It would also be a large increase compared to the size of Ledston which has minimal facilities and is not within the settlement hierarchy.

Site Details

Easting	440617	Northing	429887	Site area ha	12.4	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site separating Great Preston and Kippax. Housing on three sides and fields to north.
--

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?	Yes
Coalescence Conclusion	Coalescence/merging settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (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 lead to further merging of Kippax and Great Preston.

Outer South East

3450 Land to the north of Station Road, Kippax/Great Preston

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

4 buses per hour, 100% employment, 50% primary health, primary education & secondary education

Rank (1-5)

4

Access comments

long frontage with Berry Lane should provide visibility

3

Local network comments

spare capacity but cumulative issues

3

Mitigation measures

improvement of junction of Berry Lane and Whitehouse Lane (currently mini-roundabout)

Total score

10

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	Minor Material Impact	Network Status	No objection subject to satisfactory mitigation
--------	-----------------------	----------------	---

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

There is capacity at Garforth 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

Site constrained by FZ2/3 - The Beck (main River runs through centre of site). See comments in main text of our response.

LCC

Ecology support	Not supported
-----------------	---------------

Not supported (RED). Townclose Hills SSSI and Local Nature Reserve are immediately adjacent to the eastern and northern boundaries, and the Lines Way disused railway immediately to the west. These valuable habitats are vulnerable to additional recreation

Outer South East

3450 Land to the north of Station Road, Kippax/Great Preston

Ecology boundary

Education comments

Flood Risk

Middle 1/3 of site shown to be in Flood Zone 3A from Kippax Beck, however, extent of flooding likely to go out towards the Eastern boundary. FRM currently progressing a scheme to protect Ramsden Street. Also, there are a number of public sewers within the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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 %	3.52
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	3296.78
Nearest bus stop	13049
Nearest bus stop distance (m)	210.35

Agricultural classification	Grade 3
-----------------------------	---------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" 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 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 further merging of Kippax and Great Preston.

Site affects others?

Sustainability summary

Summary of reps

Anti
Parts of this site are adjacent to a SSSI site and have limited access.

Pro
Reducing site 3450 as proposed will remedy the ecology and green belt policy constraints identified within the Council's assessment, leaving only the positive considerations regarding the rounding off of the settlement and general accessibility to facilities.

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
205	5	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Greenfield site separating Great Preston and Kippax. Housing on three sides and fields to north. Development of the site would lead to complete merging of Kippax and Great Preston.

Site Details

Easting	440791	Northing	429374	Site area ha	4.8	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Education

Dwellings

Other land uses - None

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

Description

Greenfield site between Great Preston and Allerton Bywater. Housing to north.

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?	No
Do features provide boundaries to contain the development?	Yes

Coalescence Conclusion	Coalescence/merging settlements
------------------------	---------------------------------

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	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 South East

3463 Land North of Brigshaw High School, Allerton Bywater

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

Green Belt site. Development would lead to the coalescence of Great Preston and Allerton Bywater. As there is only a small existing gap separating the settlements, it's retention is considered important.

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

4 buses per hour, 80% employment, 20% primary health, 100% secondary education

Rank (1-5)

4

Access comments

frontage with Brigshaw Lane should provide visibility

4

Local network comments

spare capacity but cumulative issues

3

Mitigation measures

new footway along Brigshaw Lane required

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

There is capacity at Garforth 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 South East

3463 Land North of Brigshaw High School, Allerton Bywater

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

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	99.95	% 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

LCC ownership %	0.04
-----------------	------

Nearest train station	East Garforth
Nearest train station distance (m)	3749.70
Nearest bus stop	8738
Nearest bus stop distance (m)	348.73

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 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 would lead to the coalescence of Great Preston and Allerton Bywater. As there is only a small existing gap separating the settlements, its retention is considered important.

Site affects others?

Sustainability summary

Summary of reps

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
326	5	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development would lead to the coalescence of Great Preston and Allerton Bywater. There is only a small existing gap separating the settlements so the retention of this site is important.

Outer South East

4083 Grange Court, Garforth

Site Details

Easting	440692	Northing	432975	Site area ha	0.4	SP7	Major Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Residential institution

Neighbouring land uses

Dwellings

Allotment and city farm

Other land uses - None

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

Description

Small flat site set within Garforth in a residential area, previous use as a care home. Road frontage on three sides. Directly to the west are allotments, residential dwellings surround the remaining sides of the site.

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 South East

4083 Grange Court, Garforth

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 (≤ 5 yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets accessibility criteria

5

Access comments

Existing access to Church Lane suitable for small development

5

Local network comments

Small site with negligible local impact

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

Support

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
-----------------	------------------

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

Environment Agency

Constraints

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

Outer South East

4083 Grange Court, Garforth

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/01942/FU	2 storey 58 bedroom care home with basement	A	98
12/00496/DEM	Determination for demolition of former care home	NR	99

Spatial relationships

UDP Designations

Core Strategy

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	

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

Other Spatial Relationship

LCC ownership %	2.34
-----------------	------

Nearest train station	Garforth
Nearest train station distance (m)	646.80
Nearest bus stop	12723
Nearest bus stop distance (m)	119.24

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 type="checkbox"/>

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

Conclusions

Issues and Options Summary

Brownfield site within the existing settlement. Originally an aged persons home. It is situated within a residential area and residential development would be acceptable in principle.

Site affects others?

Sustainability summary

Summary of reps

Pro				
This is an ideal site for elderly people.				
WYCA				
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
75	4	Yes	Yes	Yes

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 South East

4196 **Royal Oak, Cross Hills, Kippax**

Site Details

Easting	441529	Northing	430192	Site area ha	0.2	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

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 South East

4196 Royal Oak, Cross Hills, Kippax

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: Suitable

Achievability: Short (≤ 5 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
13/01879/FU	Amendment to previous approval 12/03915/FU (Change of use involving alterations and single storey side extension of vacant public house to form 7 flats and erection of detached	A	100

	retail unit with flat above) to include additional block of 4 self contained flats		
12/03915/FU	Change of use involving alterations and single storey side extension of vacant public house to form 7 flats and erection of detached retail unit with flat above	A	98
12/03916/LI	Listed Building application for Change of use involving alterations and single storey side extension of vacant public house to form 7 flats and erection of detached retail unit with flat above	A	98
13/02514/COND	Consent, agreement or approval required by conditions 3, 4, 5 and 6 of Planning Application 12/03916/LI	A	98
13/02513/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 9, 10, 11, 13, 15, 19 and 21 of Planning Application 12/03915/FU		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	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	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 %	1.59
Nearest train station	East Garforth
Nearest train station distance (m)	2849.91
Nearest bus stop	8152
Nearest bus stop distance (m)	42.68
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

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 South East

4200A Newtown Farm, Micklefield

Site Details

Easting	444638	Northing	432500	Site area ha	1	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

A1M road verge

Other land uses - None

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

Description

Field bounded by hedgerows to the north and east (A1M directly adjacent to the east) and no boundary on southern extent as crosses an open field (i.e. the line between where former site 4200 was split into A and B). To the west the site boundary is a natural limestone crag which drops down a few meters to the access road beyond. No road frontage and access only through field 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?		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	Low potential to lead to unrestricted sprawl		

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area		Yes	
Does the site provide access to the countryside		No	
Does the site include local/national nature conservation areas (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?			
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

Notwithstanding that it the site is within the 'boundary' of the A1M and so sprawl and encorachment would be contained, development would be visible and greatly impact on the Green Belt due to its situation high on top of the crag, compared to surrounding properties.

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	

Outer South East

4200A Newtown Farm, Micklefield

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	99.01	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	98.97	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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	East Garforth
Nearest train station distance (m)	3110.23
Nearest bus stop	911
Nearest bus stop distance (m)	131.27

Agricultural classification	Grade 2
-----------------------------	---------

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 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

Not proposed as housing allocation

DPP Allocation Conclusion

To the west the site boundary is a natural limestone crag which drops down a few meters to the access road beyond. No road frontage and access only through field to the south. Notwithstanding that it the site is within the 'boundary' of the A1M and so sprawl would be contained, development on site 4200A would greatly impact on the Green Belt due to its situation high on top of the crag, compared to surrounding properties and 4200B. Consideration needs to be given to whether ongoing agricultural use would be possible on 4200A if 4200B restricts farm vehicle access.

Outer South East

4200B Newtown Farm, Micklefield

Site Details

Easting	444670	Northing	432366	Site area ha	1.6	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Dwellings

A1M road verge

Other land uses - None

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

Description

Contains farm buildings and field, bounded by hedgerows (except no boundary to the north i.e. where former site 4200 was split into A and B), and road frontage to the west. A1M directly adjacent 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?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (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	Yes
Are these buildings used for agricultural purposes?	Yes
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

Outer South East

4200B Newtown Farm, Micklefield

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

Due to the location within between existing houses and the 'boundary' of the A1M, there would be limited impact on the Green Belt.

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

Outer South East

4200B Newtown Farm, Micklefield

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	96.65	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.01	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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	East Garforth
Nearest train station distance (m)	3167.20
Nearest bus stop	911
Nearest bus stop distance (m)	178.16
Agricultural classification	Grade 2
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 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

Preferred housing allocation

DPP Allocation Conclusion

Due to the location between existing houses and the 'boundary' of the A1M, there would be limited impact on the Green Belt. Consideration needs to be given to whether ongoing agricultural use would be possible on adjacent site 4200A if 4200B restricts farm vehicle access.

Outer South East

4250 Gibson Lane/Sandygate Terrace, Kippax

Site Details

Easting	442160	Northing	430457	Site area ha	1.5	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Allotment and city farm

Neighbouring land uses

Agriculture

Residential institution

Allotment and city farm

Other land uses - None

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

Description

Site is N1a allotments. Boundary does not relate to physical features and may be an anomaly

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

SHLAA conclusions

Availability: Unknown Suitability: Achievability:

Summary of infrastructure provider comments

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.

LCC

Ecology support	Supported
-----------------	-----------

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.13	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	99.66	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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	East Garforth
Nearest train station distance (m)	2649.65
Nearest bus stop	2314
Nearest bus stop distance (m)	185.21

Agricultural classification	Grade 2
-----------------------------	---------

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

Allotment N1a Site is not considered suitable for development even though there is an over provision of 0.77ha in the locality. The site boundary is also not acceptable and this site appears to be an anomaly.

Site affects others?

No

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Allotment N1a site so is not considered suitable for development. The site boundary is also not rational and appears to be an anomaly.

Site Details

Easting	439366	Northing	433525	Site area ha	14.4	SP7	Major Settlement Extension
HMCA	East Leeds, Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Outdoor amenity and open space

Dwellings

Other land uses - None

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

Description

The land is currently farmed (pastural) and would provide a more logical larger boundary to site 3111 following exisitng hedgrows/field boundaries (within which are some trees). To the west is Barrowby Hall (listed building) and wider Recreation/tourism allocation in the UDP. To the south and east are existing agricultural fields and farm buildings (sites 3111/3112/5012/1100/1044). No direct road frontage - Barrowby Lane at this point is a farmers track.

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

If brought forward on its own this site would constitute isolated development, unconnected to the main built up area of Garforth. There is potential for the site to be considered as rounding off the settlement if adjacent sites to the south are also developed, although this would be a significant incursion into the Green Belt. The development of the site could bring the settlement of Garforth significantly closer to the Main Urban Area of Leeds if site 2086 is developed. However, the risk of coalescence is reduced by strong barriers (motorway/tree belts) and changes in land levels.

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Fails to meet standards	1
Access comments	
Access possible onto Barrowby Lane or A642 with improved access roads	3
Local network comments	
Town End signals congestion and elsewhere	2
Mitigation measures	Total score
	6
Highways site support	
No	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	Major impact	Network Status	Likely to require significant physical mitigation
Assessment of cumulative impact with other sites needed			

Network Rail

Yorkshire Water

Treatment Works
The site is remote from existing public sewerage. Surface water should drain to SuDS/watercourse and a management plan in this respect should be drawn up for the whole site. Capacity at Garforth waste water treatment works would have to be increased in order to properly treat foul water from this development

Environment Agency

Constraints
FZ1 over 1ha. See comments in our previous I&O consultation

LCC	
Ecology support	Not supported
Red - there is a pond to the south west of the site and hedgerow and lowland mixed deciduous woodland features all of which are UK BAP priority habitats. There is also a strip of grassland within the parkland which may be species rich and should be excluded - this would also benefit the setting of the listed building (Barrowby Hall). Provide a minimum buffer around the pond of 50m for amphibians. Retain and strengthen the hedgerows, woodland fringe by removing land as shown hatched Red from the north and western sides of the site and managing to enhance grassland value and some planting with native shrubs and trees.	
Ecology boundary	
Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4258. Mitigation will still be required to ensure impacts on adjacent habitats are addressed - see comments on left. There is a maternity roost of brown long-eared bats in Barrowby Hall - provide additional linear woodland strips for feeding habitat and minimise light pollution to woodland fringe. Note - archaeology may be an issue.	
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
------------------	---------------

4258 Land Adjacent Barrowby Lodge, Graforth

N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap	
N34 PAS	0.00		Major Settlement	0.00		
RL1 Rural Land	0.00		Minor Settlement	0.00		
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>		
N1A Allotments	0.00		Regeneration Areas			
N5 Open Space	0.00					
N6 Playing Pitch	0.00					
N8 Urban Green Corridor	0.00		Inner South RA	0.00	% overlap	
CC Shopping Quarter	0.00		LB Corridor RA	0.00		
UDP City Centre	0.00		EASEL RA	0.00		
S2S6 Town Centre	0.00		Aire Valley RA	0.00		
Proposed Local Centre	0.00		West Leeds Gateway	0.00		
Overlaps N37 SLA	<input type="checkbox"/>					
Sch. Ancient Mon.	0.00					

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Garforth
Nearest train station distance (m)	1291.53
Nearest bus stop	12909
Nearest bus stop distance (m)	540.17
Agricultural classification	Grade 2
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. By itself the site is not well related to the settlement, but if developed alongside adjacent sites (3111,1044,1100,3112) it could constitute rounding-off of the settlement. However, this would result in significant incursion into the Green Belt.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Site is isolated and unrelated to the existing settlement, with significant incursion into the Green Belt. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.

Outer South East

5002 Green lane, Kippax

Site Details

Easting	440592	Northing	430698	Site area ha	2.6	SP7	Smaller Settlement Extension
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Site is heavily sloping and undulating. Substantial stables building which appears to be a business based from 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	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (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 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	

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

The site is not well connected to the built up area and only borders on one side. The development of this site would not constitute rounding off and if developed would leave the above fields (not included in SA) open to realistic approaches for development to round off the settlement.

Outer South East

5002 Green lane, Kippax

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)

Fails to meet any standards

1

Access comments

Access can be achieved with loss of hedge to northern 'square' of the site, insufficient width to link to southern area within site, therefore southern larger area needs its own access, but doesn't touch the highway

2

Local network comments

Footway required

4

Mitigation measures

Footway

Total score

7

Highways site support

No

Contingent on other sites

small part only

Contingent on other sites

small part only

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

LCC

Ecology support	Not supported
-----------------	---------------

Not supported (Red) - Townclose Hill SSSI lies only 80m to the south of this site. The site itself is semi-improved grassland. The adjacent site supports an important area of calcareous grassland rich in plants and invertebrates such as glow-worms - the SSSI is threatened by urban development on the north, south and east sides. Building on this site would reflect this on-going process of development and increase the risk of permanent habitat isolation - to offset this a substantial buffer (minimum 30 metres) would be required along the south and west sides of the site and enhanced with calcareous/neutral grassland species using seed of local provenance. There is a strip of agricultural land south of this site that would benefit from also being enhanced for Magnesian Limestone Grassland creation if land ownership allows - this could then be considered for public access and in the long-term possibly added to the Townclose Hills Local Nature Reserve managed by LCC Parks & Countryside and may allow more development of this proposed site through reduced need for a buffer - see RM/5002 B. The Garforth disused railway runs to the west of this

Outer South East

5002 Green lane, Kippax

proposed allocation and is also an important wildlife corridor and important link in the Leeds Habitat Network which will need buffering through provision of a minimum 30 metre strip retained and enhanced as open grassland (no shrubs or trees).

Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/5002 A or RM/5002 B where land is shown to the south as part of a enhancement/compensation scheme. Compensation and mitigation will still be required to ensure impacts on adjacent habitats (Townclose Hills SSSI and LNR) are addressed. The importance of this site and adjacent land is for its open calcareous grassland and therefore landscping that includes shrubs and trees for visual screening can not take place in the red hatched areas so any visual screening along these boundaries will need to be considered very carefully and may reduce the area for development further - this is why the adjacent field to the south could be considered (if landownership allows) to be enhanced into a large unit of calcareous grassland which would then allow some landscape screening or possible development on the proposed site itself within part of the 30 metre buffer shown on RM/5002 A.

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		

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

Other Spatial Relationship

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

Nearest train station	East Garforth
Nearest train station distance (m)	2540.71
Nearest bus stop	4283
Nearest bus stop distance (m)	531.85

Agricultural classification	Grade 3
-----------------------------	---------

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

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

Conclusions

Issues and Options Summary

The site is not well connected to the built up area and only borders on one side. The development of this site would not constitute rounding off and if developed would leave the above fields (not included in SA) open to realistic approaches for development to round off the settlement. If the site was carried forward the Eastern boundary would need to be re-drawn to include the land up to the adjoining dwellings. however this amendment would not alter the red assessment. There are also some access issues with comments needed from highways as the two possible access points are narrow. The site also heavily slopes and undualtes.

Site affects others?

No

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is not well connected to the built up area and only borders it on one side. The development of this site would not constitute rounding off and would lead to urban sprawl and potential for further development pressure on adjacent fields. The site is also sloping and undulating.

Outer South East

5012 Fairview Farm , Wakefield Road

Site Details

Easting	439583	Northing	433261	Site area ha	0.7	SP7	Major Settlement Extension
HMCA	East Leeds, Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Flat rectangular site currently used for agriculture, with a farm in place on the western part. It is set to the east of Garforth with a road separating the site from the settlement. The site is flat, borders another farm to the south and is surrounded on the north and west by further agriculture.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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 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?	No
Character Conclusion	No effect on the setting and special character of historic features

Outer South East

5012 Fairview Farm , Wakefield Road

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

Well connected to settlement. Tree line to north west boundary contain site reducing potential for further 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	Rank (1-5)
Meets Core Standards	5
Access comments	
Access on to Green Lane achievable where site touches to the north, but narrowing between two portions of site to 6m precludes access to the remained of the site. Further access to the larger part of the site would need to be negotiated.	3
Local network comments	
Leeds Road / A63 capacity and safety concern	3
Mitigation measures	Total score
Contribution to Leeds Rd/ A63 junction	11
Highways site support	
Yes with mitigation	
Contingent on other sites	
Contingent on other sites	

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 under 1ha. See comments in our previous I&O consultation.Ordinary watercourse north of site.	

LCC

Ecology support	Supported
Supported (Green)	

Outer South East

5012 Fairview Farm , Wakefield Road

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

Nearest train station	Garforth
Nearest train station distance (m)	1129.83
Nearest bus stop	12909
Nearest bus stop distance (m)	206.62

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 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 connected to the settlement it would be more suitable if developed alongside SHLAA ref 1100 1044 which are both assessed as Green sites. However if this site comes forward it would be difficult not to change site 3112 from amber to green as it would no longer be isolated.

Site affects others?

Yes - Site 3112 will no longer be defensible as amber as this site would connect it to Green sites 1100 and 1044.

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.

Outer South East

5013 Land at 25 - 29 high Street, Kippax

Site Details

Easting	441692	Northing	430261	Site area ha	0.4	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Garage

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Misc businesses

Other land uses - None

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

Description

Brownfield garage site containing some buildings and hardstanding and a few trees on 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	

Outer South East

5013 Land at 25 - 29 high Street, Kippax

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

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets Core Standards	5
Access comments	
access from High Street OK	5
Local network comments	
Small site, acceptable	5
Mitigation measures	Total score
	15
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
n/a			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation	

LCC

Ecology support	Supported
Supported (Green)	

Outer South East

5013 Land at 25 - 29 high Street, Kippax

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	0.00	% 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	1.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	1.00				

Other Spatial Relationship

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

Nearest train station	East Garforth
Nearest train station distance (m)	2782.23
Nearest bus stop	4625
Nearest bus stop distance (m)	98.09

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

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Preferred housing allocation

DPP Allocation Conclusion
Brownfield garage site containing some buildings and hardstanding and a few trees on boundaries.

Outer South East

HLA33004 Church Lane Swillington

Site Details

Easting	438387	Northing	430468	Site area ha	0.2	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

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/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

--

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
10/01312/FU	2, 3 bedroom detached houses and 2 pairs of semi-detached 3 bedroom houses to vacant land	A	99

10/05750/COND	Consent, agreement or approval required by conditions 3, 4, 5, 10, 11, 13, 15 and 20 of Planning Application 10/01312/FU	A	99
---------------	--	---	----

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 %	0.65
-----------------	------

Nearest train station	Woodlesford
Nearest train station distance (m)	2094.93
Nearest bus stop	7222
Nearest bus stop distance (m)	57.37

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 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 South East

HLA33066 Beech Grove Avenue Garforth

Site Details

Easting	440362	Northing	433010	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

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/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 South East

HLA33066 Beech Grove Avenue Garforth

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

--	--	--	--

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
12/01790/EXT	Extension of time for planning application 09/00853/FU for Laying out of access and erection of 3 storey development, comprising 9 flats and 2 A1/A2 retail units		96

09/00853/FU	Laying out of access and erection of 3 storey development, comprising 9 flats and 2 A1/A2 retail units	A	91
-------------	--	---	----

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

Nearest train station	Garforth
Nearest train station distance (m)	677.05
Nearest bus stop	4376
Nearest bus stop distance (m)	56.68

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

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 South East

HLA33066 Queens Court, Queen St Allerton Bywater

Site Details

Easting	440183	Northing	428719	Site area ha	0.2	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

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

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:

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

--	--	--	--

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
11/03946/COND	Consent, agreement or approval required by 3, 6, 14, 15, 16, 18, 19 and 23 of Planning Application 09/02870/FU	A	100

Outer South East

HLA33066 Queens Court, Queen St Allerton Bywater

10/02425/COND	Consent, agreement or approval required by conditions 2, 3, 4, 6, 14, 16, 21 and 23 of Planning Application 09/02870/FU	SPL	100
09/02870/FU	Retrospective application for the erection of 6 three bedroom semi-detached houses and 1 block of 4 three bedroom terrace houses	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	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	Woodlesford
Nearest train station distance (m)	3381.21
Nearest bus stop	7848
Nearest bus stop distance (m)	72.93

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 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 South East

HLA33066 Land Off Birch Grove, Kippax, Leeds

Site Details

Easting	441153	Northing	431026	Site area ha	0.1	SP7	Smaller Settlement Infill
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

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

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/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

--	--	--	--

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
11/01402/LA	Residential development	A	100

Outer South East

HLA33066 Land Off Birch Grove, Kippax, Leeds

13/00780/FU	Amendment of previous approval (12/03510/FU - erection of 6 houses to 2 vacant plots) to increase first floor to match ground floor footprint on housetype B	A	100
11/04725/RM	4 semi detached houses	A	100
12/03510/FU	Six houses to 2 vacant 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	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 %	99.99
-----------------	-------

Nearest train station	East Garforth
Nearest train station distance (m)	2059.50
Nearest bus stop	4283
Nearest bus stop distance (m)	118.82

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

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